

THE RETREAT

RETREAT NJ, LLC – Item 5.8. Jersey City Community Impact, Social Responsibility, and Research Plan

Introduction

The Retreat is committed to promoting social responsibility within the organization and beyond. We also are committed to working with community leaders, neighboring businesses, and other citizens to minimize potential nuisances while identifying opportunities to partner and strengthen the community.

Community Impact Plan - Economic Impact Plan

The Retreat NJ, LLC (Retreat), when operational, will have a positive economic impact on Jersey City. We anticipate 20 Full-Time employees as well as room for part time employees. Our retail manager is expected to start with an annual salary of \$60,000 with bonuses up to an additional \$55,000. Retail associates will start between \$17 to \$20 per hour. We feel a living wage will help build and foster a team that is inspired to contribute to The Retreat.

Additionally, gross revenues are projected to be at least \$4,434,500. Therefore, as Jersey City is entitled to 2% of the receipts from each sale by a cannabis retailer per Ord. 21-053, it is estimated that Jersey City will receive \$88,690 in tax revenues from this facility annually.

Community Impact Plan – Outreach Activities

In exchange for the privilege of operating our business in Jersey City, Retreat is committed to creating a positive impact on the City. More specifically, we recognize the hardships faced by the individuals coming out of the criminal justice system as they reenter life in Jersey City, and how the effects of those hardships move beyond the individuals to their families and to the greater Jersey City community. Furthermore, we must acknowledge as we seek a license for the retail sale of cannabis that some of those individuals served time in the criminal justice system for the possession and/or distribution of cannabis. Therefore, we feel it is our duty to work with community partners on programs that support individuals re-entering the community after serving time in the criminal justice system. To that end, we will work with the Second Chance Opportunity Reintegration Entity Systems (SCORES) Reentry Program, the Hoffman Centers, P.C. expungement services program (THCSponge), and other local community organizations on the program outlined below. First, here are brief summaries on these programs:

SCORES Reentry Program: The SCORES Reentry Program is a Jersey City-based independent, privately supported, non-sectarian agency with a mission to create opportunities for individuals impacted by the criminal justice system, poverty or substance abuse. The agency seeks to make significant contribution to the awareness, development and progress of reintegration services.

THCSponge Program: The THCSponge Program was launched by Michael Hoffman, Esq. of The Hoffman Centers, P.C. came into the cannabis space from criminal defense work. The THCSponge

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program was created to assist conscientious cannabis companies in supporting expungement services.

With the foregoing partners, we are committed to a comprehensive program of outreach efforts as discussed below:

ID Retrieval Fund

One key component of obtaining any job is possessing a valid form of identification, such as a driver's license, birth certificate, etc. Unfortunately, oftentimes individuals leaving the prison system no longer have such documentation. Therefore, Retreat is working with SCORES to set up an "ID Retrieval Fund", a pilot program, under which Retreat would fund SCORES administrative work in obtaining such documentation for those that need it. Retreat will initially post \$1,000 in the fund and replenish it on a monthly basis to bring the fund back up to \$1,000 as the moneys are spent for this purpose. It is anticipated that Retreat will spend up to \$5,000 on this program, which will help an estimated 200 individuals get their credentials reinstated.

Expungement Plus Events

Since the passage of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, N.J.S.A. 24:6I-31, et seq. (CREAMMA) expungement events have been taking place throughout the state. While these efforts are important, and that end, we will be working with the THCSponge program to put on this event, we believe that we would have a greater impact on the community if we provide other services/information at these events. Therefore, we will work with SCORES to organize an Expungement Plus event. In addition to expungement services, we plan to promote the aforementioned ID Retrieval Fund program; provide a job fair to make individuals aware of potential employers; and work with a local organization, such as the Morris Canal Community Development Corporation, to put on an entrepreneurship training program. We believe that this comprehensive program will provide training and services that will be extremely beneficial to those in Jersey City, as well as the surrounding community, particularly, those coming out of the criminal justice system. We are committed to putting on these events multiple times a year.

Monthly Household Item Donation

At Retreat, we also recognize the concern regarding housing for those transitioning out of the penal system. Based on this concern, SCORES is working on programs to provide housing for these individuals. In order to make a house a home, you need basic household items such as, but not limited to, toiletries, toilet paper, and feminine products. We intend to communicate with SCORES and commit to donating such items, as needed, on a monthly basis.

Applicant's Record of Social Responsibility, Philanthropy, and Ties to Jersey City

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Retreat has hired a Community Outreach Director, Cory Garriga, who has been instrumental in the creation of our community impact plan. Cory Garriga is a Community Organizer born and raised in Jersey City. Cory has been involved with community impact work since grammar school, assisting with clothing drives, meal giveaways, and voter education seminars. During high school, Cory was the Vice President of SOXCESS, a non-profit, started by his brother Jeremy, that focused on collecting and distributing socks and toiletries to those experiencing homelessness. Cory has worked with those recently released from incarceration, assisting in driver license restorations and expungements. During the pandemic, Cory was a member of the Fairer Districts Coalition that educated the public on the process of redistricting in New Jersey. In 2022, Cory assisted in organizing two back to school backpack giveaways, a clothing drive, a community pumpkin patch, and a toy drive. Cory is also Steering Committee member of the Latino Action Network, a nonprofit organization that is committed to engaging in collective action at the local, state, and national level in order to advance the equitable inclusion of the diverse Latino communities in all aspects of American society.

Additionally, Alexis Santiago, Jr., 5% owner of Retreat, is a life-long New Jersey resident who is a Certified Rape Crisis Counselor. Mr. Santiago worked as a hotline receptionist at the Center for Safety and Change in New York City for over two years, assisting victims, and allies of victims, of domestic violence and sexual violence in receiving the proper information and services they needed. Within this role, Mr. Santiago also assisted those calling the hotline by providing emotional support, and just letting them know that they were being heard. The fact that Mr. Santiago is bilingual enhanced his impact in this role.

Applicant's Participation In or Support of Cannabis-Related Research and Educational Activities

The Retreat is committed to supporting research related to cannabis and cannabinoid and terpene-based therapies. The Retreat team will make it a point to keep up to date on the latest medical breakthroughs, its therapeutic qualities, and its potential interactions with other medications involving cannabis. Accordingly, the Retreat will develop ongoing internal training and information dissemination platform to keep the team educated and informed on the latest news, research, and findings around cannabis.

We also are open to partnering with universities and other research institutions that conduct clinical studies in lab settings and real-world scenarios. By participating in these collaborations, we can support life-altering studies while educating ourselves on the potential of this remarkable natural remedy to enlighten better and serve our customers and community. With an open platform for collaboration, the Retreat can aim to create more effective services and promote public safety by providing customers with reliable information about cannabis usage. Through education and support, the goal is to improve the lives of countless individuals worldwide who seek alternative treatments to manage their chronic pain and debilitating ailments.

Plan to Implement Educational and Training Programs Regarding Cannabis

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As discussed above, Retreat is committed to engaging with a local organization in providing seminars on entrepreneurship at expungement events. We will tailor at least one seminar to focus on the cannabis industry and provide awareness of the benefits in being a social equity applicant pursuant to CREAMMA. In this regard, courses we may offer include a basic introductory course on the complex world of cannabis as well as an introduction to entrepreneurship in the industry.

We also believe that it is important to provide education to customers on the safe use of cannabis products. Our staff members will evaluate all product offerings to ensure compliance with all state requirements and adherence to Retreat's internal standards for product onboarding. As mentioned above, staff will also be debriefed and updated on all new products and formulation updates or other noteworthy changes. We will endeavor to train our staff in order for them to best inform and educate potential customers on the use of cannabis products. In that regard, we also plan to provide courses and community informational activities to provide education on the use of cannabis products.

Finally, we are committed to continuously assess and educate ourselves on how to have the best impact on the Jersey City community. The Retreat will establish a community impact assessment tool that the company can use to measure its impact on its workers, community, environment, customers, and company structure. By doing this, we will have the data to understand where we need to improve and create a measurable path to get there. The team at the Retreat will continuously evaluate the impact of each new project or decision and track changes over time to ensure we are meeting our goals and expectations. We can use this assessment tool to communicate the positive impact that the Retreat has made on the Jersey City community, showing stakeholders that we are committed to making a difference. The Retreat will use this information to showcase how we are adding value to our environment and giving back to the community in which we operate.

Summary

The Retreat team has contemplated and accordingly developed a comprehensive Community Impact Plan that covers a wide range of topics that embody how the company will build sustainable relationships with local stakeholders, identify community needs, and develop strategies to address those needs effectively. The plan also provides practical guidance for implementing projects that have meaningful impacts on the community, such as the ID Retrieval Fund Program, Expungement Plus events, and entrepreneurial training. The plan also provides practical guidance for implementing projects that have meaningful impacts on the community, such as providing job training and educational opportunities. In addition, it provides critical steps for measuring progress toward achieving goals that are directly related to the plan's objectives. By using this comprehensive approach, the Retreat believes we will maximize a positive impact within the Jersey City community.

RETREAT COMMUNITY OUTREACH ADDENDUM

Jersey City has a vast and diverse community that serves a host of community services and non-profit organizations. The Retreat is committed to promoting social responsibility within the organization and beyond. We also are committed to working with community leaders, neighboring businesses, and other citizens to minimize potential nuisances while identifying opportunities to partner and strengthen the community.

COMMUNITY OUTREACH LEADERS

Community Outreach Director: Corey Garriga, 5% owner of Retreat, is a lifelong Jersey City Resident, who will be coordinating community outreach programs. From a young age, Cory was taught by his parents the importance of being involved in the community. Cory started his work in community service by helping to run SUCESS, a non-profit organization that collected socks and other toiletries for homeless shelters. Cory has also organized expungement seminars with Hudson County Commissioner Bill O'dea, job fairs, two backpack drives, a pumpkin patch for kids, a toy drive for a domestic violence group, a clothing drive for community treasures, community clean ups, food drives, and Cory is active in the alcoholism recovery community.

Operations Manager: Alexis Santiago, Jr., 25% owner of Retreat, is a bilingual, life-long New Jersey resident, will be overseeing community outreach operations. Mr. Santiago, who is a Certified Rape Crisis Counselor worked as a hotline receptionist at the Center for Safety and Change in New York City for over two years, assisting victims, and allies of victims, of domestic violence and sexual violence in receiving the proper information and services they needed. Within this role, Mr. Santiago also assisted those calling the hotline by providing emotional support, and just letting them know that they were being heard.

Community Outreach Programs

In an effort to build community roots on an organizational level, the Retreat will collaborate with community partners to impact our immediate neighborhood. In exchange for the privilege of operating our business in Jersey City, Retreat is committed to creating a positive impact on the City. The drug war not only affected the individuals coming out of the criminal justice system as they reenter life in Jersey City, but also their families and community. For each non-violent drug arrest and incarceration, not only a person's life is destroyed, but their family is torn apart, and communities become broken. Our outreach activities aim to address numerous issues such as (1) affordable housing, (2) senior care, (3) cultural arts, (4) parks and

recreation, (5) equitable business education, (6) animal rescue, and (7) social justice issues. The Retreat is also committed to an open-door community relationship, meaning we are always looking to volunteer in projects as they come up with other organizations and initiatives. At this moment, Retreat is conversations with the organizations listed herein and anticipates having executed MOUs or LOIs to be available at the time of the May Cannabis Control Board hearing.

Here is an overview of our anticipated programs:

1. Round Up Program: Each month, Retreat will be choosing a different local community organization to receive donations from the "round up program. At the point of sale gives the total amount of the bill to the customer. The cashier then asks if the customer wants to round up to the next dollar amount to benefit a given charity. Customers will be given the opportunity to also donate \$4.20 at each purchase to be donated to the monthly community organization."
2. Employee Volunteer Program: The Retreat plans to hire within our immediate community through networking events and job fairs. Lastly, the Retreat is committing to 120 volunteer man hours. Each volunteer event will have two staff members and the Director of Community Impact on site.
3. Affordable Housing Initiative: Retreat will be making an annual donation to the Jersey City Affordable Housing Trust Fund with 1.5% percent of the dispensary proceeds for year 1. Depending upon sales, the percentage may increase up to 3% in year 2.
4. Senior Outreach: Retreat will be donating 500 meals per month to Jersey City's Meals on Wheels.
5. Cultural Arts: Retreat aims to work with the Jersey City Cultural Affairs Mural Arts Youth Program to assist in mentoring opportunities and art supply donations to create public art during the summer program.
6. Parks & Recreation: Retreat will be working with Jersey City Safe Streets to provide bicycle safety and maintenance classes to residents. Additionally, an equipment drive will be organized prior to the classes. With Friends of Berry Lane Park, Retreat seeks to enter into a long-term partnership will consist of monthly community cleanups (park + neighborhood), the Retreat will commit to its employees volunteering in these community cleanups; and to assist and/or host park event. Also, Alex Santiago, a diehard baseball fan and recreational player, is reaching out to the Roberto Clemente Little League to volunteer for Jersey City's teams.
7. Equitable Businesses: In partnership with the Morris Canal Development Corporation, Retreat will organize and host an entrepreneur seminar for community members who are interested in owning their own business. There will

be two sessions for this event. The first is for entrepreneurs who may not have the best finances; there will be a specialist on site to assist with those who may be interested in additional funding or plans to fix their financial situation. The second session will be for those who have the capital, and they need general guidance and advice on appropriate paperwork.

8. Animal Rescue Passion Project: A devoted animal lover, Natalie Benson, the Retreat's CEO, seeks to collaborate with the Liberty Humane Society to help supply much needed animal care essentials and volunteer at the shelter to assist in caring for rescued dogs and cats.
9. Social Justice: Retreat is working with SCORES to set up an "ID Retrieval Fund", a pilot program, under which Retreat would fund SCORES administrative work in obtaining such documentation for those that need it. Retreat will initially post \$1,000 in the fund and replenish it on a monthly basis to bring the fund back up to \$1,000 as the moneys are spent for this purpose. It is anticipated that Retreat will spend up to \$5,000 on this program, which will help an estimated 200 individuals get their credentials reinstated. Additionally, Retreat is collaborating with the THCSponge program to host an expungement event for the Ward F community.