

**East Berkeley Neighborhood Association  
Monthly / Executive Board Meeting Minutes**

**Date: Tuesday, January 3, 2023**

**Location: Zoom <https://us02web.zoom.us/j/89885636618>**

**Time: 6:30 PM**

**Attendance:**

**Executive Board Members:**

Leslie Fine, President  
Stuart Rose, Treasurer  
Chris Johnson, Secretary  
Frann Bilus  
John Connelly  
Kate Chang, Pine Street Inn  
Paul Lewis  
Sarah Hutt  
Steve Berns  
David Fine  
Li H.

**Government Representatives:**

Captain Sweeney, BPD  
Sargent Matthew Hogardt, BPD  
Kim Crucoli, Neighborhood Liaison  
Sofia Wang, Policy Director for Councilor Ed Flynn

**Agenda**

**Welcome, announcements**

- Leslie welcomed everyone to the meeting.
  - She thanked last year's executive board members and welcome our new board members.
  - Leslie read EBNA's mission statement.

**Safety and Security Update - Boston Police Dept. D-4**

- Captain Sweeney and Sargent Hogardt gave the Safety and Security update and answered questions.
  - District D-4 saw an 8% drop in part one crime from 2022
- In lieu of the Captain Sweeney and Sargent Hogardt's comments, I have included an article from *The Boston Sun* that reviews detailed crime statistics in D-4.  
<http://thebostonsun.com/2023/01/05/bpd-district-d-4-sees-8-percent-drop-in-part-one-crime-in-22-from-previous-year/>
  - The text of the article is included at the end of these minutes.

**Business Spotlight: Eye Level Optical and Optometric Practice at 53 Waltham Street.**

- Michele Zuccala from Eye Level Optical introduced herself and her background.

- She recently opened Eye Level Optical located 53 Waltham Street in Wilkes Passage.
- Michele has been in the South End for over 20 years. Prior to opening the new shop, she was with South End Eye.

### **Proposed Cannabis Dispensary**

- Lesley Delaney Hawkins, Adenike "Nike" John, and Frederick "Fred" McCarthy presented their proposal to open a cannabis dispensary at 1220 Washington Street where Cathedral Station is currently located.
  - Lesley is the attorney representing the proponent
  - Nike (pronounces like "Nicki") will be the majority owner at 51%.
    - Nike was born and raised in Boston
    - She is the founder of another cannabis dispensary in Charlestown
  - Fred will be the other co-owner.
    - He is originally from the Boston area.
    - His experience includes real estate development and finance.
- This is the first in a series of meetings required for their application process.
- This meeting was not a discussion on the fate of Cathedral Station.
  - Per Arthur Leon, Cathedral Station's landlord, Cathedral Station has been operating without a lease for the past two years, and the owners of Cathedral Station have informed him that they want to retire.
- After giving their presentation, Lesley, Nike, and Fred listened to comments and answered questions.
  - Screen shots from the presentation are included at the end of these minutes.
- Question: What is Boston's approval process?
  - It is a 9 to 14 month process.
    1. Community outreach - meet with the community and have a community impact meeting.
    2. Request a hearing in front of the Boston Cannabis Board (BCB).
    3. If approved by the BCB,
      - a. Go before the zoning board of appeals.
      - b. Go before the state Cannabis Control Commission
- Question: Do you meet siting requirements for parks and schools?
  - Yes, they believe they do.
    - The requirement is for a buffer zone of at least 500 feet from a school with students K - 12. The buffer zone no longer includes daycares or "places where children might congregate."
- Question: Are there any provisions to keep customers from using products in the park across the street?
  - The dispensary will require customers to sign and agree to a "good customer" agreement. Customers who use product in vicinity of the store will be banned from the store.
- Comment / Objection: Windows will be blacked out and there will no longer any foot traffic or activity in front of the store.

- The entry will be open, not blacked out. They do not want the storefront to be uninviting.
- Comment / Objection: A commenter was opposed the dispensary due to its proximity to Peters Park, the tot lot, the dog run, and the baseball field and students who regularly walk by the location.
- Comment / Objection: A commenter felt that the location was too close to Pine Street because many of Pine Street Inn's guests have problems with addiction.
- Question: How will the patio space be used?
  - The patio could be used as potential overflow for customer queueing if required.
- Question: The parking lot will create ripple effects and cause congestion when people leave the lot and have to merge onto Harrison Ave. What's your traffic mitigation plan?
  - They are not seeing traffic problems at other dispensaries.
    - 50% of customers take transit or walk.
    - At the Charlestown location, they typically have four or five cars in the lot at time.
    - They will complete a traffic study with their application.
    - There have been no traffic complaints in Charlestown. They believe the will have a similar experience here, pending the traffic study.
- Question: Smoking in Peters Park. There are already a lot of pot smokers in Peters Park. How would you enforce good neighbor policy?
  - They will have security at all times.
  - Everyone is ID'd on entry.
  - Their products and packaging are labeled with the store name.
  - They have not seen a proliferation of use from other cannabis dispensaries in Boston.
- Question: How do they fit into the Cannabis Equity Program
  - Cannabis is non-bankable because of federal regulations.
    - I.e., A cannabis business cannot get loans from a federally regulated bank.
  - All beneficial business partners are disclosed, nothing hidden.
  - Nike has 51% ownership of the voting shares.
  - One of the main problems equity applicant applicants have is lack of capital. Fred brings capital.
- GTI has offered to make the Power Station available for a larger in-person meeting sometime in the future.

Zoom Meeting | You are viewing Lesley Delaney Hawkins' screen | View Options

Chris Johnson | Leslie Fine | Lesley Delaney Hawkins | Nike John | Michele Zuccala | Steven Sweeney

Recording

122% | View | Zoom | Add Slide | Play | Table | Chart | Text | Shape | Media | Comment | Collaborate | Format | Animate | Document

# 1220 Washington St, Inc. DBA The Boston Garden Dispensary

## Cannabis Retail Store Community Outreach Presentation

Unmute | Start Video | Participants (100) | Chat | Share Screen | Record | Reactions | Apps | Whiteboards | Leave




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Recording

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# The Boston Garden Mission & Core Value

-  Our mission is to create a recognizable and trusted brand, built by providing a diverse and quality product offering.
-  As a team with roots in Boston, maintaining our reputation within the local civic, business, and philanthropic communities is important to us.
-  The Boston Garden aims to create a streamlined retail experience in-person and online. We hope to leverage the work we do and use it to enhance the surrounding community.

Unmute | Start Video | Participants (100) | Chat | Share Screen | Record | Reactions | Apps | Whiteboards | Leave

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## Founder and Owner: Adenike "Nike" John


- Born & raised in Boston
- Daughter of a first-generation immigrant and descendent of enslaved people
- Founder of the Heritage Club, a cannabis dispensary in Charlestown which is the only Black woman owned dispensary in Boston
- Northeastern University, D'Amore McKim School of Business
  - B.A.'15 - Finance & Minor in Psychology

**Business Experience**

- Vibe Residential - Real Estate Broker, *Founder/Owner*
- BNI Legacy Charlestown, *Founding President*
- Apple Specialist- 2012-2013

**Cannabis Experience**

- Social Equity Applicant
- CCC's Social Equity Program- '20 -1st Cohort
- Lantern's Delivery Accelerator- '20
- Massachusetts Cannabis Association for Delivery, *Founding Member; Events Coordinator*



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Zoom Meeting | You are viewing Lesley Delaney Hawkins' screen | View Options

Matt | Melissa Bennett | marlenalove | Chelsea Merz | Corey Dinopoulos

Recording

122% | View | Zoom | Add Slide | Play | Table | Chart | Text | Shape | Media | Comment | Collaborate | Format | Animate | Document


## Founder and Owner: Nike John Featured in the Boston Business Journal

**In Her Own Words: Nike John upends stereotype of Black business owners in the cannabis industry**

Ellen Sherberg, Bizwomen Contributor  
Dec 26, 2022, 9:26am EST

"After a long and bureaucratic journey, in September 2022, we officially opened the first Black Woman-owned dispensary in Boston. We are also the first Black Woman-owned dispensary in a major city on the East coast. This also makes us the first minority-owned dispensary to open in a majority White residential neighborhood. This is important as local politics is a major part of the licensing process and due to the history of race in real estate there is a reason why many Black people do not live in Charlestown, and instead live in Dorchester where we see five-plus Black-owned dispensaries."

"I'm determined to continue to reinvent what it means to be a Black business owner in cannabis and create a diverse and equitable community."



From Ken Smith to Everyone

What we value is to not have another cannabis disp - there are already two in the neighborhood!

Unmute | Start Video | Participants (99) | Chat | Share Screen | Record | Reactions | Apps | Whiteboards | Leave

Zoom Meeting | You are viewing Lesley Delaney Hawkins' screen | View Options

Participants: Yashley Mesa, Larry Albaugh, David Harding, Tim Graft, Janet Bailey, Call-In User\_2

## Co-Owner: Frederick "Fred" McCarthy

**Education**


- Masters of Science in Real Estate Development, Columbia University, 2006
- Bachelor of Arts, Brown University, 1996

**Business Experience**

- Entrepreneur, investor, and real estate developer
- Over 25 years of experience in financing and building innovative companies and projects
- Cumulative \$50 million in real estate investments in Boston, New York and South Florida
- Managing Member of Vertical Fields Capital LLC, a real estate development and investment company
- Founded and formerly served as and Managing Director of FlexBox Self Storage, a 40€ million developer and operator of self storage facilities in France, Italy and Switzerland
- Formerly worked as an investment banker raising debt financing and providing mergers & acquisitions advisory to financial sponsor clients
- Experience with managing private equity and structuring debt partnerships

**Cannabis Experience**

- Founder of Vertical Fields Green Co., LLC, an organization to explore cannabis-related opportunities in Massachusetts



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Zoom Meeting | You are viewing Lesley Delaney Hawkins' screen | View Options

Participants: Aileen Thomson, Tsung M, John McLachlan, Jordan's iPhone, Ben Ruano, Alex DelGiorno (He/Him)

## Why The Boston Garden?

**Diversity and Inclusion**

- The Boston Garden is Social Equity and Boston Equity Certified. We are committed to furthering the opportunity by continuing to prioritize diversity & inclusion in our company credo and initiatives.

**People Driven Mission**

- The people are our team, the local community we are a part of, and the people who have come before and after us.

**Educational Offerings**

- The Boston Garden will provide educational opportunities at every level of the client experience.

**Boston Owned and Operated**

- The Boston Garden is for the 617 and by the 617.

**Community Focused**


- We are focused on creating a measurable impact and leaving a legacy we are proud of.

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Participants: Yashley Mesa, Larry Albaugh, David Harding, Tim Graft, Janet Bailey, Call-In User\_2

## Proposed Site: 1220 Washington





Unmute | Start Video | Participants | Chat | Share Screen | Record | Reactions | Apps | Whiteboards | Leave

Zoom Meeting | You are viewing Lesley Delaney Hawkins' screen | View Options

Participants: Chris Johnson, Leslie Fine, Lesley Delaney Hawkins, Nike John, Frederick McCarthy, Shane

## Proposed Site: 1220 Washington

- Located in South End and accessible via Washington St, Perry St, and Harrison Ave
- 23 on-premises parking spaces which are free for customers
- Additional metered parking on Washington Street
- Hours of operation: 9am – 10pm
- Formerly Cathedral Station – a popular sports bar & pub

Unmute | Start Video | Participants | Chat | Share Screen | Record | Reactions | Apps | Whiteboards | Leave





Zoom Meeting | You are viewing Lesley Delaney Hawkins' screen | View Options

Chris Johnson | Leslie Fine | Lesley Delaney Hawkins | Nike John | Frederick McCarthy | Shane

Recording

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## Accessibility: Blue Bikes

Unmute | Start Video | Participants | Chat | Share Screen | Record | Reactions | Apps | Whiteboards | Leave

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Chris Johnson | Leslie Fine | Lesley Delaney Hawkins | Nike John | Frederick McCarthy | Shane

Recording

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## Security

The Boston Garden will employ a “layered” approach to security including:

- Outer Protective Layer –establishing a secure perimeter from the property to the building exterior
- Middle Protective Layer –protecting the outer layer of the building including doors, windows and walls
- Inner Protective Layer –ensuring the building’s interior remains secure at all times to safeguard marijuana from theft

**IN** From Iván Nieves to Everyone

Yes, the blue bikes that have taken up our parking spots.

Unmute | Start Video | Participants | Chat | Share Screen | Record | Reactions | Apps | Whiteboards | Leave

<http://thebostonsun.com/2023/01/05/bpd-district-d-4-sees-8-percent-drop-in-part-one-crime-in-22-from-previous-year/>

## BPD: District D-4 Sees 8-Percent Drop in Part One Crime in '22 From Previous Year

by [The Boston Sun Staff](#) • January 5, 2023 • [0 Comments](#)

District D-4 saw an 8-percent drop in Part One crime in 2022 from the previous year, according to Boston Police.

Between Jan. 1 and Dec. 31 of last year, 2,505 incidents of Part One crime were reported in in the district, which includes the Back Bay, South End, Lower Roxbury, and the Fenway, compared with 2,714 incidents during the same timeframe in 2021.

2022 also saw a nearly 17-percent drop in Part One crime in the district from the five-year average of 3,016 incidents.

Part One crime includes violent crimes (homicide; rape and attempted rape; robbery and attempted robbery; and aggravated assault), as well as property crimes (burglary and attempted burglary; larceny and attempted larceny; and vehicle theft and attempted vehicle theft).

Five homicides were reported in the district last year as opposed to only one in '21, while two was the five-year average in this category.

Rapes and attempted rapes were down almost 47 percent, with 16 in '22, compared to 30 the previous year; the five-year average in this category was 28 incidents.

In contrast, robberies and attempted robberies were up nearly 16 percent as the number climbed to 104 last year from 90 in '21; the five-year average in this category was 129 incidents.

Incidents of domestic aggravated assault saw a more than 4 percent increase, with 47 incidents in '22, compared to 45 the previous year; the five-year average in this category was 50 incidents.

Likewise, incidents of non-domestic aggravated assault were up more than 7 percent as the number climbed to 174 last year from 162 in '21; the five-year average in this category was 219 incidents.

Commercial burglaries were up nearly 22 percent as the number climbed to 62 in '22 from 51 the previous year, while the five-year average was 84 incidents.

In contrast, residential burglaries were down around 33 percent, with 70 incidents in '22, compared to 105 the previous year; the five-year average for this category was 148 incidents.

Incidents of larceny from a motor vehicle saw a nearly 23 percent decline as the number dropped to 323 last year from 419 in '21; the five-year average in this category was 457 incidents.

Other larcenies were down nearly 7 percent, with 1,532 incidents in '22, compared to 1,645 the previous year; the five-year average in this category was 1,879 incidents.

Auto theft was up almost 4 percent as the number climbed to 172 last year from 166 in '21, while 150 was the five-year average in this category.

Citywide, Part One crime was down 2 percent in '22 as the number of incidents dropped to 14,863 from 15,087 the previous year.

2022 also saw a more than 10-percent decrease in Part One crime citywide from the five-year average of 16,533 incidents.