



# *Beyond Hello*

**City Council Meeting**

TGS CC Ventures, LLC

August 8, 2022



**.Jushi**



---

# AGENDA

1. INTRODUCTION
2. PROJECT TIMELINE
3. EXTERIOR
4. INTERIOR
5. SITE PLAN
6. ENVIRONMENTAL REVIEW
7. COMMUNITY ENGAGEMENT TO DATE
8. Q & A



# PROJECT TIMELINE

- INITIAL PPR SUBMITTAL- April 2021
- INITIAL PLAN CHECK SUBMITTAL- Oct 2021
- FINAL PPR SUBMITTAL- Jan 2022
- FINAL PLAN CHECK SUBMITTAL- Jan 2022
- HEALTH DEPARTMENT APPROVAL- Feb 2022
- MND/IS PUBLISHED- June 22, 2022
- CITY PLANNING COMMISSION APPROVAL- July 13, 2022
- CITY COUNCIL MEETING- August 8, 2022



# OUR PROMISE TO CULVER CITY

## Four core principles:

- **Discipline**
- **Compliance**
- **Operational Excellence**
- **Transparency**



### **Discipline**

We meticulously select a handful of markets to pursue at any given time in order to ensure focus from senior leadership and our award-winning operations team. Our very significant financial resources ensure timely and high-quality execution of our strategy.



### **Compliance**

We are committed to the highest quality corporate governance. In any jurisdiction where we have or seek to have operations, we take pride in educating ourselves in both state and city regulations to always ensure 100% compliance across all operations.



### **Operational Excellence**

We are an award-winning, cutting-edge operator with a commitment to excellence in safety, security and compliance and we promise to bring these operational pillars to Culver City.



### **Transparency**

We are committed to provide full information required for collaboration, cooperation, and collective decision-making with the City.

*Beyond Hello*

**Jushi**

# BEYOND / HELLO TEAM



**Trent Woloveck, Owner / Executive Vice President**, will work with the CEO, COO, board, staff and community to further BEYOND / HELLO's mission. Trent brings over 6 years of direct leadership experience in the cannabis space. Trent served as President of TGS National Holdings, a subsidiary of The Green Solution, one of nation's largest cannabis dispensary chains. Prior to that, Trent was COO at publicly traded firm American Cannabis Company where the Company worked as a strategic consultant to cannabis operators and helped to win multiple state cannabis licenses.



**Brendon Lynch, EVP Retail Operations**

Brendon is a senior retail executive, who has a proven track record of building and transforming iconic consumer and service brands. He brings decades of retail expertise to his role as EVP of Retail Operations that he refined and developed while working with companies such as Anthropologie, Rudy's Barbershop, TOMS, David Yurman and the Gap.



**Ken Mand, Director of Community Affairs**, is a Culver City resident who is extremely active in numerous City of Culver City and Culver City Unified School District initiatives. Ken is a Founding Producer of the annual Art Walk & Roll Festival, Founding Board Member of the Arts District Residents Association, member of the Culver City Chamber of Commerce, Board Member of the Culver City Arts Foundation, and Vice Chair of the City's General Plan Advisory Committee. Within CCUSD, Ken is a proud parent of middle school and elementary school students, and volunteers as the Vice Chair of the CCUSD Community Budget Advisory Committee and as Chair of the CCUSD Task Force for Outdoor Learning.



# BEYOND / HELLO TEAM



## **Barbara Garganta, Vice President of Retail**

Barbara currently serves as the VP of Retail for Jushi. She has over 5 years of cannabis experience as the head of retail at Harvest, and over 25 years of experience in traditional retail at companies such as Anthropologie and Banana Republic. Barbara is known for bringing traditional retail practices into the retail space focusing on customer service, operational efficiencies, and the employee experience.



## **Jennifer Duey, Vice President of Physical Security for Jushi Holdings, Inc**

Jennifer has over 5 years-experience in the Cannabis industry, and over 17 years of law enforcement/security experience at the private, local, and federal levels. Jennifer has been involved in hundreds of federal criminal investigations and during her federal law enforcement career, she served in a variety of positions including both Firearms Instructor and Use of Force Instructor, as well as assignments to the Violent Gang/Sex Offender Task Force (Immigration and Customs Enforcement), Public Corruption Task Force (Federal Bureau of Investigation) and the Joint Terrorism Task Force (Federal Bureau of Investigation).



## **Kristen Bragunier, Director of Retail for the State of California**

Kristen brings to the company 20+ years of traditional retail experience, with 10 years of multi-unit leadership. She has a passion for people, both customers and employees, and is committed to providing an elevated experience through the leadership and customer service expertise that she developed during her tenure at Anthropologie.





# URBAN GREENHOUSE EXTERIOR

1. Street view
2. Energy-efficient glass clerestory walls
3. Locally-sourced sculpture garden
4. Solar-powered vehicle charging stations
5. City bus stop, scooter bays, bike racks and ride-sharing drop off

*Beyond Hello*

**Jushi**





*Beyond Hello*

*Beyond Hello*

**Jushi**





*Beyond Hello*

**Jushi**





*Beyond Hello*

**Jushi**





*Beyond Hello*

**Jushi**





# GARDEN-INSPIRED INTERIOR

1. Iconic tree fueled by natural light in lobby area
2. Digital product displays
3. Natural concrete floors to highlight the biophilic design
4. Custom cabinetry and display cases

*Beyond Hello*



**Jushi**





*Beyond Hello*

**Jushi**



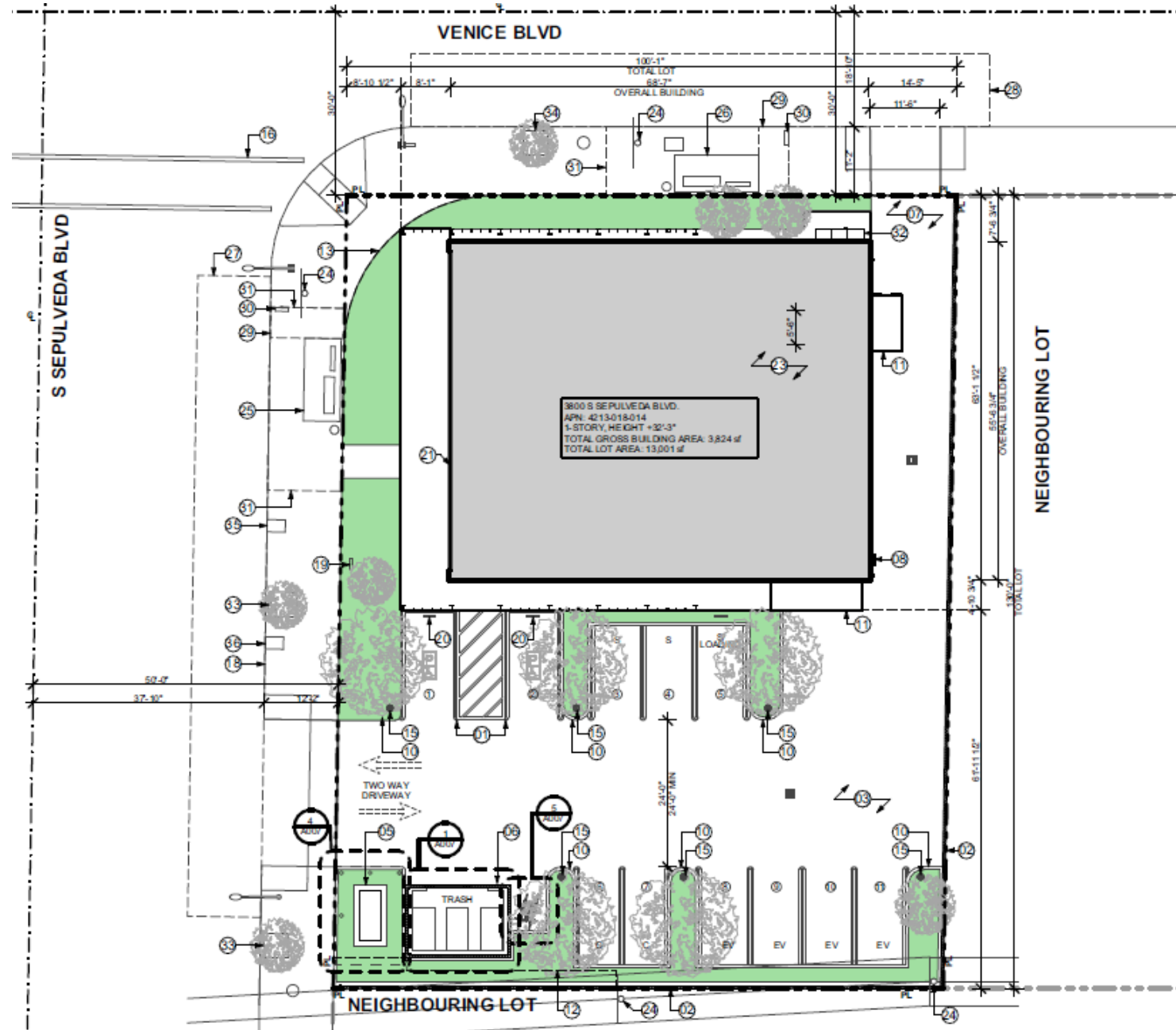


*Beyond Hello*

**Jushi**



# SITE PLAN





# ENVIRONMENTAL SUSTAINABILITY



1. Redeveloping the site will achieve full remediation of the former ExxonMobil gas station's environmental impact
2. Zero-waste construction
3. Low-E glazing
4. California T24 compliance for envelope and energy
5. Odor control techniques
6. Soil management plan/ Vapor barrier system

*Beyond Hello*



**Jushi**





# COMMUNITY ENGAGEMENT TO DATE

**We are committed to being an integral part of the community, operating with locally-minded business decisions, diversity in our local employees and constant engagement with guests**

## **Commitment to Diversity Development**

- We are dedicated to building a diverse company, ensuring women, minorities, veterans, LGBTQ+, seniors and developmentally disabled groups are represented in our store and management teams.
- We believe a diverse company will attract a socially, culturally and economically diverse customer base, welcoming a range of use experience as well.

## **We are Committed to Living Culver City's Values**

- Culver City's forward-thinking population, businesses and government create an ideal location for our flagship retail store.

## **Commitment to Local Hires**

- We commit to hiring at least 75% of our staff from the Culver City community.

## **Sponsorship at Local Culver City Events**

- Beyond / Hello has sponsored the Culver City DBA "Taste of Summer" and the Culver City Art Walk & Roll Festival

## **Tellefson Park Neighborhood Association**

- Ongoing contact with David Voncannon, organizer of the Tellefson Park Neighborhood Association since September 2018.
- Discussed business plan and strategies for successful integration of BEYOND / HELLO into the Culver City community.

## **Culver City Chamber of Commerce**

- Proud member since September 2018.
- Ongoing contact with Colin Diaz and David Voncannon President and CEO of the Chamber since September 2018.

## **Director of Community Affairs: Ken Mand**

- Critical to our success in any new market is understanding the fabric of the city. Ken has been a standout citizen in Culver City for years and we are thrilled to have him as our Culver City Director of Community Affairs.
- Ken has been instrumental in developing our cultural education and local business knowledge. Additionally, Ken has assisted in facilitating valuable relationships across Culver City.

*Beyond Hello*

**Jushi**





# FUTURE COMMUNITY ENGAGEMENT

It is vital for BEYOND / HELLO to build community partnerships that deepen our stake in Culver City. This allows us to best understand the City's priorities and how we can create social impact in those areas.

Upon celebrating the Grand Opening celebration, BEYOND / HELLO will commit \$100k per year in contributions as part of a community engagement fund within Culver City.

## Select Non-Profit Partners



Trevor Project



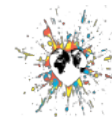
Upward Bound House



AIDS Project Los Angeles



United States Veterans Artist Alliance



BEAUTIFY EARTH  
painting the world in color

Beautify Earth



Feed Culver





# Beyond Hello

Thank You!

Q & A

*Beyond Hello*

**Jushi**