

June 28th, 2023 JP CSMS Board Meeting Minutes

Board Members (6): Brad Brown, Janet Galloway, Karen O'Brien, Michael Reiskind, **Nicole Gunn, and Paul Stamatos**

Not in attendance (8): *Brie Pullum, Craig Panzer, Deborah Karson, Michael Epp, Philip Celeste, Sarah Marsan, and Sherisse Mayala-Nelson*

In attendance (1): Luis Ottonelli and Ginger Brown

Meeting called to order at 5:10 PM.

Introductions N/A

Approval of Minutes May 24th, 2023 minutes:-

Motion by Brad Brown and seconded by **Karen O'Brien**. 6-0-0 No corrections, discussion or questions.

Treasurer's Report –**Craig Panzer-reports included** Craig missing from the meeting. Conducted by Michael Reiskind.

May 2023 Total Assets \$73,662.84, Liabilities and Equity \$73,662.84

Profit and Loss:-

Revenue \$42,704.51 expenditures \$13,803.58 net \$28,900.93

Profit & Loss YTD

Revenue \$161,586.41, Expenditures \$132,138.12 net \$29,448.31

City provided reimbursement of \$27,000.00 (60%) as an invoice June 2023 but doesn't specify purpose.

Possible the beatification grant.

Waiting for the contract from the city regarding budgets.

Insurance agent recommends increasing our insurance policy (Umbrella Policy). Most Main Street organizations carry this type of policy. Cost will increase by \$404.00 a year, currently it is \$1566.00 for one million dollar coverage. Four policies under two plans –property liability for the projector, general liability for accidents at our events, executive protection plan and workers compensation. This would increase the general liability and cost by 30%. No vote needed since under Five hundred.

No vote need for treasurer's report

JP CSMS Board: Reports of activity:

Budget: Ginger Brown

- a) End of budget year ends 6/30/2023.
- b) JPCSMS should have a 12 month work plan and budget established for 2024 year.
- c) Spending increasing due to beautification and executive director raise.
- d) Draft of budget to be distributed for approval
- e) Contract for beautification has been distributed.

- f) Karen O'Brien recommends a sign indicating the beautification is completed by JPCSMS at relevant locations.
- g) Officer elections need to be completed at meeting after annual meeting. Motion for 2024 terms 1 year term. Ginger will email out by email for discussion. 2nd by Nicole to table.

Design Working Group – Ginger Brown, Michael Reiskind, Michael Epp

- h) Michael Epp and Ginger Brown met Dave Chilinski from PCA and walked South Street from Loring Greenough House to Happy Market. Storefronts and the residential areas create a dead zone with the business area and how to improve that situation. The architects took pictures and will come back with proposal for storefront design and landscape for residential stops, Base record for improvements for future developments.
- i) South Street Development and the parking area which Civic Space Collaborative will do a community process where residents, businesses, and stakeholders can provide input. They aren't engineers or architects so it will just be recommendations.
- j) Toole Design consultants will do a traffic study at Seaverns and Centre, Greenough/Centre/Thomas. They observed several of the issues that occur regularly. Traffic heavy, speeding, corner cutting, trucks unloading.
A draft plan for traffic calming measures. They work with the City frequently. They will complete the draft then finish the proposal.
No major observations-creating dividers, bump-outs, paint brightly.
Outdoor dining for that corner - Painted bump-out with table and chairs. Bike lanes are voided since it would affect City Feed and Purple Cactus.
City's bike lane plan should assist with site line issues. Incidents have occurred at **Castleton?** due to site lines. Objections have already been documented, they may remove two parking spaces.

Economic Vitality (EV) Working Group: Ginger Brown

No signups for the last workshop.

Business owners state that they are interested but do not come to the workshops.

The belief is that it doesn't apply to their business.

Approved to continue at different times with \$5,000.00 grant.

They haven't indicated that the time isn't convenient.

Promotion & Events Working Groups: Ginger Brown

A) Night Market at South Street on June 22nd, 2023-not under group functions done by Ginger.

Businesses felt left out due to Open Streets so wanted event of their own.

Well attended 300-400 attendees following the end of Thursdays on the Lawn at Loring Greenough House. The Pickle-ballers joined in also. JPCSMS had a table, four artisans setup on the mall. Musician Evan Green, Jeanie Johnston sold drinks at Focus Real Estate, Juicygreens had increased food sales and were very busy, Papercuts also saw an increase in sales but was understaffed. Polkadog had \$1,000 dollars in increased sales during that time frame. The jewelry vendor did \$800.00 in sales. Miss Laura's had a great night, The BYTE Shop had visitors but not sales. Focus Real Estate would love to host Jeannie Johnston again.

Three more dates to repeat this event, Twice in August and one in September. Miss Laura and Ginger agreed it was a success.

The event was free and paid for by the beautification funds.

Cost for advertising, tables and chairs was \$1,305.00. Focus Real Estate indicated they have chairs and tents that can be used for the next event.

We would need permits for alcohol and entertainment and sidewalk.

Licensing Board approval will come from meeting on 6/29/2023 for Beer and Wine.

Met new residents to JP and discovered different things.

JPCSMS website received several new signups.

B) City of Boston- Open Street--JP

Open Streets in Jamaica Plain was on June 25th, 2023 from 10-3PM. Event run from Jackson Square to the Monument.

Ginger felt Three Squares was busier than Centre South Main Street.

Luis felt Centre South due to the open areas between Stop and Shop and the restaurants. He took pictures with at least 19 businesses.

Anyone who opened their store for business would have had a successful day.

The Joint put up a tent and did outdoor service and they were busy. Licensing board stated no outdoor but should have been permissible.

The smoke shop didn't setup a table or come to the door to draw customers in their business.

Ginger stated that businesses need to know that if we bring them into the neighborhood, you have to get them in your business.

Businesses should have used this opportunity to sell themselves.

Roxanne Longoria sent out link for survey feedback.

JP Facebook page had several responses and suggestions-more food, places to sit-covered rest area, artisans, crafts, maps, music and performance areas.

JP Uplift:-Nicole Gunn

No action taken regarding getting things done. James came by to see Nicole regarding his meeting with Ginger. Nicole felt that it was a more time consuming process to close Cada Dia even though it's almost a year. She, James and Ginger will plan a meeting.

Executive Director's Report - Ginger Brown:

LuMeNet Luncheon

On June 27th, 2023 had thirteen (13) sign ups but only 4 attendees.

Speaker was Jason Solomon from the Equity Alliance for Business at Eastern Bank. He spoke regarding loan options for small business, Eastern's attempt to bring more equity to the loan process especially for Black and Brown customers. More opportunity to get loans, and answered questions.

Next event will be August. Formerly every other month pre COVID. Functions at the library on a Tuesday around lunch time.

Holiday Light Show;

Last year contact referred by Craig Panzer, Diego Delmar contacted Ginger and sent over a proposal of \$14,000.00.

Bringing together the community of non-denomination people with a show for five (5) minutes displaying the spirit of the season every hour.

It will have a QR Code to scan to receive the music separate from the show. It will not disturb the neighbors.

It will display on First Baptist Church.

We would need to rent or buy the lenses for the projector. Since we rented twice we should purchase. The price is the same as the two rentals with is \$2,300.00.

Ginger showed a sample of their work and of video mapping.

Beautification grant can pay for the show.

JPCSMS is the only one who does the show on this scale. Get advertisement from TV stations and the papers.

Blue Frog will commit \$2,000.00.

News on the street:

New JP liaison for the Mayor's office is Melissa Beltran. Michael invited her to this meeting. She's on the Sparks committee for youth.

Ginger Brown's vacation from July 24 -31st, 2023. The board meeting will need to move to July 19th, 2023.

National Night Out will be in the Three Squares neighborhood at Mozart Park. Ginger is gathering donations with E13 of water, gift cards for raffles.

Jamaica Plain Tree of Life has assisted with the process. July 31st or August 1st.

JPCSMS supplies from open streets were stolen. Folding table, tent, box of beach balls and rolling bag of JPCSMS supplies. Door locks at 7PM and open at 9AM.

There have been a lot of loiterers around the building and needs to be reported to E13.

Prolific Cannabis has pulled out of the 7-11 location. They lost their investors.

Optical Designs location is filled by Simba Contracting, who are taking it over. We can hit them up for donations. We need a better grocery store in the area.

Nicole spoke regarding students needing community service hours required to graduate. All the Main Street organizations and Janet suggested The Centre Food Hub.

Meeting adjourn till next meeting at 5pm on July 19^h, 2023

Upcoming events

June 30th-End of fiscal year and Budget

July 1st Fiscal 2024 begins

July 4th Independence Day

July 24th-31st Ginger's vacation

September 1st

Deadline Fiscal year 2024 annual goals/work plan

Operating budget

Balance Sheet & P & L 2023