



Stone's Throw Cannabis

**727 Atlantic Ave
1st & 2nd Floor**

**Boston Cannabis Board Hearing
July 20th | 1:00 PM**

Meet Our Team

Social Equity Team

- **Trey Williams** - 8.5%
- **Michael Ortoll** - 8.5%
- **Eric Lawrence** - 8.5%
- **Albert Montgomery** - 8.5%
- **Desiree Franjul** - 8.5%
- **James Finney** - 8.5%

Total 51%

Non-SE/EE Team

- **Blake Mensing** - 19.125%
- **David Rabinovitz** - 19.125%
- **Funding Team** - 10.75%

Total 49%



Our
Structure



Trey Williams (SE)
Financial Oversight
Performance Analytics



Michael Ortoll (SE)
Product Procurement
Inventory Management



Eric Lawrence (SE)
Product Procurement
Inventory Management



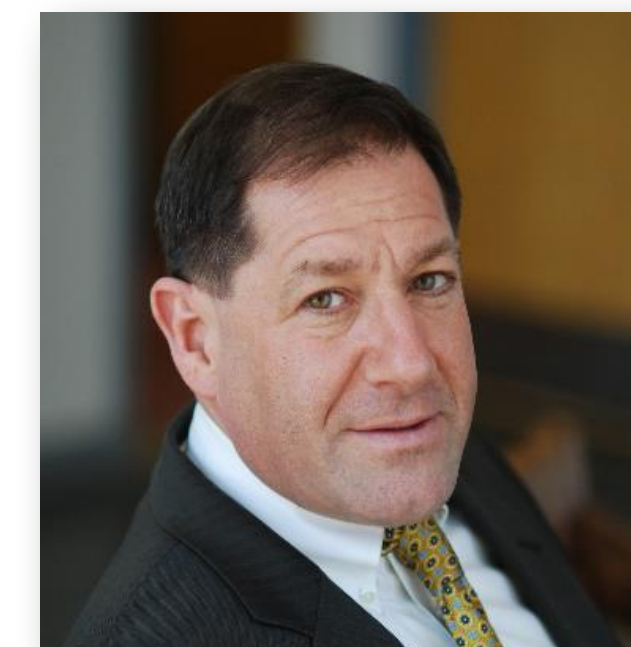
Blake Mensing
Legal and Compliance



Albert Montgomery (EE)
Marketing & Branding
Supplier Relations



Desiree Franjul (SE)
Cannabis Advisor
Community Engagement



David Rabinovitz
Financial Oversight
Investor Relations



James Finney (EE)
Store Management

Diversity & Inclusion



Employee Enrichment

Goal:

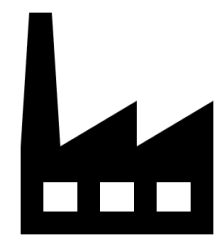
To create a continuous learning environment to promote employee growth in the cannabis industry.

Program:

Employee pathway program will allow employees to cross train into other areas of the cannabis industry and retail business.

Measurement:

Human Resource, business and employee records.



Diverse Suppliers

Goal:

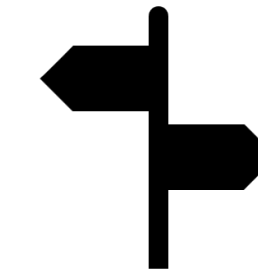
To support diverse suppliers including EEA, SEP, BEP

Program:

20% of business will be conducted by certified diverse businesses for pre-operational and operational work required on site.

Measurement:

Financial and business information records.



Pathway Programs

Goal:

Offer Boston residents from Areas of Disproportionate Impact pathways into the cannabis industry

Program:

Through the Budtender Program (hosted semi-annually) Boston residents will have an opportunity to have a competitive advantage in seeking employment in the cannabis industry

Measurement:

Program Enrollment and Business Records

Promoting Diversity & Local

OUR COMMITMENT Hiring Focus

- Awareness of the need to support
 - social equity
 - restorative justice
 - individuals disproportionately impacted by the War on Drugs

Living Wage

- Starting wage of \$18 to \$22 per hour
- Wage review after 90-day probationary period
- Annual performance and wage review
- Goal of wages to at minimum keep pace with inflation
- Anti-retaliation and whistleblower policy

Benefit

Full-time (minimum 32-hour workweek) staff benefits:

- health, dental, and vision insurance
- sick pay
- subsidized transportation
- vacation
- short-term disability insurance
- retirement plan

Diversity & Hiring Goals

75%	Of employees will be Boston residents
50%	Of employees will be Women
50%	Of employees will be minorities
30%	Of employees will be cannabis related CORI's*
15%	Of employees will be LGBTQ individuals
10%	Of employees will be veterans
5%	Of employees will be persons with disabilities

* Subject to probation officer approval

Resource

STC will work with several non-profits, including but not limited to

- The Big Hope Project
- Roca
- MassHire
- The Mayor's Office of Returning Citizens
- Elevate Northeast
- Diversity-focused job boards
- Staffing agencies
- On-site job fair(s)
- Communication with community leaders
- Presentations to neighborhood groups



Proposed

Location

Proposed Location Address
727 Atlantic Ave., Boston, MA 02111
Proposed Hours 9 AM - 9 PM, Mon-Sun

Property Facts:

- Approx. 3,192 sq ft retail space
- Approx. 3,000 sq ft of administrative space

Features and Amenities

- Multiple transportation options (rail, bus, bike)
- High scores for walk, transit, and bike access
- Four local garages

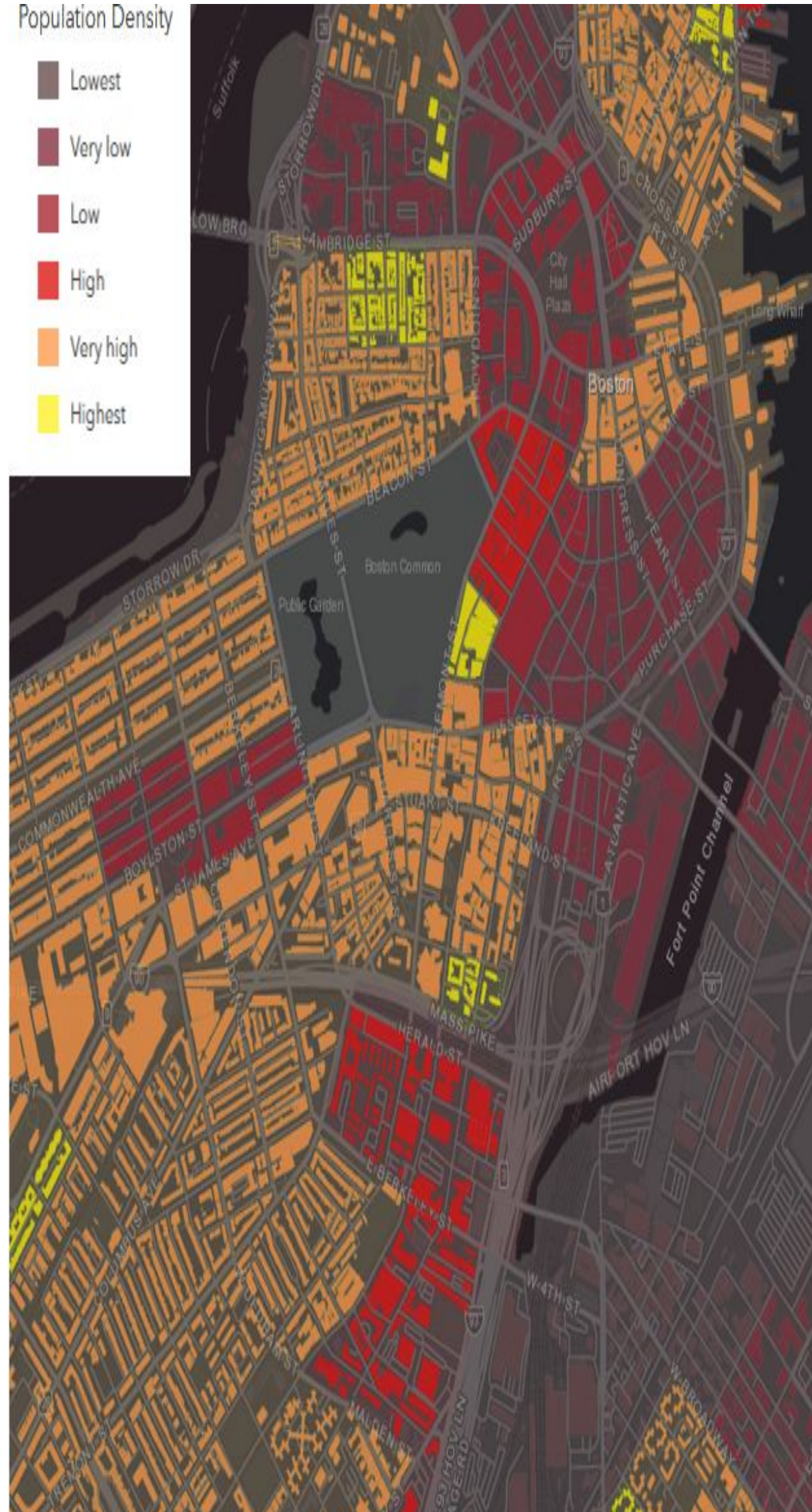
Zoning Buffers

- No school within 500ft
- No cannabis establishments within half-mile walking distance

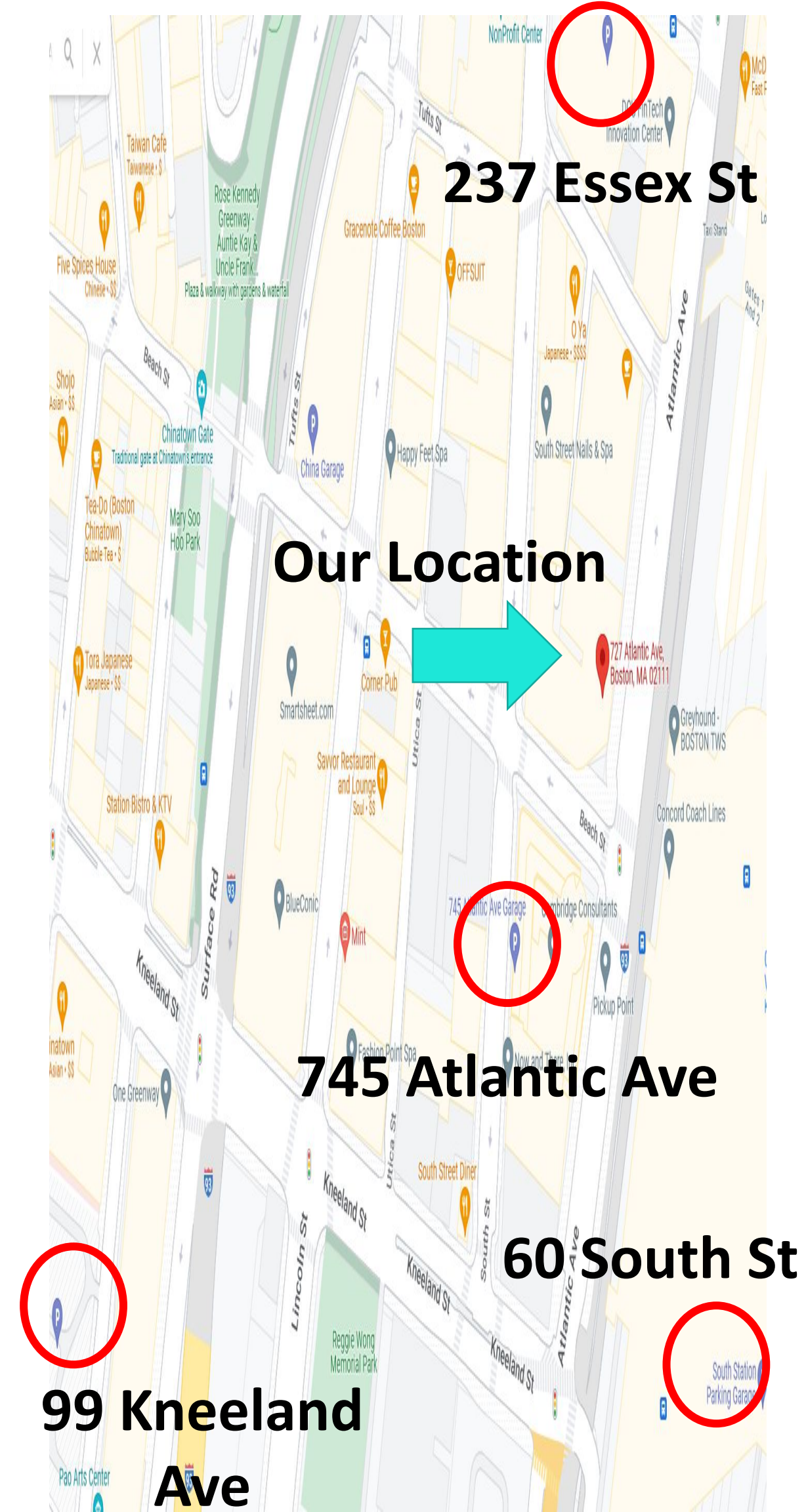
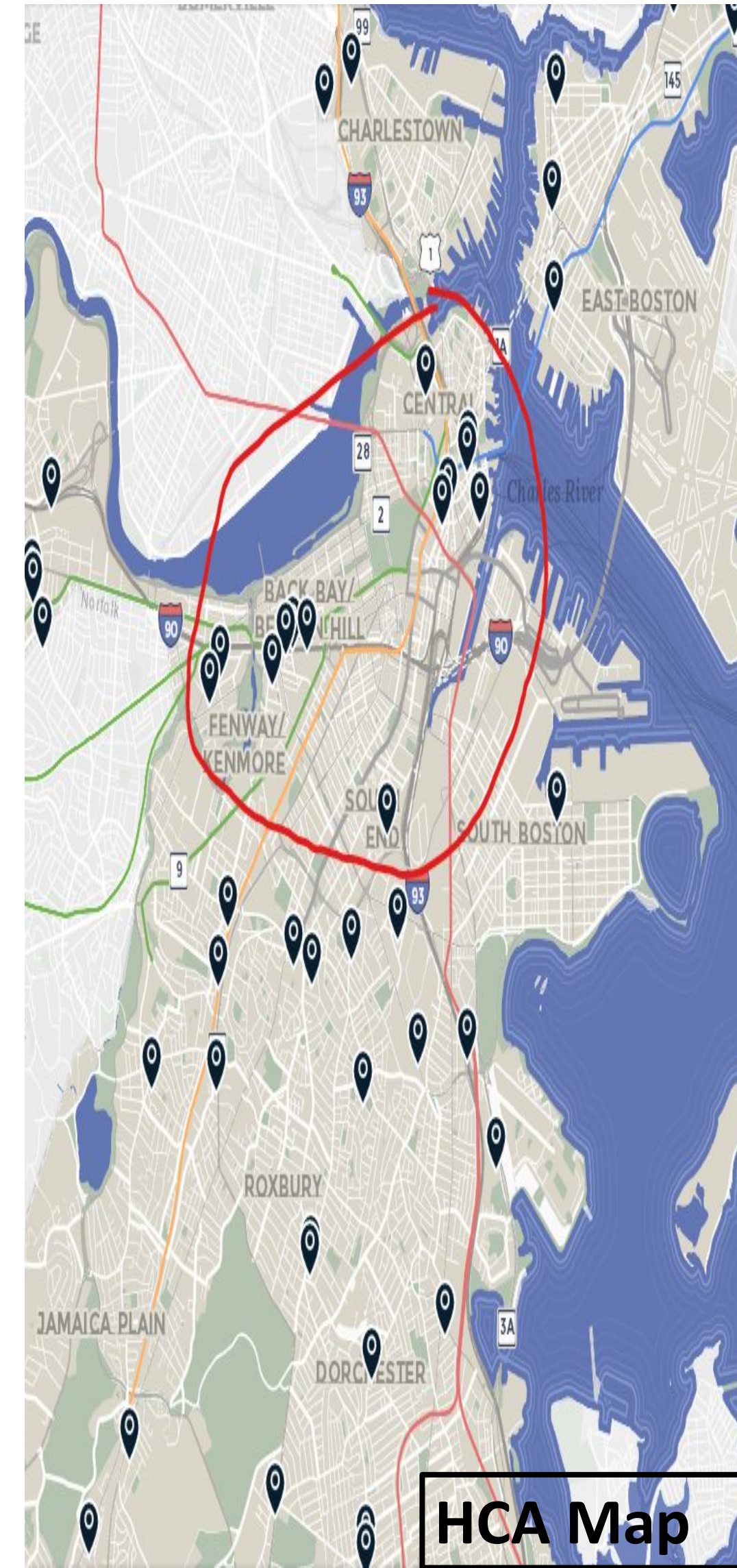
Boston Population

Population Density

- Lowest
- Very low
- Low
- High
- Very high
- Highest



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Security Plan

- **Smart Security, retired BPD Officers, dispensary security specialists.**

- a. ID verification
- b. Monitor customer flow
- c. Prevent any nuisance surrounding and/or within the dispensary

- **Security Plan By Windwalker Group**

- a. Comprehensive facility security plan
- b. Camera monitoring and alarm system
- c. Product security during retail operations
- d. Secure handling of all payments

- **Transport agreement with Plymouth Armor Group.**

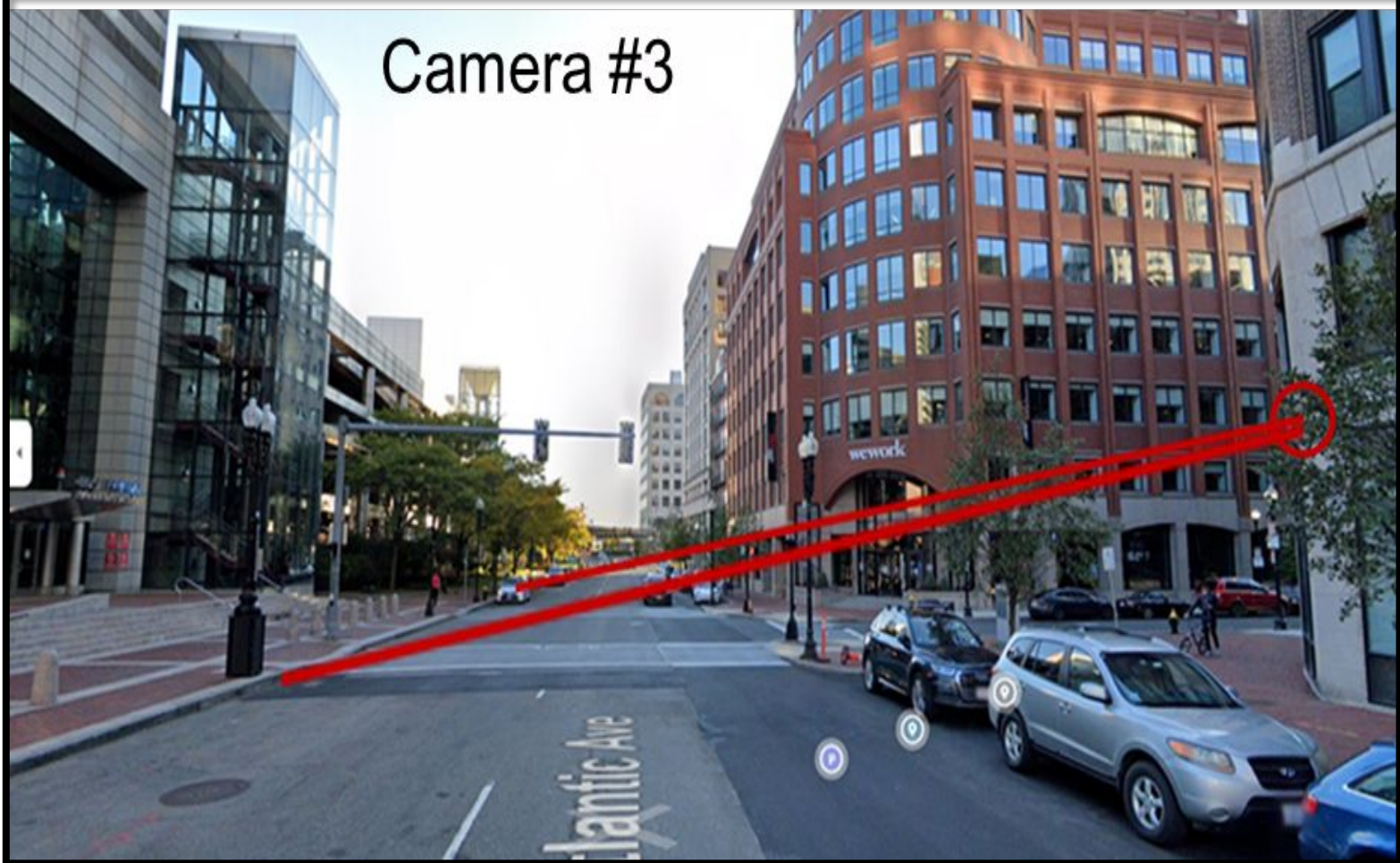
- **Traffic analysis by Fuss and O'Neil.**

- **Added surveillance: 3 Cameras based on community feedback**

- a. Beach St
- b. Atlantic Ave.
- c. South Station



Community Feedback: Additional Security

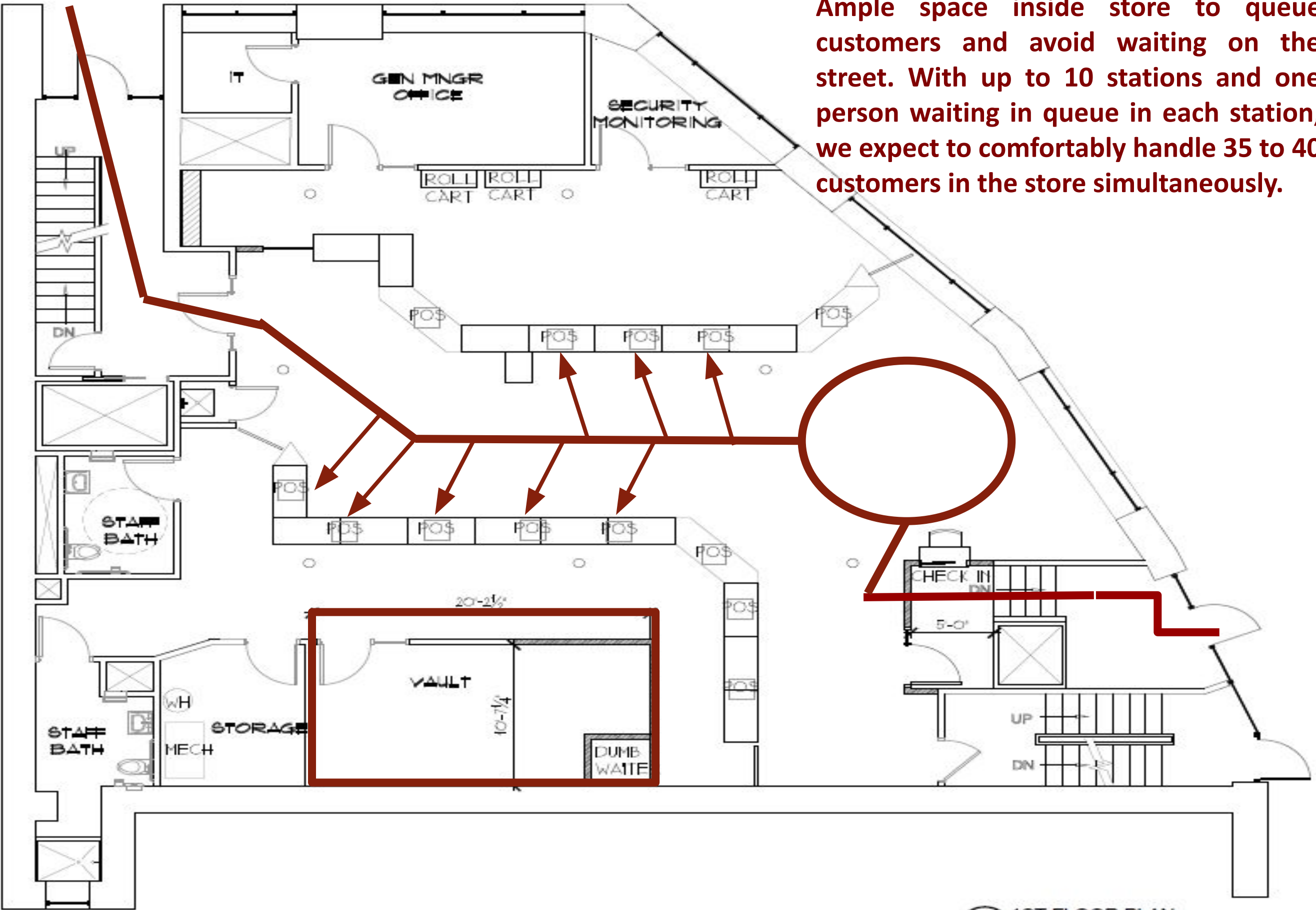


Facility Layout

ATLANTIC AVENUE

Ample space inside store to queue customers and avoid waiting on the street. With up to 10 stations and one person waiting in queue in each station, we expect to comfortably handle 35 to 40 customers in the store simultaneously.

BEACH STREET



1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

JOSEPH J. SZIABOWSKI
ARCHITECT

47 River Street, Suite 200
Wellesley, Massachusetts
02481

781 235 5339
Fax 781 235 5329

Seal:

Project Name:
727 ATLANTIC AVE

727 ATLANTIC AVE

No.	Date	Description

Project No.: 22.02
Date: 01/18/2022
Scale: 1/8"=1'-0"
Drawn:

Drawing Title:
FIRST FLOOR
LAYOUT SKA-1.5

Drawing No.:

Community Feedback: Traffic Reduction

Limited Home Delivery

- **Single delivery vehicle**

- Goal is to minimize Uber trips to the store by providing local home delivery, generally to the Seaport and Ink block districts
- Do not plan to contract to provide delivery for other licensees
- Delivery will be handled by our delivery team and not a 3rd party
- Designated loading zone in front of store
- Focus is traffic reduction



Community

Feedback & Benefits

Job Creation & Employment

Local hiring | Living wage | Full benefits | Substantial training

Revenue & Monetary Benefits

Community Impact Fees and Retail Tax

Community Impact

Participate in local drug education and prevention efforts

Volunteering for community focused projects

Participating in community events

3 hi-res security cameras to enhance surveillance and deter crime:

Beach Street | Atlantic Avenue | South Station

Economic Growth

Preference to local vendors, contractors, and other ancillary service providers, with preference for small businesses

Expungement Clinics

Help those impacted by the war on drugs to eliminate a major employment barrier

