



**RASTA
ROOTZ**

Product
Manufacturing
License Application

Rasta Rootz LLC: 21 Broad St.

Expanding our cannabis operations to serve the Boston
community through quality manufacturing

Agenda for Today's Presentation

- 1 — Overview of Rasta Rootz's Product Manufacturing Proposal
- 2 — Description of Proposed Activities
- 3 — Community Feedback & Public Support
- 4 — Location Detail
- 5 — Parking and Traffic Impact
- 6 — Questions
- 7 — Additional Content, If Requested



Manufacturing Operations Overview

Current Operations

Cannabis retail dispensary

Proposed Product Manufacturing

4th floor-only product manufacturing

Re-packaging flower, pre-roll production, and creative product combinations



We will use **no** explosive chemicals or pressurized systems

Description of Proposed Activities

Manufacturing Capabilities

Cannabis Flower Re-packaging

Professional packaging of cured flower products

100% Flower Pre-rolls

Hand-rolled premium cannabis pre-rolls

Infused Pre-rolls...and beyond!

Pre-rolls mixed with concentrates for enhanced experiences. Novel products will be explored

Future Product Development Plans

Exploring advanced manufacturing:

- Cold-water hash production
- Vaporizer Device filling
- Rosin-press extracts

Innovation

Our planned expansion will **not** include closed-loop extraction, maintaining focus on safer manufacturing methods. No potentially explosive extraction equipment will ever be on site.

Community Feedback & Public Support



Completed Administrative and Community Engagement Steps

- Our 4th floor facility construction and build out complete
- The Change of Occupancy process has been completed by Inspectional Services
- We have presented to the Wharf Council, and received a letter of support, which mentions their unanimous support
- Gabriela Coletta Zapata, Boston City Councilor, District 1, also provided a letter of support (see next slide)
- Our dispensary has been operating at the location since February, and we have received consistent community support and encouragement.

Letters of Support



December 2, 2025

Delivered via email to CANNABISBOARD@boston.gov

RE: Rasta Rootz Cannabis Dispensary, 21R Broad St –Add a Product Manufacturing license.

TO: Dear Boston Cannabis Board Members,

Fernando Bent Mullens, owner of Rasta Rootz Cannabis Dispensary came before the Wharf District Council (WDC) on Tuesday November 18, 2025. He gave a presentation on their request for a Product Manufacturing license. This would add a product manufacturing facility in the existing establishment at 21R Broad Street. He presented the plans and answered questions from the audience. At the conclusion of the presentation, he asked for a letter of support from the WDC.

There was a positive response from those attending the meeting. At the conclusion of the public portion of the meeting, the WDC Board members went into executive session. There was a unanimous vote to a send letter of support.

With our support, we request that management effectively control the approved times and conditions of operation.

Rasta Rootz has been a good neighbor in the Wharf District, a family friendly neighborhood with residential housing, restaurants and retail establishments. It is also a member of the Wharf District Council and has been involved in numerous activities for the betterment of the community.

Thank you for your time and consideration.

Susanne Lavoie

Susanne Lavoie
Executive Director

cc:
Fernando Bent-Mullen, owner
Gabriela Coletta Zapata, Boston City Councilor
Maria Perez, Mayor's Office of Neighborhood Services
Wharf District Council



GABRIELA COLETTA ZAPATA
DISTRICT 1 BOSTON CITY COUNCILOR

January 8, 2026

Boston Cannabis Board
1 City Hall Square
Boston, MA 02201

Re: Support for Rasta Rootz LLC Product Manufacturer License (21R Broad Street)

Dear Chair Joyce and Members of the Boston Cannabis Board,

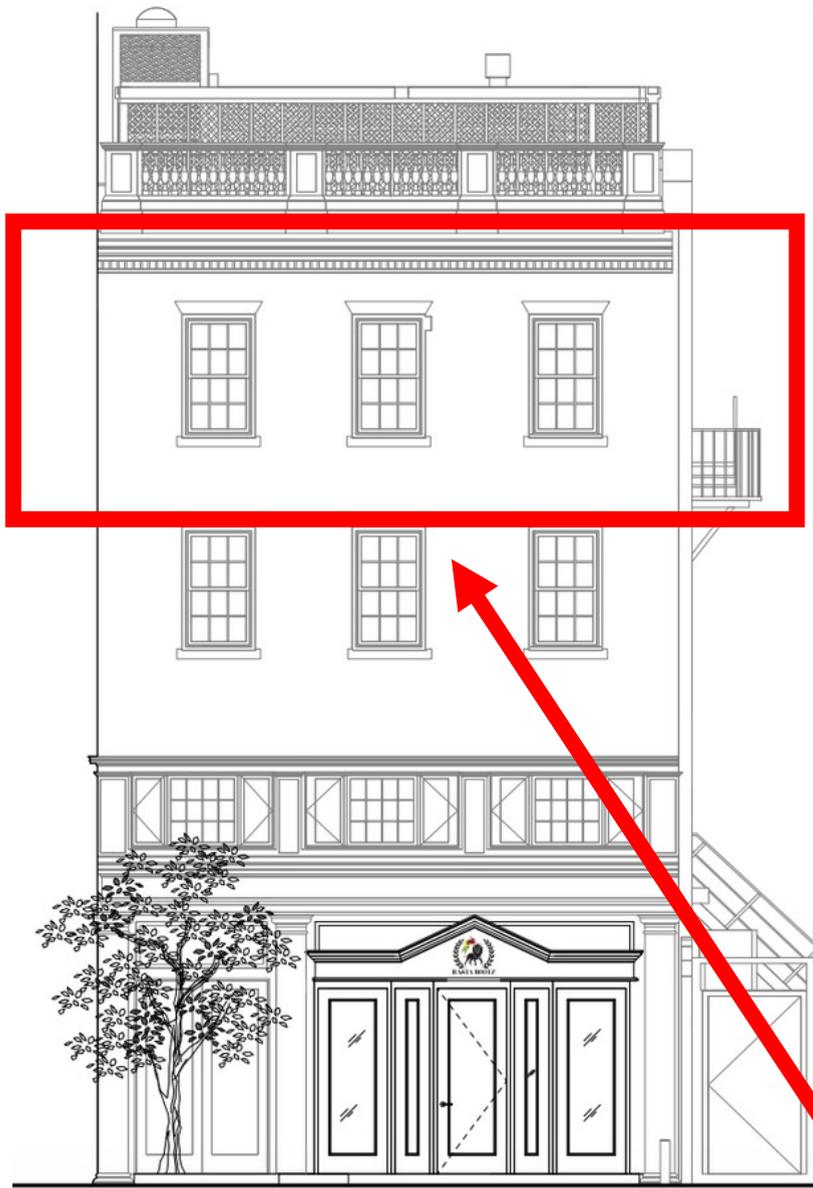
I am writing in support of the application submitted by Rasta Rootz LLC for a Product Manufacturer license to be exercised at 21R Broad Street. Rasta Rootz currently operates a licensed Marijuana Retailer at this location and is seeking to add a Product Manufacturer license within its existing premises. The applicant has completed the required steps in the City's licensing process, including submitting a full application, pursuing zoning relief, and participating in a community meeting hosted by the Mayor's Office of Neighborhood Services.

Additionally, this proposal received unanimous support from the Wharf District Council. Rasta Rootz has demonstrated a consistent track record as a responsible operator and good neighbor in a mixed-use, residential neighborhood. The business has contributed positively to the surrounding community while maintaining appropriate conditions of operation. Based on the applicant's compliance history, community engagement, and demonstrated commitment to responsible operations, I respectfully ask the Boston Cannabis Board to approve this application. Thank you for your consideration.

Sincerely,

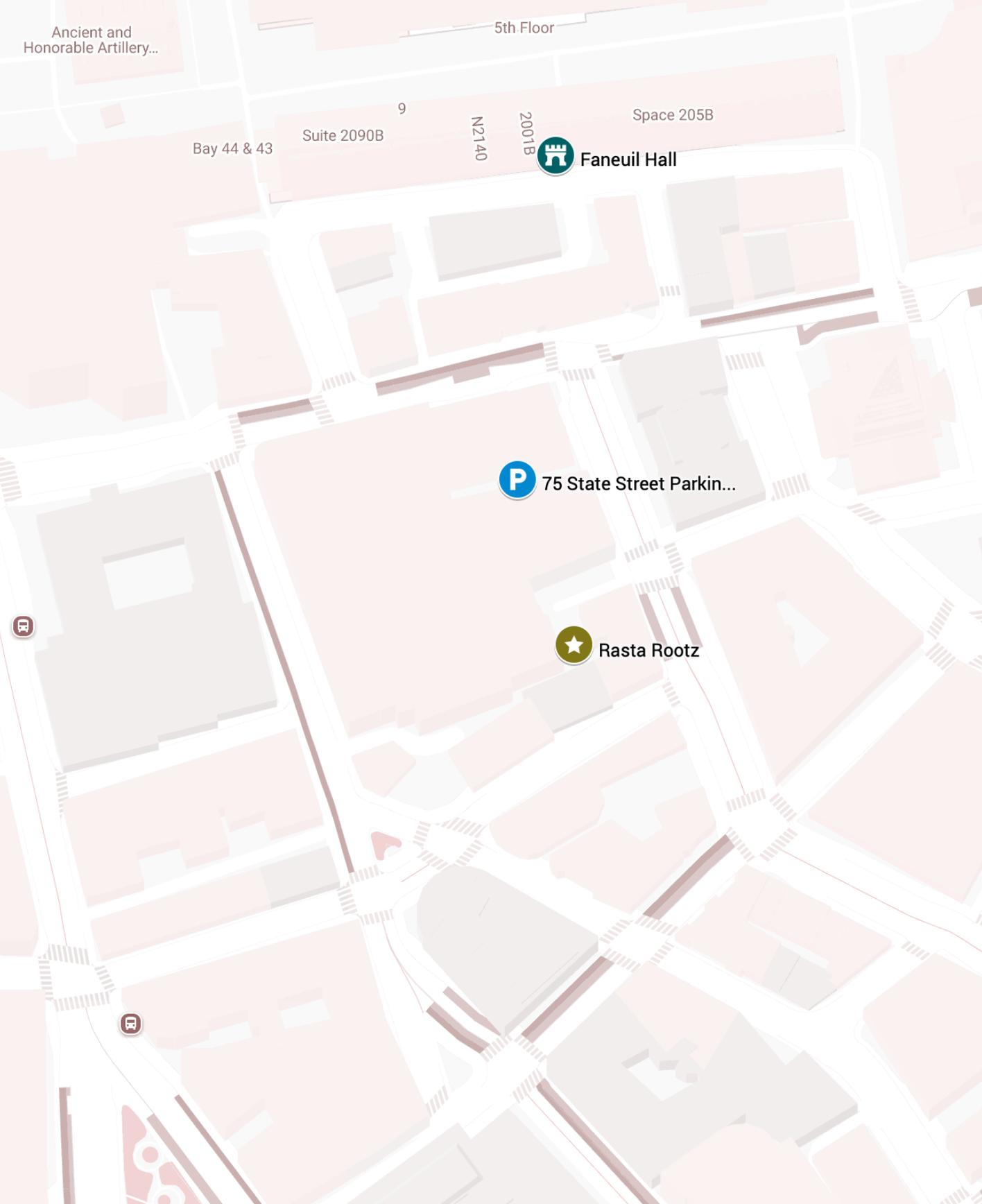
Gabriela Coletta Zapata
Boston City Councilor, District 1

Location Detail



Only this floor

Parking & Traffic Impact



Very little Increased Traffic

Our dispensary already has cannabis deliveries, and staff who work in the same building. Most products we make will be sold downstairs.

Other than a few more employees, and the occasional pick up from another dispensary, there will not be additional neighborhood traffic.



Questions?

Product Manufacturing License Application Discussion

Questions about our proposed manufacturing operations welcome

fern@rastarootz.com

Additional Content, If Requested

The following content will not be part of the planned presentation, but is included in the event there are questions about any of these topics:

- More about us
- Quality control and safety details
 - Our compliance record
- Diversity, inclusion, and employment plans
- More details on community engagement
 - Blueprint
 - Security details



ABOUT US

RASTA ROOTZ is a brand and cannabis dispensary that aims to bring change and financial stability to the community. Our goal is to represent the residents in communities of disproportionate impact, specifically the Eastern Massachusetts residents, and ensure their inclusion in the legal cannabis industry by providing them with career opportunities and working closely with local non-profit organizations.



FERNANDO BENT-MULLINGS

Founder & CEO

Fernando Bent-Mullings has been a certified personal trainer for over 12 years in Massachusetts (MA). Born and raised in MA, Fernando attended Johnson & Wales University in North Miami Florida where he studied sports/entertainment management.

Fernando has spent time also working for his community as a correctional officer at MCI Framingham, and as a crime scene clean-up technician for Aftermath Inc, helping families deal with tragedies in their homes or the homes of loved ones.

Fernando and his wife, Hilary are new entrepreneurs in the cannabis dispensary industry, who are excited about having a "mom and pop" style run business in their community



Quality Control & Processing Standards

We will process leaves and flowers of the female cannabis plant, which will be cured and free of seeds, stems, dirt, sand, debris, and other foreign matter. We will also use *already extracted* cannabis concentrates.

- Comprehensive inspection to confirm products are not contaminated by mold, rot, fungus, or bacterial diseases
- All processing on stainless steel tables with no bare hand contact
- Cannabis and cannabis concentrates will only be obtained from licensed MA Cannabis Establishments, which ensures supply chain integrity, and is required by law.



Safety & Hygiene Standards



Secure Environment

All activities occur in secure area with access control and surveillance cameras



Municipal & FDA Standards

We will utilize standards based on municipal health codes and FDA codes for optimal safety



Thorough Hygiene Practices

All agents will maintain excellent personal cleanliness and wash hands thoroughly

Our Compliance Record

Perfect Compliance History

Zero violations since opening

Rigorous Quality Control

Multi-step contamination prevention process

Surveillance & Security

State-of-the-art systems exceeding requirements

We've maintained an exemplary relationship with regulators and our local community.

We have been working with city officials and community members to ensure our manufacturing operations align with neighborhood values.

Diversity & Inclusion Plan

DIVERSITY PLAN

INCLUSION & DIVERSITY

The goal of Rasta Rootz is to have our staff consisting of members of all communities including, women, minorities, veterans, people with disabilities, people of all gender identities and sexual orientations.

TRAINING

Rasta Rootz will have training for employees to help them grow as important members of our team not just for our business but also to give them the tools they would need to potentially help them pursue their own business in the cannabis industry.

GIVING BACK

Our goal at Rasta Rootz will always be to give back to our community not just financially, but more importantly with opportunity.

POSITIVE IMPACT PLAN

Rasta Rootz recognizes the harm experienced in many Massachusetts communities and is committed to partnering with Boston neighborhoods to support empowerment and inclusion in the growing cannabis industry. Our Positive Impact Plan reflects our commitment to Boston, the Wharf District business community, and local residents.

01

Rasta Rootz is and will remain staffed primarily by Boston residents. We aim to hire people from Boston's diverse neighborhoods and across gender, race, and religious backgrounds. Our goal is for our team—including upper management—to reflect the city's broad cultural diversity.

02

We aim for at least 20% of our staff to be individuals directly affected by the War on Drugs, including those with prior cannabis-related convictions. We recognize the challenges of securing stable employment after incarceration, and Rasta Rootz is committed to offering meaningful career opportunities.

03

Rasta Rootz will also serve as a resource for locally owned female, minority, and veteran-owned small businesses, offering guidance and mentorship. We understand the value of a strong network when launching and running a business and will support these entrepreneurs through introductions, follow-ups, and coordinated meetings.

Employment Plan

EMPLOYMENT PLAN

BOSTON RESIDENTS

We plan to continue to hire local Boston residents as employees in our facility. We seek out past and present residents from these areas that are interested in learning about all the business sides of cannabis, from educating them in programs about cannabis to the day to day operations that are needed to run a successful manufacturing business.

CRIMINAL RECORDS

The goal is to have members of our staff be individuals with a past drug conviction. Rasta Rootz understands the importance of giving these men and women a second chance who have been convicted of drug charges and the difficulties that they may have had with trying to financially provide for their families.

MINORITY & WOMEN

Rasta Rootz is owned by members of two of the diversity communities listed above and we understand the importance of passing on the knowledge and skills obtained in the journey of opening a manufacturing business in the cannabis industry. The goal of Rasta Rootz is to have our staff consisting of members of all communities including women, minorities, people with disabilities, veterans, and people of all gender identities and sexual orientations.

COMPETITIVE WAGES & BENEFITS

Our diverse management team consists of Boston residents and other surrounding cities and towns, giving competitive paying jobs to people of certain communities that have historically been overlooked or denied the opportunity. We have a "Family Rootz" benefit package, a personalized employee benefit package that features inexpensive, quality health insurance, partial daycare expense, and public transportation support.

Community Engagement

1

Community Engagement

We are in the community every day, and speak to our neighbors about our plans

2

Open Communication

Regular community meetings to discuss our manufacturing operations

3

Email of our CEO

Email fern@rastarootz.com about manufacturing-related questions and concerns, or any other topic

Your input continues to shape how we operate as a responsible cannabis manufacturer in this neighborhood

"Our neighborhood desperately needs businesses like the ones they are proposing. It is vital that we attract courageous entrepreneurs that draw the public to the Financial District. This is the only way a revitalization will take place, sooner rather than later.

DEREK J. ALTEN (Speaking regarding our original business proposal)

Servia- Cunard State Building



ENHANCED SECURITY PLAN

Rasta Rootz will employ agents to monitor the manufacturing floor, keep operations moving as swiftly as possible, and ensure compliance with all safety protocols to maintain a secure manufacturing environment.

Security regularly monitors the premises to maintain proper access control, prevent unauthorized entry, and ensure the safety of all manufacturing personnel and materials.

All products strictly controlled, with limited employee access, stored in a separate, secure vault, and monitored by 24/7 security cameras and alarms to prevent theft.

Access to storage areas will be restricted to only specific employees authorized for manufacturing operations.

Security protocols ensure only authorized personnel access manufacturing areas. Rasta Rootz will utilize state-integrated tracking systems and comprehensive inventory management that will maintain strict control over all manufacturing materials and finished products.

