State law established the need for Host Community Agreements (HCA) to acknowledge potential community impacts from marijuana establishments and to provide sufficient funding to address such impacts.

NETA entered into an HCA with the Town of Brookline with an expectation of a high volume business and to ensure appropriate funds were reserved.

NETA has made good on its commitments to contribute, however allocation of funding is just beginning.

To date, NETA has provided \(~$1.4 \text{ million}\) in impact fees.

It is sensible and responsible to first spend this money before restricting NETA’s operations.
STM ARTICLE 3: PLANNED EXPENDITURES

● The Select Board has planned expenditures, to be taken up at the 11/19 STM

● WA3 Recommends the following expenditures:
  ○ $379,944 for the Brookline Police Department
  ○ $134,738 for the Department of Public Works
  ○ $221,048 for the Health Department
  ○ $131,930 in fringe benefits for new full-time hires

● The continued use of these funds, measures put in place by NETA, and the opening of other additional dispensaries in the Greater Boston area will resolve any issues - whether *real* or *perceived*.

● NETA has met its commitment to pay, and will continue to do so. The Town now must meet its commitment to spend before NETA’s customers and business are penalized.
BROOKLINE VILLAGE IS DEVELOPING & CHANGING

- *It’s true.* Brookline Village isn’t the same as it was years ago.
- **Several major development projects started around the same time as NETA, including:**
  - 20 Boylston Street - a proposed 4-story, mixed-use development including commercial space and 16 residential units (right across the street from NETA)
  - 700 Brookline Ave Hotel - an 11-story Select-Service hotel of approximately 153,500 square feet with 175 standard rooms and no more than 50 parking spots
  - One Brookline Place - 47,000-square-foot, six-story medical office use expansion of the existing medical office building
  - Two Brookline Place / Children's Hospital - 182,500-square-foot, eight-story, mixed-use building with medical office and ambulatory care and retail space
  - 308-328 Boylston St - Audi Brookline renovations
- **Other impactful changes include:**
  - BHS freshman class and teachers and staff parking allowed on Walnut Street to accommodate the teachers and staff assigned to this temporary site.
  - In March 2019 (two weeks before NETA opened) - Brighton District Court civil and criminal business moved to the Brookline District Court on Washington Street - steps from NETA
Police reports and data indicate that Brookline Village is no less safe with no more crime than in previous years since NETA has opened.

- 27 reported Part A crimes from 3/1 - 9/1 in Brookline Village. 5 year average of Part A crimes is 29.
  - Of the 27, only 1 incident involved a NETA customer. 26 unrelated/not attributed to NETA
- 128 citizen reported incidents of public consumption town-wide, 1 complaint led to an arrest,
  - Tobacco use is often confused with marijuana - especially vaping
- Town-wide, 7 calls for public urination, 3 of which were in the area of NETA. None of these calls could be directly attributed to NETA.
- With regard to Part A crimes there is no statistically significant increase in crime in the area surrounding NETA

Several neighbors, who have shared letters, do not share the sentiment that NETA has led to increased crime or inappropriate behavior.

The business community, including the Chamber of Commerce, have expressed support and positive impacts from NETA’s customers and employees.

Any issues regarding parking, public consumption and litter - the most common complaints - can certainly be addressed through impact fees.
NETA WORKS HARD TO BE A GOOD NEIGHBOR

- We have taken every concern seriously and have collaborated with neighbors, police and local businesses to take positive actions and impact change when needed and appropriate.

- We use data and tools to track and measure our impacts:
  - Traffic Demand Management Plan
  - Information sharing between NETA and Brookline PD
  - Logging community complaints - which increased heavily after the introduction of the Warrant Articles

- In addition to HCA impact fees and 3% local sales tax, NETA makes significant charitable contributions to Brookline organizations through its NETACares philanthropic arm and over $875,000 to date to the Brookline Community Foundation
NETA WORKS HARD TO BE A GOOD NEIGHBOR

GOOD NEIGHBOR POLICY

NETA will always strive to be a good neighbor. We seek to be a model dispensary and will do our part to ensure that we are responsible, responsive and compliant with all state and local laws and regulations. Our staff strives to perform in a way that is professional, respectful and thoughtful. We kindly request that the people we serve follow the same standards to ensure successful implementation of the program and to garner the respect of our communities.

Use of marijuana or marijuana products on or around NETA’s facilities is strictly prohibited. Please do not park illegally on the streets surrounding our stores or in spaces not intended for dispensary use. We strongly encourage the use of public transportation.

We want you to feel safe when you visit a NETA dispensary. Please let us know if you need extra assistance while you’re visiting our stores. Please immediately report any suspicious or illegal activity. Being a good neighbor will allow us to maintain a healthy relationship with the communities we serve and be able to serve your needs for years to come.

TIPS FOR VISITING US

1. Reserve Ahead for the most convenient NETA experience.
2. Parking is very limited in Brookline. Please take the T or ride share to NETA.
3. Complimentary parking is available just down the street at Homewood Suites’ parking garage.
4. Please consume responsibly.
5. Please, don’t litter. The earth and our neighbors thank you!

Thanks for helping us be good neighbors.

WE ENCOURAGE EVERYONE TO TAKE THE T

Green Line "D" branch - Brookline Village station
Green Line "E" branch - Riverway station
Bus routes: 39, 60, 65 and 66

DRIVING

Dedicated patient parking
Parking spots at Homewood Suites for customers
Parking garages steps away
Metered parking nearby
For travel tips, click here
OUR AU CUSTOMERS ARE SEEKING RELIEF

• Many reasons for not registering as a patient
• Reducing hours is reducing already limited access

WE PARTICIPATE & WE CONTRIBUTE

• Brookline Community Foundation: Contributed $875,000
• Brookline Food Pantry
• Team Brookline: Benefits Brookline Mental Health Institute, Brookline Teen Center, Brookline Education Foundation, Brookline Public Library + Brookline Symphony Orchestra
• Yawkey Family Inn (Brookline)
• Keys for Hope: Benefited Brookline Food Pantry

WE CELEBRATE DIVERSITY & INCLUSION

• Promote diversity in hiring practices
• Accepting of ALL people at our stores
• Strong Diversity & Social Equity programs
• Designated Director level position focusing on diversity & equity
SAFE & EFFICIENT OPERATIONS

- 24 Designated Parking Spots for customers and patients
- 10 additional parking on site - soon to open
- Easy access to the T - **40-55% NOT driving a vehicle**
- Staff park off-site and off-street - and reimbursed for T
- Designated pick-up/drop-off zone for Uber/Lyft/etc.
- 5 separate restrooms on site for patients and customers
- NETA staff & police onsite - ensure safe and efficient operations
- No significant issues to date - feedback from PD has been POSITIVE
- Ed Davis team for detail backup
- NETA GREEN TEAM - weekly trash pickup throughout the Village
- Trash can placed and maintained by NETA in the Village
- Signage as requested or coordinated with PD and neighbors
- Active member of the business community - BVBA/Chamber of Commerce
- Recent re-fresh of “Be a Good Neighbor” campaign
- Operational efficiencies gained over first year = line reductions
- Week by week improvements in lines
- Reports of progress by neighbors
Traffic Demand Management Plan (TDMP)

- Establishes performance goals based off of August 2018 traffic study
- Requires follow up traffic monitoring at 3 & 15 months
- Mitigation required if performance goals not met upon review
- To date, NETA has met its performance goals and maintains measures to ensure smooth traffic operations

3-month Traffic Study

- As counted, NETA’s operations have a minimal impact on rush hour traffic
- Police officers on site, plus the conversion of 3 spots to pick up/drop off zone, lend to improved conditions, especially at Rt 9/Washington intersection
- On typical weekdays, parking readily available at Homewood Suites

Weekend Parking Study

- Most impact by NETA customers to on street parking is on Rt 9
- Open parking spots available - White Place, Station St and other surrounding residential streets
- Police were seen patrolling and ticketing as appropriate
ONGOING OPERATIONAL IMPROVEMENTS

7PM HOUR on Saturday, July 27, 2019
ONGOING OPERATIONAL IMPROVEMENTS

7PM HOUR - This past Saturday, October 26, 2019
REDUCING HOURS = MORE TRAFFIC, LESS ACCESS

Impact of reduced hours of operation

- NETA's 3 month post-adult-use traffic and parking study →
  - Performance goals met
  - NETA's current operations had minimal impact on rush hour traffic.

- Currently, NETA's peak hours fall OUTSIDE of rush hour traffic - in the midday, and in the evening.

- REDUCED HOURS WILL PUSH PEAK TIME TO RUSH HOUR

- Operating Hours are important in ensuring safe access in the regulated market
Impact of mandatory appointment only model

- NETA is an incredibly efficient operation and runs smoothly day to day
- We are safely and efficiently providing ACCESS and people are benefiting from our products
- Appointments eliminate that efficiency and will undoubtedly reduce our ability to provide access
- NETA is in an urban location with an established business model. It is impossible to deter "walk-ins".
- Appointments may force customers back to the illicit market
- With reduced sales, comes reduced impact fees → less $$ for mitigation