

September 24th, 2025 JP CSMS Board Meeting

7PM **IN PERSON** Minutes

Board Members (5-10): Brad Brown, Janet Galloway, Karen O'Brien, Michael Reiskind and Sarah Marsan.

Not in attendance (5): Kate Raisz, Michael Epp, Paul Stamatos, Pete McCoubrey and Rosanna Baez

In attendance (7): David Khalif, Fena Patel, Luis Ottonelli, Matt Henzy, Preet Patel, Vishnu Patel, and Ginger Brown

Agenda:

Introductions, Presentation, Minutes, Treasurer's report/ Board / Design/ Economic Vitality/ Uplift/ Promotions/ Executive Directors/ Old & New business

1. **JP Convenience Store reps spoke regarding getting a Beer and Wine License. There won't be selling Nips. There won't be any other changes to the store. They will add more hours: Monday to Saturday will be 7Am-9Pm. Sundays will be 7AM to 8PM. Alcohol can't be sold on Sundays before 8AM. They have been open at this location for 2 years. Smoke Shop by Same Ol' Place 17 Years.**

They attended The JP (BAPA) Business and Professional Association meeting which has a no vote for approval or reject.

There was also an abutters meeting for approval but these were some of the objections.

Too close to other stores like StreetCar, Centre Variety, also Blanchard's.

Location to Curley School and the Mental Hospital-Arbor ½ way house.

Is there really a public need? They'll be a package store with extra.

No Quorum or a valid vote we need 6 and only had 5. Motion by Brad Brown and Seconded by Janet 4-0-1.

(Email vote conducted after the meeting. Tally was 6-1-2 in favor of support.)

2. Approval of Minutes

July 23rd, 2025 meeting –minutes sent to director but not sent to committee- Skip till October

3. Treasurer's Report –Brad Brown.

Financial Position August 31st, 2025

Banks \$104,472.26	Receivable \$52,093.35	Current Assets \$156,565.61
Equipment \$16,949.74	Total Assets \$158,904.65	
Accounts payable \$4,201.75	Other Liabilities \$18,593.53	
	Total Liabilities \$22,795.28	
Earnings \$168,348.16	Net Revenue \$-32,238.79	Equity \$136,109.37
	TOTAL LIABILITIES AND EQUITY \$158,904.65	

Statement of Activity for July-August 2025 Distribution sheet

City Grants \$13,076.93	Programming \$ 0.0	Reimbursed Funds \$0.0	
Donations \$0.0	Event Income \$0.00	Event Expenses \$6,364.17	
Grants \$0.00	Sales \$0.00	In-Kind contribution \$-0-	Sponsorship \$0.0
	Uncategorized \$0.00	Cost of Goods Sold \$0.0	
Total Revenue \$13, 076.93		Gross Profit \$13,076.93	
Total Advertising \$531.96	TOTAL Event Expenses \$6,364.17		

Insurance \$2,488.00	Payroll \$14,672.66	Program Expenses \$0.00
Utilities \$377.79	Total Expenses \$25,905.35	Net Operating Revenue \$-12,828.42
Other Income \$-0-	Other Expenses \$-0-	Net Other Income \$38.31
NET Revenue \$-12,790.11		

\$28,500.11 received in reimbursements from the City. Certificate of Deposit wasn't open due to option being discussed for building purchase by the Economic Vitality Committee at 55 South Street. They are looking at grants from Boston Loan and Development Corp.

There was a charge of \$25.94 from Grubhub which was disputed on the Rockland Account. They would receive provision credit. Card closed and a new one ordered.

Accounts receivable balance of \$52,093.35 needs to be reviewed.

3 JP CSMS Board: *fall fundraiser, Volunteer & Business of the year, By-laws*

A) **Fall Fundraiser- -Karen O'Brien**

Date confirmed at Footlight Club is October 1st, 2025 from 6-9PM.

4PM set up for wreath decorations.

Drink servings will be Vodka, mulled wine and apple cider. Cheese plates/ selfie station 8-9 baskets for silent auction. Gift cards from Bluefin, Dunkins, VeeVee values of \$75-\$100.00

Janet Galloway and Matt Henzy will be available during the function and after for cleanup.

B) **Business and Volunteer of the year**

The business of the year award will be given to City Feed

The Volunteer of the year will be given to Pete McCoubrey.

These will be presented by the Boston Main Street at Artist for Humanity Epicenter on October 20th 5:30-8:30PM.

C) **The By-Laws**

They have been reviewed by the attorney and need member approval at next year's annual meeting. At October's meeting we have to choose a committee to plan 2026 annual meeting.

4: **Design Team-Ginger Brown-Storefront Grant, Beautification (BHA South St walk- South St Mall/court), Streetscape**

a) Storefront grant:

The five (5) businesses that responded and applied for the \$2,000.00 are: Loring Greenough House, Susanna, Lean Force Training, Ferris Wheels and Elleyo.

Elleyo didn't spend their funds for a sign; they did a glass replacement due to bullet holes, which was already installed by Ace Glass. No review necessary.

Grants are still available for businesses in Jamaica Plain and in good standings with the state.

B) **Beautification Grant**

Landscape architects are working on BHA apartments at South Street

South Street Mall Mural-Community meeting regarding pickle ball court. Ben Weber's office has created court rules.

It was suggested that the critical rules be made into a mural so all can see clearly.

It was presented to Parks and recreation for review with Ruby Rose, from Bullseye Mural.

D) Centre Street Streetscape

Guidelines from Forest Hills to Jackson Square.

They have implemented at Three Square but haven't finished the remaining area.

They will now start in 2026 with a walk thru with committee leaders.

17 people attended, 8 from the community and 9 consultants reviewing handicap ramps, sidewalk trees.

Representatives from MBTA, BRA and DCR were in attendance.

5. Economic Vitality Group-Brad Brown- community investment Model (lawyer), emergency loan program

A flier for the emergency loan program was distributed. The loan amount maximum is \$5,000.00. The funds can only be used for emergency use only not for payroll and regular expenses. It is a low interest loan that is available based on the size of the business and the need.

The investment model the committee is looking at is 55 South Street where the owner is planning on retiring and wants to sell the building which includes a business and apartments above. The committee is looking at Boomerangs and the 7-11 vacancy. Michael Reiskind suggested that the committee look at other vacancies in the neighborhood.

The other vacancy building is the CVS lot at the end of our area. Renters aren't allowed to put up signs and advertise their business. This results in restrictive rentals and frequent vacancy.

6. Uplift Working Group- Ginger Brown

No events scheduled at this time.

7. Promotion & Events –Ginger Brown- South Street Fiesta (July), SMS-marketing

The South Street Fiesta each had mixed attendees. Some weeks were extremely hot or rainy. The neighborhood acknowledge the musical performances and with more money and enhanced parking from the redesign of the lot we should be able to repeat and have increased attendance.

The SMS Marketing promotions have been successful. No one has removed themselves from receiving the text messages. Pete McCoubrey has done an excellent job of sending out the messages.

8. The Holiday Light Show

We have hired contractor for projector installation - Geoffrey Nielsen. They will build a shelter for the projector. Kate Raisz is coordinating with colleagues to create content for show. There will be a launch party on Thursday December 4th, 2025 for the show, the party will start at First Baptist Church and move to the South Street Mall where a light installation will be on display. It will run until the 1st Saturday in January. The projector will display on the First Baptist Church Steeple. The Beautification funds will cover the cost of the light show.

Amy Driscoll is organizing a holiday stroll, which is separate from JPCSMS.

9. Executive Directors Report-Ginger Brown-Technical Assistance (workshop), LuMeNet, Canine Costume Parade, Street news

(1) Technical Assistance Workshop discussing Tariffs and the recession –

What now –presented by Revby.

Small businesses should stock up now –metals are costly and imported food costs will increase.

They would feel the fallout in the New Year.

The information was shared in the newsletter.

- (2) The next LuMeNet will be on Wednesday October 8th, 2025. It will be an informal lunch discussing owning your own business.
- (3) Sponsored by TD Bank we will have a small business seminar at the JP library on October 16th, 2025.
 - a. A Financial literacy workshop –How to avoid scams.
- (4) Canine Costume Parade is celebrating its 21st year on Saturday October 25th, 2025. Registration at the First Baptist Church and parade ending at the Loring Greenough House. Sponsored by Seed, TCB and possibly TD Bank.
 - a. TD Bank will be having an ATM Treats for dogs and want to tie into parade.
- (5) JP CSMS will have a digital build board located at Logan Airport. It will feature Riley Brown eating ice cream.
- (6) News on the street-

The summer stroll was organized by Amy the owner of Susanna's.

JP Porchfest –Ginger isn't available to attend.

Christ Stamos passed away and we will send a card to the family, he is Paul Stamos's cousin.

Open Studios will be on Saturday and Sunday September 27th & 28th, 2025.

Roundhead Brewery still has their beer garden at the site in JP.

Karen O'Brien has a 3Br finished on Lester Place.

When Pigs Fly Bakery closed their JP location.

AAA Appliances has changed to Warrendale Appliances.

(7) **New business /Old News**

Today is David Khalif's first meeting with JPCSMS. He has a finance background. His father had a small business. He is learning and helping to run a small business.
David inquired regarding the boundaries for JP CSMS.

New Business: Melvin at Rockland Trust stated they are now offering merchant services charging \$74 monthly and 2 ½ + .10 cents for transactions.

Next meeting date- October 22nd, 2025.

Meeting adjourned at 8:10PM.

Upcoming

09/24 meeting

09/27-28 Open Studios and Final Roundhead Bear Garden

10/01 Fall Fundraiser

10/08 LuMeNet

10/13 Indigenous Peoples Day

10/20 Boston Main Street Foundation Awards

10/25 Canine Costume Parade

10/25-26 Spontaneous Celebrations

10/31 Trick or Treat on Street