

CANTINA HOSPITALITY, LLC

170 Mason Street
Greenwich, Connecticut 06830

March 28, 2022

Via Electronic Delivery

Fatima Al- Salaam, Chair,
Greater Mattapan Neighborhood Council

Dear Fatima Al-Salaam, Chair:

We appreciate your hosting of the Greater Mattapan Neighborhood Council Zoning Subcommittee Meeting on March 17, 2022 so that we could present this project to the community and receive their feedback. The following are responses to the questions asked of us at the meeting.

- What is the connection between YUM Brands and Cantina Hospitality, LLC?

Cantina Hospitality, LLC is a franchisee of Taco Bell Franchisor, LLC. Yum Brands consists of Taco Bell, KFC, Pizza Hut and other franchises. Cantina Hospitality, LLC operates its restaurants in accordance with Taco Bell requirements but is a separate company.

- Is there any connection between Cantina Hospitality, LLC and the boarded-up KFC located at 1160-1166 Blue Hill Avenue.

Cantina Hospitality, LLC has no relationship with either of the landlord or the tenant of the boarded up KFC and we do not know the relationship between the parties involved at that location. KFC and Taco Bell are different corporate entities, each with its own franchisees and operators.

- Are there natural and/or organic alternatives available from the Taco Bell menu?
Are there options for vegans?

Taco Bell corporate has come up with many natural options and substitutions for its menu that can be selected when ordering. In addition, every menu item can be customized. We recommend visiting the Taco Bell website at: <https://www.tacobell.com/nutrition/calculator>. This menu calculator provides a break-down of all items, nutrition facts and calories including a breakdown of the ingredients/allergens.

- Does the online health calculator translate into other languages?

The Taco Bell nutrition calculator does not offer content in multiple languages. However, most translation software programs can be used to convert text and other content to the preferred language

- What community benefits will arise out of this project? Will you hire from the local community?

Cantina Hospitality, LLC will hire from the local communities. Cantina Hospitality, LLC will employ a total of 35 employees at this location as follows:

- 1 restaurant general manager
- 2 assistant general managers
- 5 shift leaders
- 15 full time team members
- 12 part time team members

Cantina Hospitality, LLC offers competitive wages and benefits which include, by way of example, the following starting wage ranges:

- Restaurant general manager: \$50,000 - \$65,000 /yr
- Assistant general manager: \$45,000 - \$50,000 /yr
- Shift leader: \$16.00 - \$18.00/hr
- Team Members: \$14.25 - \$16.00/hr

The Area Coach of this location is Jamal Mercer and the current Area Coach for Cantina Hospitality, LLC's locations in the Boston market. Jamal Mercer started his career with Cantina Hospitality, LLC four years ago as a shift leader. Jamal's efforts and desire to continue furthering his career with Cantina Hospitality, LLC has made him an essential messenger of the company's message of "People First". Jamal moved to Connecticut in 2021 and in 2022 he moved his whole family to Boston. Jamal is fundamental to the company's continued growth the Boston market. As an Area Coach, Jamal has multi-unit responsibility in the Boston market.

- There was a boycott in 2001 regarding human rights violation and poor pay. Is there any racial demographic on who has received the grants and if they have gone to environmental justice community – can you give us examples of donations to groups that reflect the nature of the community?

The incident referenced in 2001 was over 20 years ago and was prior to our Company's formation as a Taco Bell franchisee. Cantina Hospitality, LLC does not know who was involved in the incident and it does not have any information regarding the questions posed. As previously stated above, Cantina Hospitality, LLC pays competitive wages and benefits.

- Is Cantina Hospitality, LLC open to working with local businesses and the community?

Every community served by Cantina Hospitality, LLC is different and rather than use a “cookie-cutter” approach to connecting and supporting our local communities, Cantina Hospitality, LLC relies on its local managers to make choices on a local level about how best to support the community. Cantina Hospitality, LLC believes in local, neighborhood-level partnerships and relationships that are mutually beneficial.

- Were other neighborhoods considered for this Taco Bell location?

Yes, other neighborhoods were considered and continue to be considered for additional Taco Bell restaurant locations. Cantina Hospitality, LLC is developing within the greater Boston area and will continue to evaluate additional locations. Cantina Hospitality, LLC believes this location to be an excellent location for a Taco Bell with drive thru.

- What research was conducted in determining that this location is the right location for this Taco Bell restaurant?

The reports and data generated by Cantina Hospitality, LLC’s development software and site selection platform is proprietary and confidential, but the data used by Cantina Hospitality, LLC to identify potential sites comes from public sources that are available to the general public which include demographics reports, population density and traffic counts and on-site visits by senior management and operations.

- What is the difference operationally without a drive thru?

This project will not work without a drive thru.

- What are the plans for security at the Taco Bell restaurant for late night hours?

The restaurant will have 16 security cameras (interior and exterior) installed for constant monitoring of the restaurant and surrounding area. The to be installed security system is provided through a national security service provider. The security system will maintain an emergency police contact button installed at the location. In addition, the parking lot will be illuminated by state-of-the-art LED lights and will be lit from sundown to one hour after closing.

- Are you willing to re-evaluate your business hours?

We are seeking our normal operating hours of 8am -1am Su-Thur and 8am – 2am Fri-Sat with the dining room closing at 10pm each day. We will re-evaluate our

business hours based on the staffing requirements, business and neighborhood considerations.

We note that the following operators have the following hours of operation:

Hyde Park

McDonald's: 6AM to 1AM 7 days a week.
Burger King: 6AM to 12AM 7 days a week

Mattapan

Burger King: 6AM to 11:PM 7 days a week

Roslindale

Wendy's: 6AM to 1AM 7 days a week
KFC: 10AM to 11PM weekdays and open till 12AM Friday and Saturday nights
McDonald's: 7AM to 12AM 7 days a week

Dorchester

Burger King: 6AM to 11PM 7 days a week

- Will you be serving alcohol at this location?

No alcohol will be served at this location.

- Can you provide background on the Boston Herald article?

The article in question pertains to Cantina Hospitality's location being opened in South Boston. This location is an inline space that will not be serving alcohol.

- How will trash be handled at this location?

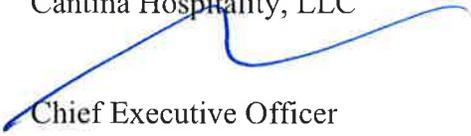
All trash will be stored in an exterior dumpster which will be enclosed with a secured fence with gate. Cantina Hospitality, LLC will contract a professional trash removal service that services the local community to remove all trash from the restaurant on a regular basis in accordance with applicable laws.

In addition to the above responses, and while we understand the concerns expressed at the Greater Mattapan Neighborhood Council Zoning Subcommittee Meeting on March 17, 2022, we believe in our business and the benefits it provides to diverse communities all across the world. Further, we believe in providing jobs to local communities and then nurturing those individuals so that they can grow within the business and we believe that the Taco Bell menu is diverse enough to provide options to those who want a healthy and satisfying meal at an affordable price.

We thank you for your consideration and please know that we are very willing to cooperate and be a good neighbor.

Thank you for your consideration.

Cantina Hospitality, LLC



Chief Executive Officer