

February 28, 2024 JP CSMS Board Meeting Minutes

Board Members (8): Brad Brown, Brie Pullum, Janet Galloway, Kate Raisz, Michael Epp, Michael Reiskind, Paul Stamatos and Pete McCoubrey

Not in attendance (5): *Karen O'Brien, Nicole Gunn, Philip Celeste, Sarah Marsan and Sherisse Mayala-Nelson*

In attendance (4): Delhia Emanuel, Robert Josephs and unknown (336-402-7348) and Ginger Brown

Intro:-New board members-Kate Raisz (42 Degrees North Media) and Pete McCoubrey (Rockland Trust)

Approval of Minutes December 20th, 2023 minutes

Motion by Michael Epp and seconded by Brad Brown 6-0-1

Board Report-Michael Reiskind

Survey from National Main Street to assess the organization and our accreditation.

Board Retreat to review the survey. A suggestion of the new brewery as a location.

Michael Reiskind, Pete, and Kate volunteered to assist with organizing the meeting.

Treasurer's Report –Brad Brown.

Financial Position January 2023

Banks \$19,753.39	Receivable \$21,500.00	Equipment \$16,949.74
Accounts payable \$835.00	other \$7,211.36	Total Liabilities \$8,046.36
Earnings \$100,744.92	Net Revenue \$-60,198.85	Equity \$40,546.07
TOTAL LIABILITIES AND EQUITY \$48,592.43		

Statement of Activity for July 2023 –January 2024

Grants \$46,346.11	Donations \$4,783.24	Event Income \$2,391.24
Grants \$10,000.00	Sales \$2,254.00	In-Kind contribution \$-2,000.00
Sponsorship \$8,350.00	Total Revenue \$72,129.59	
Total Advertising \$1,423.00	TOTAL Event Expenses \$30,026.65	
Insurance \$1,106.00	Payroll \$53,129.17	Utilities \$1,486.87
	Expenditures \$136,018.83	

NET OPERATING REVENUE \$-63,889.24

Funds held for BIPOC fellowship - fiscal sponsor for JP Centre Yoga.

Funds for the city still owed are creating a cash flow problem.

Payroll reimbursement from the city and they are seven (7) months past due. Plus city owes \$18,000.00 for FY23 Beautification Grant.

Reimbursements submitted are \$42,000.00 up to December 2023. Ginger spoke with Abby who is reviewing six (6) months' worth of reimbursements.

Fiscal year is from July 1, 2023 through June 30, 2024

Sponsorship currently owed is \$2,666.00 plus pledges of \$2,500.00. Due to new sponsorship model over \$20,000.00 committed, most ever, not including dog parade.

Fundraising is a board member function and not the executive director.

JP CSMS Board:

Executive Director's Report - Ginger Brown:

A) Fundraising

The committee has met once and chose the date of May 16th, 2024. Planning meeting next week for Taste and Tour of restaurants in Jamaica Plain.

B) Bylaws-Board of Directors

The officers must be sworn in for terms after annual meeting. Officers for one year and board for 3 years. Brad moved and Kate seconded to confirm the current slate 7-0-0.

C) Design Team-Michael Epp

\$40,000.00 grant given by the city for beautification. Seaverns and Greenough Ave traffic calming-South Street upcoming breakfast March 26th with two planning meetings on 7th and 21st. Letter sent to invite building owners and business owners to the breakfast.

D) Economic Development

684 Centre Street possible for a café but another cannabis is also interested. Rental cost is very high and the owner isn't willing to compromise.

E) Uplift working group

Voices of Liberation who attended our annual meeting interested in having a business fair to help underserved people wanting to start a business. Possibility of hosting a meeting and partnering with Uplift JP. Earmarks from state budget for Uplift JP funds submitted by Samantha Montano. \$35,000 for JP Centre South, Mission Hill, Three Square & JP Uplift combined - Ginger has to apply for all the funds and then disperse to the other organizations.

F) Promotion and events Group

Galentine's event occurred on February 8th, 2024. 85 attendees, 13 locations. Pink feather boas, wine and chocolate. Mostly positive feedback and they are willing to participate in the future. Not a fundraiser but a promotion and would like event to pay for itself. Total revenue \$62.61.

G) Bicycle Benefits

Program where stores offer discounts to bicycle rider's tags with a specific sticker which allows them to get discounts at certain locations that participate in the program. Need feedback from participating businesses. Seven locations in the Jamaica Plain area. Grass-fed and Monumental cupcakes who are no longer in business were part of this program. Package for \$130.00 that can cover 10 locations and they would have to give some kind of discount and give out the stickers. Others can purchase from the national organizations but hasn't really ran in eight (8) years.

Kate and Ginger agreed this should be discussed with the promotion team. Kate and Pete said if Brie is willing to assist they can get together and see how to proceed. Michael Epp stated there should be some sign indicating what businesses are participating.

H) Open Streets

Five or six events with JP being the first on Sunday May 5th, 2024 only 60 days away. There hasn't been much promotions regarding the event. Usually joint with Three Squares Main Street and can be used to promote us. Closing street to vehicular traffic and buses. This will be the day after Wake up the earth. Promotions Group to decide if we promote or participate

I) Executive Directors report

Annual Meeting on January 24th, 2024 with guest speakers Ruthzee Louijeune and Ben Weber.

J) Valentine light show

Art display on JP Licks, the weather affected us so we changed the dates from February 13-15 to 14-16 with 17 submissions. Cost of \$10.00 and funds to be donated to Rosie's Place. Janet Galloway will contribute additional funds to increase the donation amount. Thanks to Kate for her contribution in ensuring the projection was complete.

K) LuMeNet

On February 27th, 2024 the event was at the library with a Black History focus. Thanks to Brie Pullman who was an excellent speaker and offered to continue being a mentor to the participants. There were 18 people in attendance mostly women of color including Delhia Emanuel.

L) National Main Street Conference

Brad and Ginger Brown will be attending in Birmingham, Alabama from May 5th -8th, 2024. Since she'll be in Alabama she will be unable to attend Open Streets. She will do a workshop on the South Street BHA project at the conference.

News on the Street-Owner of Shea Butter Smoothies-Shary was at the LuMeNet.

New business on South street Gear N Solez.

Brie thanked Ginger for the opportunity at the LuMeNet and happy that she was recognized as the Queen of Galentine.

Phil Celeste informed Ginger that Courtney, one of his employees, bought On Centre. Phil will continue as a board member and On Centre will continue being a participant of JP events. On Centre started at 632 Centre Street next to the JP health center and then moved to this location which was a bookstore.

Tokava Café which was at that location is now closed, a former barista is trying to buy and open by June as a coffee shop.

M) Old / new business:

Robert Joseph who is renting at 84 Centre Street who has concerns regarding:

- a) Palestinian march and street was closed with no access.
- B) Space savers and personal usage under Mass law 86-3.

Buses weren't allowed to proceed, doctors and nurses couldn't get to work.

The protest was in front of Chase Bank as a sign of their involvement /support with the war.

Arrest occurred and it was very inconvenient.

JPCSMS can address with representatives but this is not our mission.

Only the south end of the city is not allowed to use space savers.

Blue Frog Bakery celebrating their 20th anniversary on Saturday March 16th, 2024.

N) Next meeting will be March 27th,2024

Upcoming events

March Women's History Month

16th Blue Frog bakery anniversary

17th St Patrick's Day

26th Building & Business owners breakfast @ Footlight Club

31st Easter

April 15th One Boston Day

Patriots-Marathon Day

23rd LuMeNet

May 5th- 8th Main Street Conference

5th JP Open Streets

12th Mother's Day

May 16th Spring Fundraiser-Taste and Tour

27th Memorial Day

June Thursday's on the Lawn

16th Father's Day

19th Juneteenth

30th-End of fiscal year and Budget

July 1st Fiscal 2024 begins

July 1st – Budget due

July 4th Independence Day

August South St Nite Market

JP Porchfest

Sept 2nd Labor Day

JP Music festival

JP Open Studios

Oct 26 Canine Costume Parade

Spontaneous Celebration Lantern Parade

Oct 31 Trick or Treat

November 1st, Annual Report

November Election Day

November 10th, Veterans day

Nov 23 Thanksgiving

Dec Holiday Light Show Begin

Holiday Stroll

Dec Mayor's Trolley tour

South Street Nite Market