

January 28th, 2026 JP CSMS Board Meeting

5PM Zoom Meeting Minutes

Board Members (10-10): Brad Brown, Janet Galloway, Karen O'Brien, Kate Raisz, Michael Epp, Michael Reiskind, Paul Stamatatos, Pete McCoubrey, Rosanna Baez and Sarah Marsan.

Not in attendance (0):

(1) In attendance (4): Ben Weber, Melissa Beltran, Robbie Pomerleau (JP Recovery Center) and Ginger Brown

Agenda:

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

(2) Letter of support was written and sent to the licensing board for Jeanie Johnston Bar & Pub.

3, Approval of Minutes

November 19th, 2025 meeting

December 17th, 2026 Xmas Holiday Party with JP Business & Professional Association

Janet motion to approve and Pete seconded. Vote 7-0-1

4. Treasurer's Report –Ginger Brown and Paul Stamatatos.

Financial Position December 31st, 2025

Banks \$64,062.30	Receivable \$51,901.60	Current Assets \$115,963.90
Equipment \$16,949.74	Total Assets \$118,302.94	
Accounts payable \$96.30	Other Liabilities \$1,193.53	
	Total Liabilities \$1,289.83	
Earnings \$117,688.16	Net Revenue \$-675.05	Equity \$117,013.11
	TOTAL LIABILITIES AND EQUITY \$118,302.94	

Statement of Activity for July-December 31st, 2025 Distribution sheet

City Grants \$47,689.90	Programming \$ 0.00	Reimbursed Funds \$0.0
Donations \$775.00	Event Income \$1,850.00	Event Expenses \$-0-
Grants \$51,151.75	Sales \$1,395.00	In-Kind contribution \$-0-
Sponsorship \$1,500.00	Uncategorized \$0.00	Cost of Goods Sold \$0.0
	Total Revenue \$0.00	Gross Profit \$109,362.15
Total Advertising \$1,162.96	TOTAL Event Expenses \$21,795.53	
Insurance \$2,925.50	Payroll \$47,968.74	Program Expenses \$10,476.55

Utilities \$1,135.46
\$14,911.17

Total Expenditures \$94,450.98

Net Operating Revenue

Other Income \$-0-

Other Revenue \$83.76

Net Other Income \$-51.24

NET Income \$14,859.93

The reimbursements have been submitted to the city for October-November and December salary, which is the major expenses. The operating reimbursements are still pending. The city has been returning the funds in a timely fashion.

5 JP CSMS Board: *Annual Appeal, Annual Meeting, Spring Fundraiser, Board retreat, Clerk/Secretary*

- A) **Annual appeal** letter has been sent out to all board members and a reminder that all board members are required to contribute. The board donation should be in the top three of non-profit donations and it is mandatory.
- B) **Annual meeting** is set for February 26th, 2026 at the Footlight Club's Parker Room. We asked our federal /Congressional representatives to be our guest speakers but haven't received a response. Looking for an exciting keynote speaker who can liven up the event.
- C) **Spring Fundraiser** needs to be organized. Karen volunteered to organize. Anyone interested to meet on Wednesday starting February 4th, 2026. Pete and Rosanna also volunteered.
- D) **Board Retreat** is scheduled for Saturday March 28th, 2026 at Village Works, lunch will be provided. Mandatory attendance.
- E) **Clerk/Secretary. Janet has been the clerk for the last several years and is now stepping down. The extent of the minutes only legally require votes and attendance. We have been asking for the last three months.**

6: Design Team-Michael Epp- Beautification Grant, BHA South St , Mural at South St Mall/court, Storefront Grant, ReStore Grant Program, Warrendale Appliance

a) Beautification Grant & South Street Mural

On the BHA apartments at South Street there is a landscape architect who did two drafts. Design committee has to review and comment on any changes. A meeting with the tenant association is the next thing to be completed. Date is to be determined. Ginger is working on coordinating.

Main objective to get the basketball court installed and then discuss with the tenants regarding next steps.

Brown Richardson Rowe are the architects working on the plans.

Wednesday February 4th, is for the mural with the South Street Youth Center with Ruby taking the lead and the other meeting is for the tenants association.

Michael Reiskind suggested inviting Ben Weber's office so they can see the progress.

South Street Planting and Decorations for 2026.

After a major redo in 2025 we are hoping for a good planting year after all the hard work in 2025. Ben Bungert has done the watering and regular upkeep. He can do the lighting and tree wrapping for holiday decorations in the future which cost \$3600.00 for Xmas and maintenance was \$6,000.00.

** For Robbie—South Street area is our focus from Forest Hills to Canary Square @ Moran and Boylston.

b) Storefront Grant:

One other business (Boing Toys) has expressed interest in the grants and how it can be used. She wants to automate the doors to open with a button. The committee has agreed that that is an acceptable usage and she's been told to submit her application. They are expanding into the George's Shoes area.

c) ReStore Grant Program:

The Cities grant program for storefronts has been revived. They hired a manager. Her name is Rena and she met with Ginger and did a tour. She would like the BMS executive directors to vet the process which the execs have wanted for 8 years. Guidelines for the program haven't been forthcoming, recommendations have been made and they would be denied. The requirements are permission from the landlord and three (3) years left on lease and can contribute at least \$1,000 -\$1,500 for the sign. So if the sign cost \$10,000 the city will pay \$9,000.00.

Businesses that we recommended are: Shea Butter Smoothies, Bluefin, and Rainbow Nook. Rainbow Nook is not eligible because of a year to year lease.

It is for signage only nothing for accessibility but have a different grant for grate removal.

d) Warrendale Appliances

The displays have been an issue with the main company. General Manager thought the signs were obnoxious. They toned down the signs and made them stationary at night but now have turned off completely. Only light on inside highlighting the appliances.

Michel Epp will go in and speak with the local manager Nick, he will thank him for turning off the signs and see if this is the pattern going forward.

They will also participate in the Galentine event serving wine. They should have wine fridges.

7. Economic Vitality Group-Brad Brown- Coming soon signs, Emergency loan program, Community Investment Trust.

- A) Places that have been leased but the business hasn't been built out so can we place a JP Main Street just wanted to let you know that this business is coming soon sign. Two of the three (Mr. Drinky & Boing Toys) said it was okay and to follow on Instagram. The third (former Nickels and Dimes-a fusion tapis restaurant) place by owner of Sweet Rice) Ginger has to pay a visit. No liquor license available.

Stores rented but empty look vacant so concern of vacancies in the district have become concerning.

- B) Emergency loan payments are all up to date: November, December and January.
- C) Community Investment program is currently on hold until further discussions regarding capital funding. The structure of the trust has to be decided. It can be a realty trust separate from JPCSMS, Community owned with board of directors.

Karen indicated that it would need at least \$200,000 to start for a building. It was stated that having realtors being part of the conversation. No other main streets have done this before. JPNDK and other non-profits have done something similar but not Main Street. Many case studies have been done but still a lot of items have to be addressed. Karen also suggested talking to developers in the Jamaica Plain area especially along Washington Street.

8. Uplift Working Group- Ginger Brown

Heal the Hood received a grant from JP Fights Back group. South Street tenants association and two other organizations received \$4,000.00 from the same group.

Slim Weathers from the group came to BAPA meeting.

9. Promotion & Events –Ginger Brown- Holiday Light Show, Illumination @South St., Mayor, Galentine, Spring Trolley, SMS

Galentine Wine and Chocolate Tour is Thursday February 12th from 5-8PM tickets are \$20. There are 13 locations serving wine or chocolate. Chocolates paid for by Blue Frog Bakery as in kind donation. JP Licks will serve only ice cream. 4 businesses will supply their own wine and treats so we only have to purchase wine for two.

Light up leis, napkins, cups already purchased. One pager will be provided to assist the business with gathering customer info. Twenty five (25) tickets sold max at 100.

The Main Street Beer and Trolley Tour which is being organized by Jenn Batore, one of the owners of Drawdown Brewery.

It will be branded MAIN STREETS ON TAP, we will be getting tee shirts. Four (4) main streets organizations are involved, Roslindale, Egleston, Hyde Park and Jamaica Plain. Boston Main Street Foundation grant will pay for the trolleys and the food. Guest will be provided with a history tour, one trolley courtesy of Michael Reiskind. One location at each district will provide samples of alcoholic drinks. Ticket Price still to be determined last year was \$20.00. Transfer point with a crossover in Roslindale. We will be reinitiating the poker chips.

We will also do the South Street Fiesta this year. Planning still in the works.

SMS marketing still works with 170 subscribers with last message for Galentine.
SMS Marketing sent out by Pete. No un-subscribers with incremental subscriptions.

The Holiday Light Show –Ginger Brown-December 4th, 2025

The light show ran from December 4th, 2025 thru January 3rd, 2026. The audio worked in multiple ways: it was supposed to be in sync with the video, mostly you pressed play whenever you watched. It was in English and Spanish with subtitles.

Michael Epp gave a shout out to Kate for the production of the show.

The show is a riff on The Night before Christmas. It will be called The Night Before Solstice and have our favorite JP critter - our albino squirrel. It had the drawings from kids display for 5-6 minutes video.

- (1) **Executive Directors Report-Ginger Brown-LuMeNet, JP Zero Waste Initiative, and Main Street Now, News.**
- (2) LuMeNet on Thursday **December 11th, 2025.** It had 12 attendees who discussed opening a new business. Next LuMeNet will be February. The library is unavailable so Ginger reached out to Eastern Bank to use their community room. Series going really well and multiple connections.
- (3) JP Zero Waste was a community initiative by Brigit Lee regarding reducing plastics. Where customers sign up for an APP called RECERCABLE that allows restaurants to use reusable containers for takeout, scan a QR Code that says they have these containers and they can return them to any participating location. David Doyle for Tres Gatos and Casa Verde are interested and Phil from JP Seafood and possible Monumental.
- (4) The National Main Street Now conference will be in Tulsa Oklahoma from April 12th -15th, 2025. Ginger and Brad Brown will be attending. They are asking for us to pay for transportation. Air fare is \$500-\$600 PP. Karen suggested 75% which is \$750.00.
- (5) News on the street- Pondside Pet Care is closed. Ginger spoke with the owner of the building George Wong and also Alan Wong. It was rumored that the nail salon was taking over and Alan would be expanding. George is fixing up the space and it has to be cleaned thoroughly. Ginger mentioned that several people are looking for location including JPCSMS. He's looking for a friendly, good, stable with rent around \$3,000.00.

Nermeen the owner of Boing will begin construction in February, Pradit will begin in March at 668 Centre.

Michael Reiskind stated that Vineet Gupta, the head of planning and policy at Boston Transportation, is retiring on March 1st. He's been involved for years with transportation planning for Centre Street.

Sarah Marsan indicated that Viza Café is open and seems to be off to a good start. Michael Reiskind indicated that he has networked with the owner.

10. **New business /Old News –Annual Meeting-No February board**

Karen, Sarah, Pete and Rosanna will be meeting February 4th, 2026 at 5PM.

Early call for volunteers for our spring fundraiser and also the trolley tours.

Michael Epp stated that The Centre South master plan hasn't had much movement.

He will reach out to Michael Twomey for a status update.

There will **not** be a February board meeting only the annual meeting. Each team lead must present on their section. Any question will be directed to board member after the meeting.

Next meeting will be in March.

Meeting adjourned at 6:11PM.