

COMMUNITY IMPACT PLAN

Executive Summary

Social responsibility, individual empowerment, and upward mobility are at the core of Bud Space LLC's ("Bud Space") operations as a Class 5 Cannabis Retailer. These ideas are imbued with a communal spirit that prioritizes investments in the environment, in local organizations, and in the residents of the Jersey City Community. Community connection is one of Bud Space's core values. With members of Bud Space having operations in Ohio, Massachusetts, and previously in Connecticut, Bud Space knows each community is unique and has its own concerns, priorities, and needs. With respect to its operations in Jersey City, Bud Space commits to: (1) creating a positive impact on the residents of Jersey City, including through economic benefits and outreach activities; (2) engaging in social responsibility and philanthropy efforts; and (3) furthering cannabis-related education and research.

Community Impact Plan

Bud Space will work alongside the Special Improvement District of Central Avenue ("SID") to further its commitment to community integration and social empowerment in Jersey City. Bud Space will use a multifaceted approach to providing community and economic benefits including employment plans with an emphasis on local hiring and direct contributions and involvement with to local charities. Bud Space will utilize a liaison to attend SID monthly meetings to further contribute to the improvement of the community.

Economic Impact Plan and Outreach Activities

Locals First Hiring Policy

Bud Space is committed to the creation of local jobs. The operation of Bud Space's Class 5 Cannabis Retailer facility will introduce approximately fifteen to twenty-five jobs to the Jersey City economy.

Bud Space has created a comprehensive *Workforce Development and Job Creation Plan* that was strategically designed to emphasize a local workforce that is safe, healthy, and economically beneficial. Diversity is also a priority for the business, and an active effort will be made to recruit a diverse workforce. The main components of Bud Space's plan include:

- Prioritizing community-based hiring initiatives to attract local, qualified employees.
- Employees will receive a comprehensive Employee Handbook that outlines employment policies and provides resources covering topics such as operational procedures, employee benefits, anti-discrimination, and more.
- Both initial and ongoing training for all employees to ensure they have the substantive knowledge and skills to perform their duties.

Living Wage and Fair Pay

Bud Space is committed to ensuring that all employees are properly compensated and will provide competitive wages to all employees and comprehensive benefits to all full-time employees. Wages will be greater than the New Jersey minimum wage and competitive within this industry. Each employee will receive equal pay for equal work regardless of their gender, race, religion, national origin, age, or physical and mental ability. Bud Space's management team will review wages and salaries at least annually to ensure that compensation remains fair and competitive.

Direct Charitable Contributions

Bud Space will work to ensure that it is addressing the unique challenges and needs of the Jersey City Community. Bud Space will connect with residents and conduct extensive research to ensure charitable contributions are being distributed where they are most needed. Bud Space will commit to provide charitable donations to local organizations and nonprofits selected with the guidance of the SID. Bud Space will also direct resources towards charitable endeavors, including on-site volunteer hours by employees or goods and services through in-kind giving or charitable drives.

Responsive And Engaged Community Liaison

Bud Space intends to maintain open and effective communication with business and neighborhood members to address their concerns and to protect its commitment to service and community. Bud Space will appoint a Community Liaison to be available to receive community concerns and complaints via mobile telephone and/or email. The Community Liaison will attend civic, business, and philanthropic meetings as a core job function.

Throughout local permitting and construction, the Community Liaison will coordinate public outreach, solicit feedback, and implement a plan to ensure the community is informed about facility-related developments, as necessary. This plan will include door-to-door canvassing.

Prior to commencing operations, Bud Space will provide law enforcement and neighbors within 100 feet of the Facility with the name and phone number of the Community Liaison to notify during and after operating hours—which will be between the hours of 7:00 a.m. and 11:00 p.m.—to report any incidents or other problems with the Facility.¹ Bud Space will post the contact information on its storefront's main entrance and on its website. Any community complaints will be promptly addressed to the best of the company's ability.

Local Partnerships

Bud Space has partnered with Let's Share a Meal, a Jersey City based organization dedicated to serving society with equality and spreading love through providing meals to those in need. The organization is entirely volunteer run, with a diverse and dedicated staff. Let's Share a Meal is driven by a mission known as the *Guru Nanak's Sakhi Sacha Sauda*, which is the foundation of the service called *Langar* (Community Kitchen). The purpose of this community kitchen is to spread its services to reach every person in need. With a goal of reaching one million people, they began serving around 1,500 individuals in 2012, and now are serving over 20,000 meals every year across more than 100 shelters. Through enthusiastic support in the United States, Let's Share a Meal has also moved internationally, with volunteers in the United Kingdom, India, and Australia. Their belief lies in doing service without any discrimination and serving society with equality and spreading love – the Sikh way of living life.

Members of Bud Space have had a relationship with Let's Share a Meal for some time, and look forward to continuing their relationship in this new capacity through monthly donations and organized volunteer activities with Bud Space employees. Bud Space also looks forward to exploring new partnerships and being active members of the Jersey City community.

¹ N.J.A.C. § 17:30-9.10(b)(11); Jersey City Code § 84-46.

Operations Proposed Response Plan

Bud Space's Community Liaison will coordinate public outreach, solicit feedback, and implement a plan to ensure the community is informed about facility-related developments, as necessary. Bud Space is committed to integrating into the Jersey City community and fostering an inclusive environment where neighbors feel safe.

Operations Consistent with Community Plan Area Standards

Bud Space will refer to Jersey City's Master Plan Vision to guide its operations and entry into the Jersey City community. Bud Space will work to ensure its operations highlight and honor the history and culture of Jersey City and the surrounding communities. Bud Space is committed to becoming an engaging and impactful partner with the community of Jersey City.

The exterior design of the Facility will remain consistent with the urban design objectives of the Heights. The selection of materials, fenestration, and ornamentation will be designed to result in a consistent and harmonious composition that appears as a unified whole. No cannabis or cannabis paraphernalia will be displayed in a manner that is clearly visible to a person from the exterior of the Facility.²

Addressing Community Concerns

The greatest public concerns with cannabis retail stores are often location, safety, traffic/parking, odor, and exterior design. Our team has over fifty years of combined experience operating at the pinnacle of regulatory compliance, public safety, and community engagement in the cannabis industry, the field of pharmacy, and various retail settings. By leveraging our team's experience, Bud Space was able to select a location and team best suited for successful operations in Jersey City.

Ideal Location

Located on Newark Avenue at the corner of Monmouth Street, the property is currently an empty corner lot. The property is located among multiple other businesses, including restaurants, bakeries, and retail stores in a highly walkable neighborhood. Bud Space proposes a brand-new, energy efficient Facility that will seamlessly integrate into the existing neighborhood, to be built in conformance with the performance standards set forth in the Jersey City Municipal Code.

The property allows for easy access for customers and employees by vehicle, bicycle, public transit, and by foot, and will allow the parcel to be developed to enhance the Jersey City Downtown community.

Community Safety

Community safety is the foundation of a successful retail operation. Our exceptional and experienced security team is intimately familiar with what it takes to operate and secure a safe retail cannabis business. Bud Space will be implementing state-of-the-art security systems in accordance with state regulations and the Jersey City Municipal Code, as set forth in Bud Space's *Safety and Security Plan*.

Eliminating Cannabis Odors

All cannabis and cannabis products will be packaged off-site and odor impacts are not expected. Nevertheless, Bud Space has developed a proactive *Odor Mitigation Plan* to ensure odor does not unintentionally permeate throughout the facility. Through the facility design process, Bud Space

² N.J.A.C. § 17:30-14.2(e)(3); Jersey City Code § 84-49(A).

will identify all potential sources of odors and will proactively design, construct, and operate a facility that follows industry-best practices for odor mitigation.

No significant odor-emitting activities will occur on site. All cannabis and cannabis products will arrive pre-packaged from other licensed cannabis businesses, and Bud Space will not open any packaged cannabis item, except for quality control purposes.³ Cannabis and cannabis products will be sealed in packaging that is specifically designed to eliminate cannabis-related odor.

Bud Space's *Odor Mitigation Plan* will have a minimal environmental impact, improve air quality for customers and employees, and assist with nuisance abatement. Bud Space's policies will account for all aspects of odor control, including premises inspection and maintenance, HVAC system upkeep, employee training, and community relations. Bud Space will perform self-inspections, encourage employee observation and reporting, and create response protocols to effectively address any odor complaints that may arise.

Additional Community Outreach Activities

Bud Space will support worthy causes in the Jersey City community by encouraging employees to volunteer at organizations that serve those in need in the community. Bud Space commits to donating at least fifty hours of volunteer time to the community per year. Besides donating time for these causes, Bud Space will contribute funds and/or in-kind donations (e.g., food, baby products, etc.) through event sponsorship, fundraising, in-store promotions and donation drives, and other development activities.

Bud Space is no stranger to the damaging effects of incarceration for cannabis-related offenses. To this effect, Bud Space strives to do its part in helping to reintegrate formerly incarcerated people back into the community and give them opportunities in a thriving industry.

If issued a Class 5 Cannabis Retailer license by the New Jersey Cannabis Regulatory Commission ("CRC"), Bud Space will work with the New Jersey Department of Labor and Workforce Development and implement an educational program for formerly incarcerated persons by creating either in-person events or webinars that are free to the public, in which members of the Bud Space team or guest speakers can discuss the legal cannabis industry in New Jersey, and more specifically, the industry throughout Jersey City.

Ties to Jersey City

Bud Space has entered a management services agreement with Green Buds Inc. ("Green Buds"), a Jersey City-based company owned and operated by Raj Mudhar. A Jersey City resident who has lived most of his life in New Jersey, Mr. Mudhar brings years of business and real estate experience to Bud Space. His experience includes nearly a decade working with Green Homes Builders LLC, a property developer that has worked extensively in Jersey City and across New Jersey. It has also supported many local organizations, including Let's Share a Meal. Mr. Mudhar looks forward to not only expanding cannabis access to the residents of Jersey City, but creating a Facility that is welcoming, aesthetically pleasing, and a beautifully integrated asset to its neighborhood.

Cannabis Research and Educational Activities

Bud Space will offer resources on substance abuse prevention. These resources will cover a variety of topics that will evolve based on new scientific breakthroughs and feedback from the community. We also intend to partner with multiple local organizations and healthcare providers to provide additional nuanced expertise for more specific educational modules. Bud Space will establish itself

³ N.J.A.C. § 17:30-13.2(g).

as a trusted community resource, and we will continually re-evaluate our offerings and partnerships in order to do so.

The resources on substance abuse will cover the all-important topic of identifying signs of substance abuse. This will allow for the community to understand and recognize the signs of substance abuse, as well as provide useful information on how to handle problematic behaviors. These resources will also be available to our employees so they too are aware of the warning signs of substance abuse and can help facilitate. Ultimately, this will help identify early flags that individuals are transitioning from responsible use to abuse.

Community Education

Bud Space is committed to providing the Jersey City community with helpful information regarding safe and responsible use of cannabis products. Bud Space plans on partnering with neighborhood leaders to host free events to educate the public on the different types of cannabis products and the effects each type of product could have on a potential customer. The products that Bud Space will offer for sale include flower, pre-rolls, concentrates, vape pens and cartridges, edibles, infused beverages, topicals, tinctures, and branded accessories. Each product type has risks and benefits. For example, it takes longer for an edible to take effect, and therefore, Bud Space will educate the community to ingest edibles at a low-dose and expect to wait forty-five minutes to an hour to feel the effects.

Bud Space wants the residents, and especially the youth, of Jersey City to know that the unlawful use of cannabis has severe consequences. Although adult-use cannabis is legal in New Jersey, there are still current penalties for personal use by persons under the age of twenty-one (21) and medical use without a recommendation.

To raise awareness about the penalties for the unlawful use of cannabis, Bud Space will explore partnering with the Jersey City Police Department at our planned community discussions. During these community discussions, Bud Space will solicit feedback from the community. Such feedback is essential to understanding the best way to reach our neighbors.

Conclusion

Bud Space looks forward to becoming a valued and positive member of the Jersey City community. Through Bud Space's connections to Jersey City and dedication to outreach and research, Bud Space is well-positioned to make a positive impact on Jersey City once licensed as a Class 5 Cannabis Retailer.