

The logo for Erbar is written in a vibrant green, cursive script. The letters are fluid and interconnected, with a slight shadow effect that gives it a three-dimensional appearance. The word 'Erbar' is centered on the page.

**Proposal for Cannabis Establishment  
43 Freeport Street**

# Company Overview

# Corporate Structure

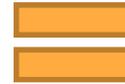


(51% Owner)



INDUSTRIES

(49% Owner)



# MCSE Leadership



## **Brian Chavez , President and CEO**

A lifelong resident of Boston, Brian and his brother Jason own and operate their family run restaurant, Antonio's HiFi Pizzeria in Dorchester – the Fields Corner Business of the Year in 2016. Brian has a degree in economics from UMASS Boston.



## **Jason Chavez, COO**

A resident of Dorchester, Jason went to live in California to familiarize himself with the emerging cannabis industry. While there, he attended classes and later worked at Oaksterdam University, America's first cannabis college.



## **Desiree Franjul, Community Outreach Director**

A lifelong resident of Boston, Desiree has worked in a number of community outreach positions for various Boston based non-profits and organizations.

# C3 Industries Leadership



**Ankur Rungta**  
CEO

*Accomplished entrepreneur with experience across industries including law, real estate, media and cannabis*

MOELIS & COMPANY

SULLIVAN & CROMWELL LLP

## Highlights:

- Investment Banker at Moelis & Company specializing in real estate
- Attorney in the NYC Corporate Group of Sullivan & Cromwell



**Vishal Rungta**  
President & CFO

*Accomplished entrepreneur with experience across industries including finance, tech, media and cannabis*



## Highlights:

- Business Operations and Strategy at Google
- Private Equity Associate at TPG Growth Investment Banker at Moelis & Company, focused on restructuring and capital markets



**Joel Ruggiero**  
Chief Horticultural Officer

*Cannabis cultivation expert with years of experience in the industry*



## Highlights:

- Award-winning Head of Cultivation at The Green Solution, a leading cannabis producer in Colorado
- Consulted on design, build out and operations in multiple states

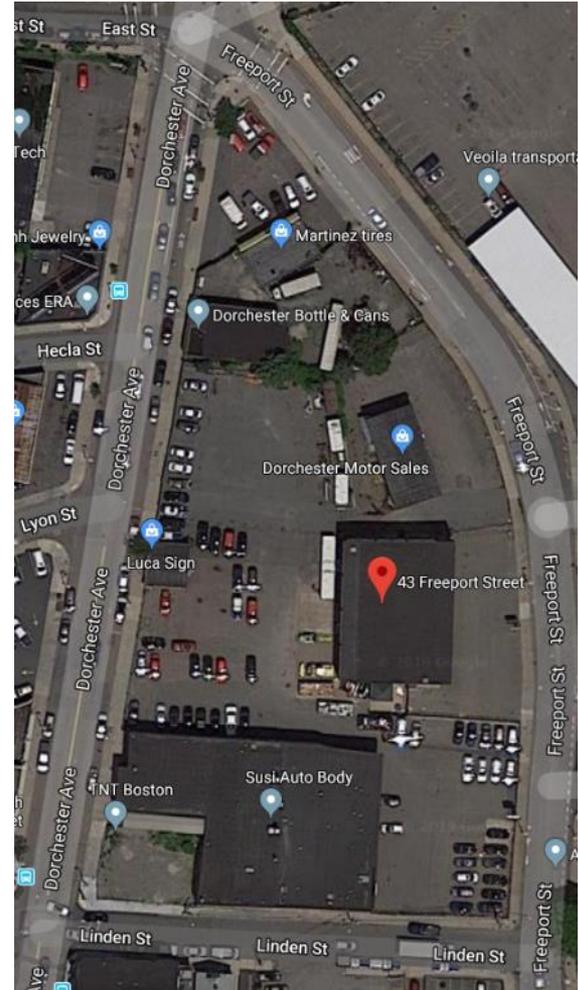
# Timeline



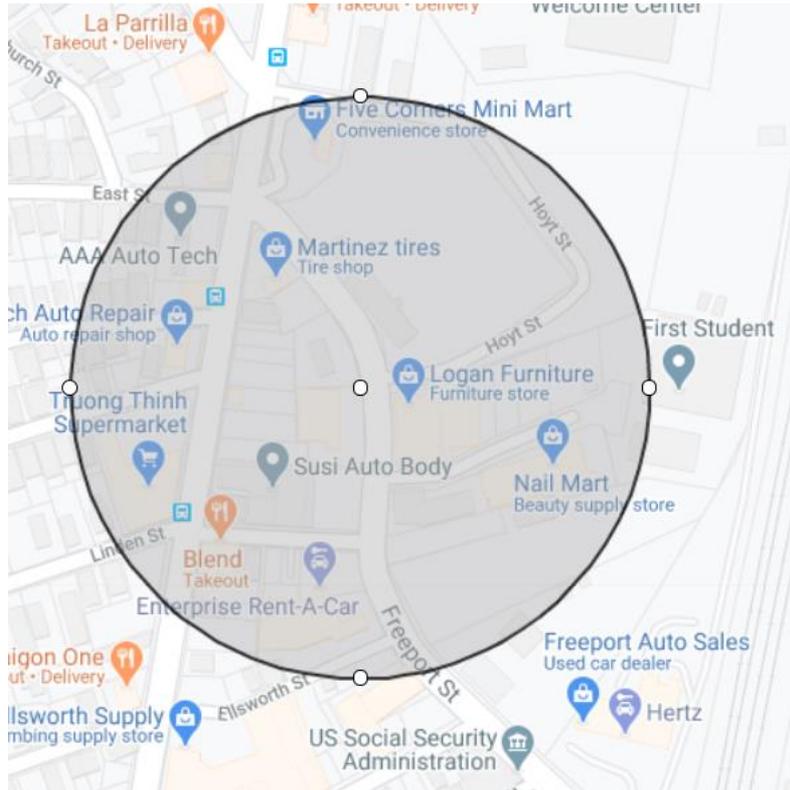
# Site Overview

# Proposed Facility

- Retail Cannabis Establishment
- **43 Freeport Street, Ground Floor**
- Approximately 4,000 square feet of retail space
- Proposed Hours 10:00am – 9:00pm Mon. – Sun
- 30 employees, locally hired
- On-site parking (42 spaces total, 24 for this use)
- On-site loading for deliveries



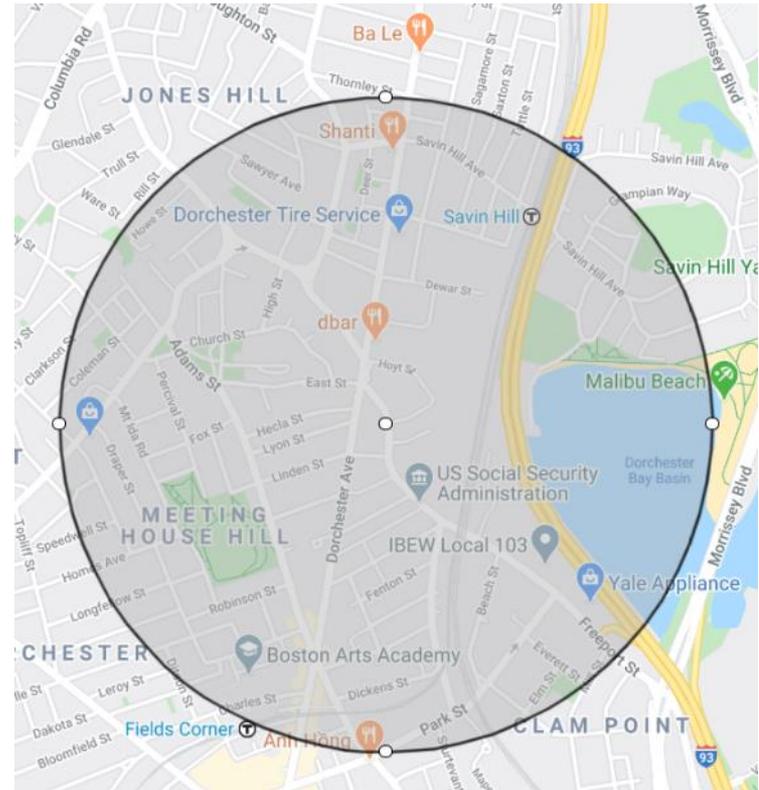
# Zoning



Map Scale: 1" = 100 ft

**Siting:**

Any cannabis establishment shall be sited at least 500 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12.



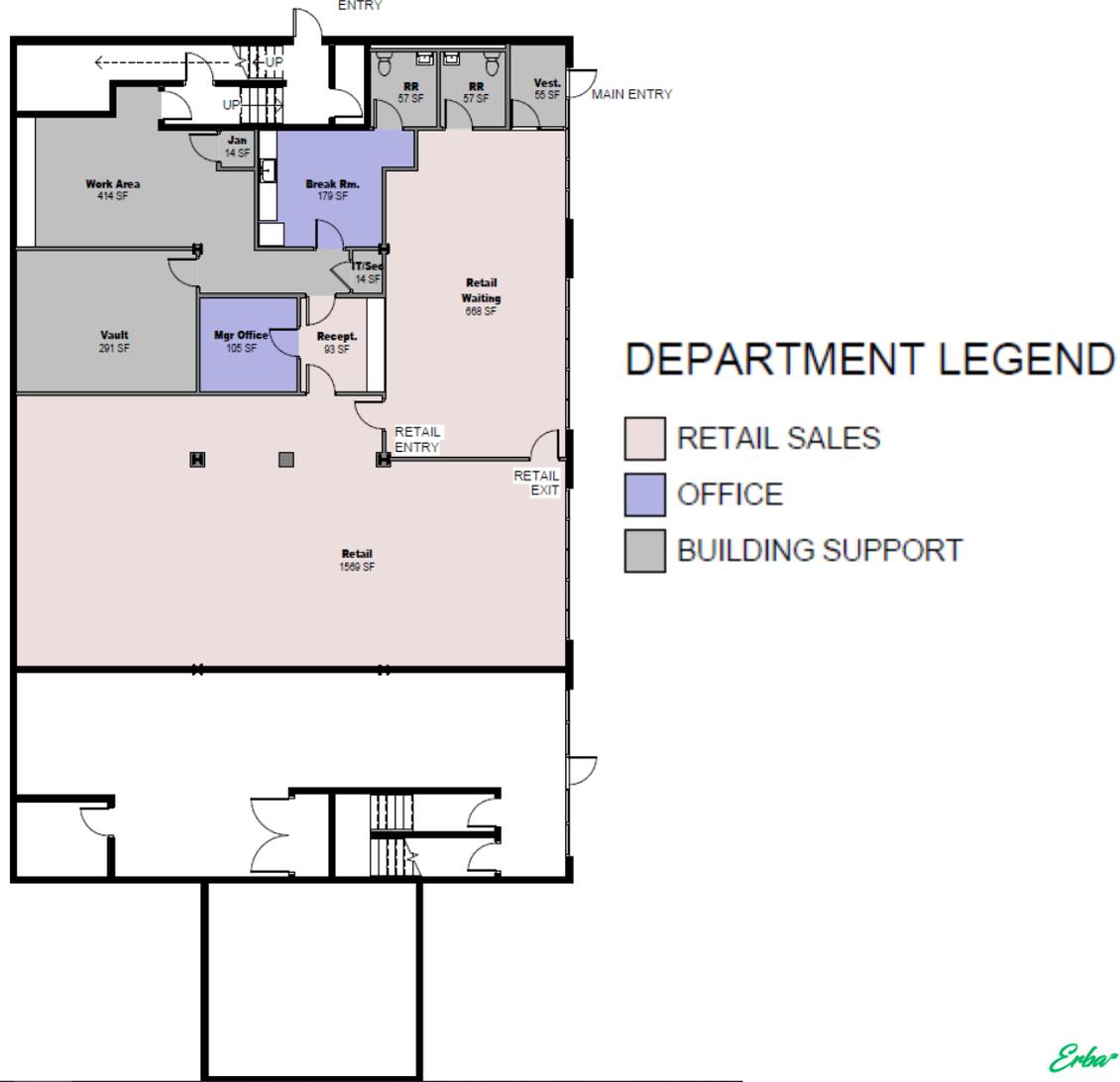
Map Scale: 1" = 500 ft

**Siting:**

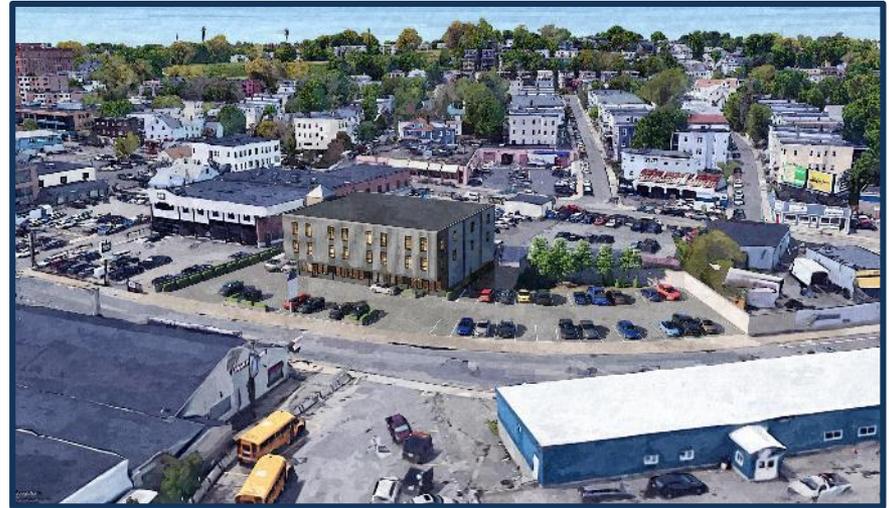
Any cannabis establishment shall be sited at least one-half mile or 2,640 feet from another existing cannabis establishment.

# Floor Plan

- Sizable showroom with over 1,500 square feet of retail space
- Sizeable waiting room allowing for significant queuing
- Highly secured and monitored at all times
- Limited access areas limited to authorized employees only
- As required by rules, the showroom and back of office areas that hold cannabis products will not be visible from the exterior



# Site Improvements



# Site Improvements



# Scoring Criteria

# Diversity and Inclusion

## Goal #1: Workplace Diversity

- 50% Women
- Minimum 25% People of Color

## Goal #1 Programs:

- Advertise at least once every 6 months for employment opportunities in community based newspapers;
- Conduct 1 job fair per year in community of color

## Goal #1 Measurements:

- Retain job advertisement data, collect employee demographics, track number of jobs retained through job fairs

## Goal #2: Accessibility & Assistance

- One or more education grants of \$10,000 per year for education and training in the Cannabis Industry

## Goal #2 Programs:

- Host at least 1 educational session related to the cannabis industry

## Goal #1 Measurements:

- Track the grants provided each year
- Track the number of educational sessions

# Employment Plan

## Plan for Employment of Boston residents:

- 50% Dorchester Residents
- 75% Boston Residents

## Plan for employment of people of color and women

- Currently **67%** owned by people of color
- Goal of hiring 50% Women and 25% people of color

## Plan for offering competitive wages and benefits for local residents

- Boston Living Wage Ordinance
- Comprehensive Benefits Package

## Plan for employment of individuals with criminal records

- Advertise with MassHire
- Operation Exit Program
- Mayor's Office of Returning Citizens

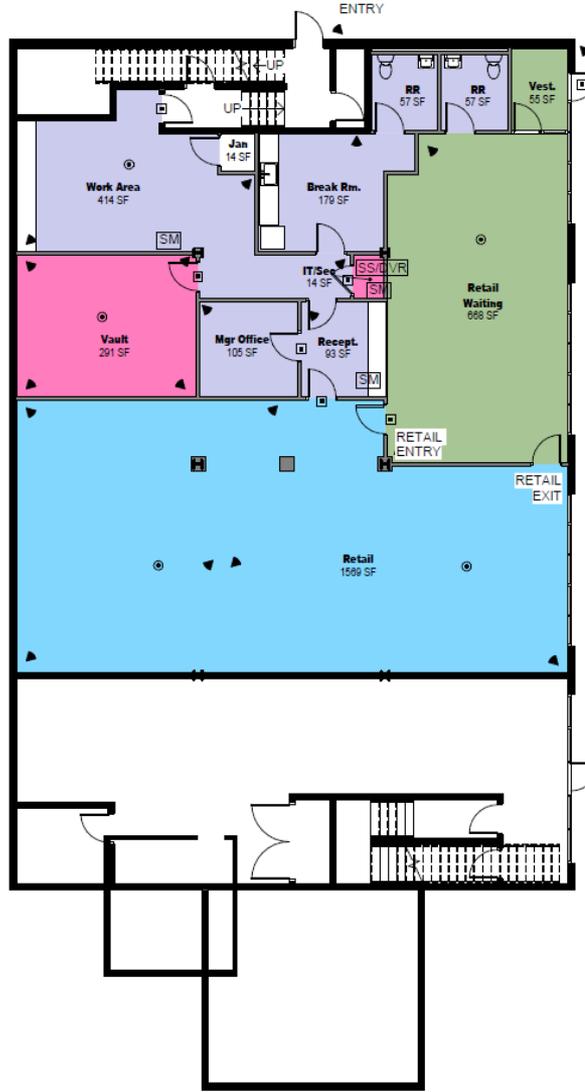
# Integrity Protective Services

- The Company works closely on security consulting with Integrity Protective Services (IPS)
- IPS is a local, woman and minority-owned business
- Owners are trained security professionals



# Location Safety and Security

- 4 Security personnel on site
- Staff trained on security protocols
- Customers must be above 21 years of age
- Strict dispensing protocols; Storage protocols; Seed to sale tracking; Customer Education



MAIN ENTRY

## SECURITY LEGEND

- PUBLIC - LEVEL 1
- RESTRICTED ACCESS LEVEL 2
- LIMITED ACCESS LEVEL 3
- "PROHIBITED" LIMITED ACCESS

- Security - Camera
- Security - Motion Sensor
- Security - Keypad
- Security - System DVR
- Security - Monitors
- Secure Walls

# Parking & Traffic Impact

- 42 total on-site parking spaces
- **24 exclusive parking spaces**
- Traffic Impact Statement prepared by Hayes Engineering, Inc. concluded that the facility would have a negligible impact on AM peak traffic and a minor increase on PM peak traffic;
- Implement que prevention and management techniques;
- Development of operations plan for opening day and other high-volume events;
- T-Pass subsidies and Bikeshare memberships for all employees

	603 Salem Street Wakefield, MA 01880 Tel: (781) 216-2800 Fax: (781) 216-7596	<b>Traffic Impact Statement</b> Nantucket, MA 02551 Tel: (508) 228-7909
	Hayes Engineering, Inc.	Refer to File No. <u>BOS-0121B</u>

**TO:** City of Boston Cannabis Board

**FROM:** Tony Capachietti, Project Manager

**DATE:** July 13, 2020

**SUBJECT:** Erba C3 Dorchester, LLC  
Proposed Cannabis Establishment  
43 Freeport Street  
Boston, MA

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Hayes Engineering, Inc. (HEI) has prepared this Traffic Impact Statement in support of the proposed Erba C3 Dorchester, LLC (Erba) marijuana dispensary at 43 Freeport Street in the City's Dorchester Neighborhood. The purpose of this Impact Statement is to:

- identify the transportation options for customers and employees;
- estimate the trip generation rates and mode share for customers and employees; and
- provide recommendations for transportation impact mitigation

**Site Context**

The Property is located on the westerly side of Freeport Street between the intersections of Hoyt Street and Freeport Street to the north and Freeport Way and Freeport Street to the south. There are two (2) curb cuts proposed along the property frontage and 42 on-site customer parking spaces proposed for the facility.

The Property is also proximate the MBTA's 18 bus service with a stop located within a 500-foot walk to the site via Dorchester Avenue and Linden Street.

**Trip Generation**

Average Daily Vehicle Trips and Peak Hour Trips for the project are calculated using data published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> Edition. The proposed Cannabis Establishment use is best classified as Institute of Transportation Engineers (ITE) Land Use Code (LUC) 882, Marijuana Dispensary, defined in the ITE Trip Generation Manual, 10<sup>th</sup> Edition as being:

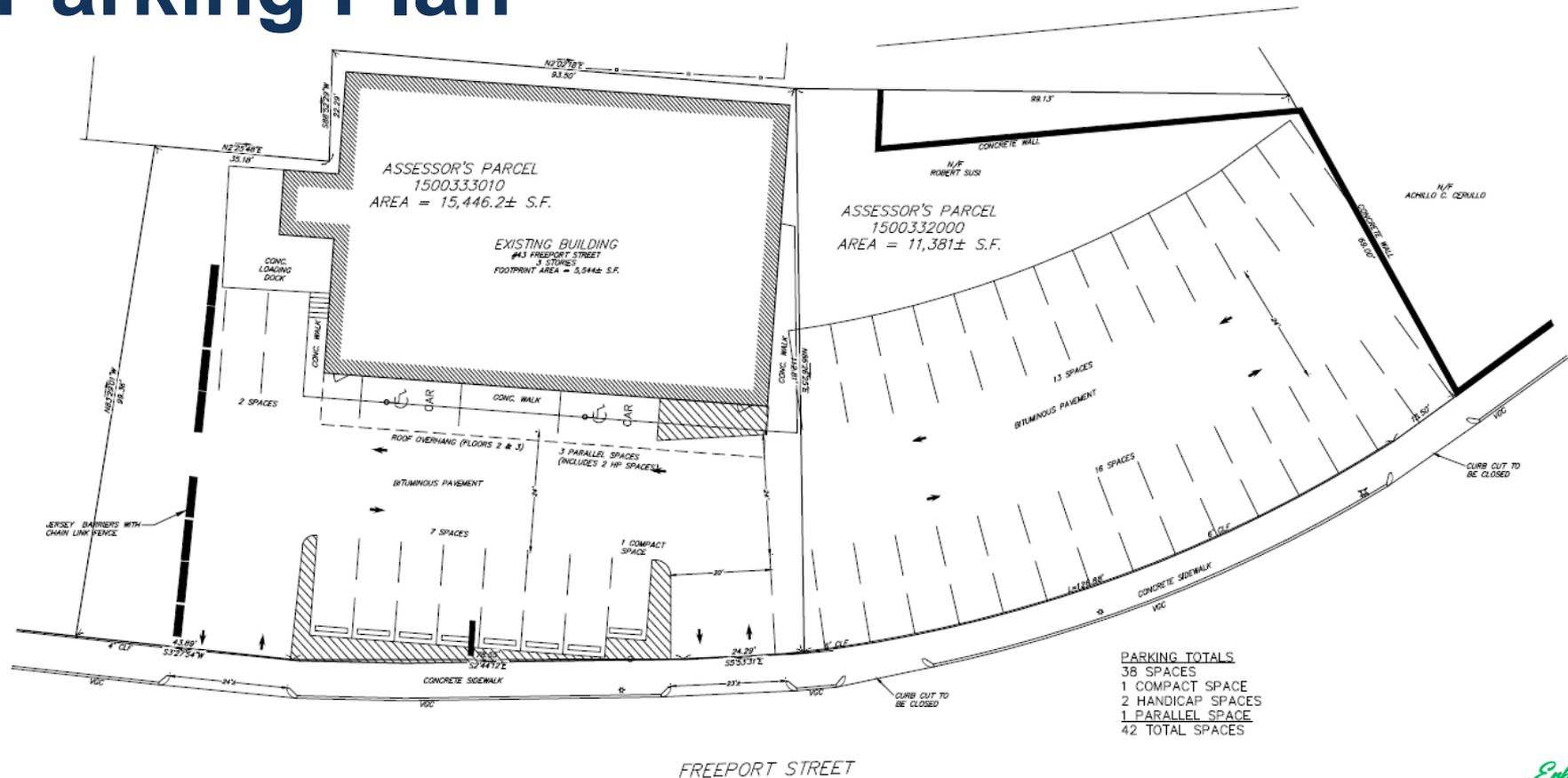
... a *standalone facility where cannabis is sold to patients or consumers in a legal manner.*

Trip Generation rates are summarized in Table 1, below. It should be noted that the ITE cautions the use of its Marijuana Dispensary data as it was derived from a small sample set.

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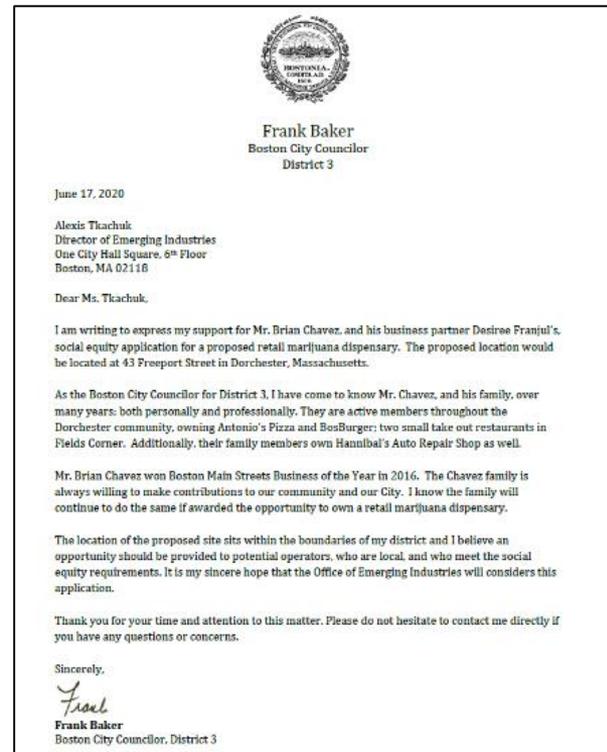
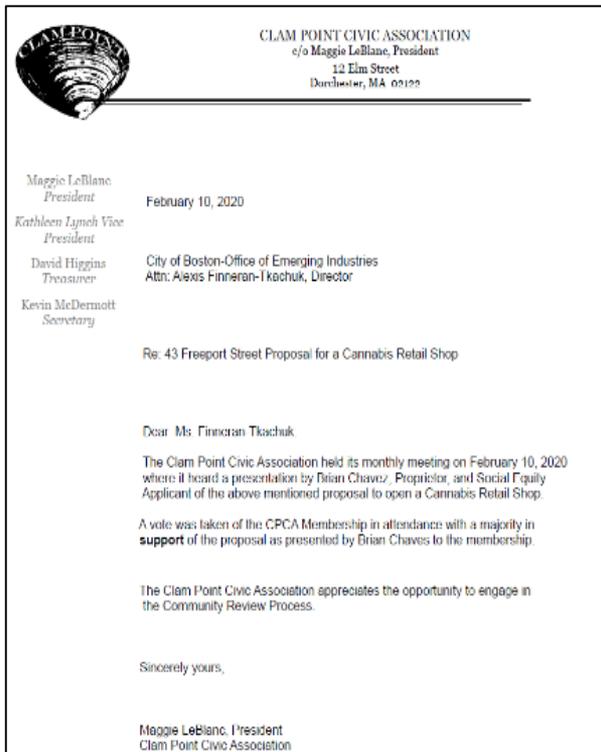
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# Parking Plan



# Community Support

- Letter of Support from District 3 City Councilor Frank Baker dated June 17, 2020
- Letter of Support from the Clam Point Civic Association dated February 10, 2020.



*Erbar*

**THANK YOU!**