

June 26th, 2024 JP CSMS Board Meeting Minutes

Board Members (9): Brad Brown, Janet Galloway, Karen O'Brien, *Kate Raisz*, Michael Epp, Michael Reiskind, Paul Stamatos, Pete McCoubrey and Sarah Marsan

Not in attendance (3): Brie Pullum, *Philip Celeste*, and *Sherisse Mayala-Nelson*

In attendance (7): *Candice Crawford-Zakian*, *Caroline Peters (JP Liaison)*, *Delhia Emanuel*, *Luis Ottonelli*, *Maya Mukhopadhaya*, *Michael Bullock @ Bluefin*, and *Ginger Brown*

Agenda:

Introductions, Presentations, Minutes, Treasurer's report, Board-Design/Economic Vitality/Uplift/Promotions/Executive Directors/old & new business

Intro:-

Presentation 1.

Maya Mukhopadhaya asked for support for ExpressoYourself change to Jadu (magic in Hindu) as of Sunday June 30th, 2024.

The hours will be 8-3 coffee shop, close for 2 hours then open as a wine bar with cordials 5-11PM plus snacks and small plates. Beer and wine with liquors.

There will be 6-7 employees in the café, 5-6 for the bar for a total of 12 total.

An offer of HR help was made by Ginger Brown.

Michael Epp indicated that a letter of support was provided by the Sumner Hill Association.

Required for an abutters meeting (June 12th) and organization approval which would be Jamaica Plain Business and Professional Association, Jamaica Plain Centre/South Main Streets, Sumner Hill Association and Pond Association (July 1st) then overall meeting to summarize at Jamaica Plain Neighborhood Association (July 2nd).

Questions asked are shared dumpster with other organizations, deliveries on Thursdays in the back, outside gates don't apply to this location. Litter pickup has been requested.

Kate Raisz motioned for support letter to be given, seconded by Karen O'Brien. Vote 7-0-1 abstain.

Presentation 2.

Michael Bullock @Bluefin fish market-live shellfish, take out seafood and raw bar, lobster rolls from chef Many.

They are looking for CV license no alcohol to do seating to host seafood tasting menu dinners. Hours would be Noon-9PM Wednesday to Friday, noon to 8pm Saturday and able to change weekends to 10-10 PM 7 days a week.

This is their second location and the manager of record will be Michael or Jason Tucker the owner.

Loading zone by Citizens Bank 2 days a week, secured behind building with gate which is a 96 gallon and recycling on Thursday and Sunday for pickup Friday and Monday. Done on Centre Street.

It will be 18 seats at 660 Centre Street.

Motion to approve by Brad Brown and seconded by Karen O'Brien. Vote 7-0-1.

Approval of Minutes MAY 24, 2024 minutes –no discussion and no changes

Motion by Kate Raisz and seconded by Janet E Galloway 9-0-0

Treasurer's Report –Brad Brown.

Financial Position May 31st, 2024

Banks \$48,428.85	Receivable \$23,000.00	Current Assets \$71,428.85
Equipment \$16,949.74	Total Assets \$78,767.89	
Accounts payable \$495.91	Other liab. \$7,181.36	Total Liabilities \$7,677.27
Earnings \$100,744.92	Net Revenue \$-29,654.30	Equity \$71,090.62
TOTAL LIABILITIES AND EQUITY \$78,767.89		

Statement of Activity for July 2023 –May 2024

City Grants \$110,770.06	Donations \$4,813.31	Event Income \$6,256.00
Grants \$10,000.00	Sales \$2,634.00	In-Kind contribution \$-2,380.00
Sponsorship \$18,183.00	uncategorized \$5.00	Total Revenue \$150,281.37
Total Advertising \$2,413.90	TOTAL Event Expenses \$34,475.96	
Insurance \$1,519.00	Payroll \$84,987.10	Utilities \$2,354.58
Expenditures \$185,357.56	Other revenue \$54.11	Net other revenue \$-107.59
NET OPERATING REVENUE \$-35,076.19		\$-35,183.78

Receivable of \$23,000.00 is \$18,000 owed from city year of 2023 and \$5,000.00 from 2024 receivables. Michael received notice we should have funds by Friday.

Liabilities –BIPOC fellowship –crowd funding for distribution.

This is the last month of the fiscal year and the new fiscal year has several new rules and requirement.

The executive board voted to have 401K for executive director. The price has changed from original discussion. 2024 has no charge for 2024 then instead of \$520.00 for a no-match of \$6,000. So in order to invest \$14,000.00 we now have to pay \$1,164.00 a year, \$97.00 a month starting July 2025 (administration fee) offered by Gusto.

Board Report-Michael Reiskind

Budget was sent out to the board starting July 1st, 2024 we must vote by July's meeting.

The way we cover all the items that we are required to as an organization.

Michael Reiskind suggested that a task force be created to do our fall fundraiser.

Request from Kate Raisz for our Octoberfest beer and trolley tour be addressed not as fundraiser during the committee report

JP CSMS Board:

A) Design Team-Michael Epp-

The South Street Mall Court- Pickleball and tennis courts - have seen youth from South St playing basketball.

Awaiting BHA response for master plan at South St Development parking lot

Mike's garage at 620 Centre Street, Seaverns & Greenough butler service can they be removed.

39 Bus route improvement plan to Hyde Square.

July 9th, 2024 invitation to Sam Flood home for symposium on vacancy storefronts @ 8

Greenough especially Boomerangs and 684 Centre (7-11).

Michael Reiskind asked for a design team after meeting with Sam Flood.

B) Economic Vitality Working Group-Ginger Brown

HR workshop on June 5th, 2024 Traps in employment law led by Jan Glassman from Daily General Counsel with Eight (8) attendees. .

Elevate with AI was not an HR workshop - it was a technical assistance training. Volunteer David Wallace works with AI tools, only had three (3) businesses in attendance.

Retail corridor crossover discussion with Economic Vitality and Design Team on July 9th, 2024.

Legal vitamins for Business for July 10th, No signups yet and if none by Friday will be postponed till September.

C) Uplift working group-Ginger Brown

JP Uplift -Voices of Liberation (Scope HQ) festival is called the Sol inspired mini fest.-which includes games, live music, art, vendors, and food trucks. A festival at the municipal lot by the Curley School on Sunday June30th, 2024 from 1-6PM for family fun. Funded by state earmarks.

D) Promotion and events Group-Kate Raisz & Pete McCoubrey

Kate Raisz wasn't able to attend. Pete and Michael Reiskind attended the Make Music Boston at the First Baptist Church. on the 21st, 2024 at 4PM.

1st instructor a percussionist had low attendance so thought Pete. She stated you're either a drummer or a bummer, it didn't look good for Pete.

From 5pm listened to Garoes who just had a drum machine and a microphone had 4-5 passersby's or biker's .He was a beat boxer who sings along with background music.

Michael Reiskind attended from 6PM -8PM The JP Honks Band most brass and drums then started raining and by 6:45 under tree and left at 7pm and cancelled the remaining group.

Three main street organizations were participating in this event.

Kate mentioned the postcard that we are implementing to have folks come back to Jamaica Plain. It may not be used for Nite Market but it should provide a discount thru a Q R Code.

Objective is to bring people in from outside of JP and shop with us.

Jamaica Plain indicating all the discounts that can be received thru the QR code at the businesses.

The South Street Nite Market will have live music, vendors and business to engage starting on June 27th, 2024 until September 5th, 2024 from 6-9PM every other Thursday. The focus will be on retail having staying open and attracting the crowd.

E) Open Streets

The curators for Open Street are phenomenal stated Kate Raisz. Businesses, artists, musicians, groups almost 400 groups have asked to participate. They can fill in from Jackson Square all the way to the Monument.

Paul Stamatos has agreed to let Mike's Garage have the food trucks.

Kate is coordinating artists with Pilar, who is organizing all the events.

It will be on Sunday July 21th, 2024 from 10:30 to 5pm.

Karen inquired regarding coordinating the artist for the day, she hasn't had a response. They need to contact Pilar.

F) Octoberfest

Kate and the promotion team after the Taste and Tour and got excited about the Beer Trolley Tour. Four main streets- Egleston, Hyde Park, Roslindale, and Jamaica Plain and each would have a beer stop. Jamaica Plain would be the Hive at Loring Greenough, Hyde Park would be Roundhead, Egleston would be Drawdown, and Roslindale would be Distraction.

It would be a much higher price between the hours of 1-5PM. Possible adding an event after to maximize the price since it would possible be only 40 people. \$100-\$125.00 wouldn't make it profitable since there would be several expenditures.

Karen suggested making it a JP only event at Loring Greenough.

Ginger indicated that the details are finessed at the meeting and then invite the board to attend on Thursdays at 5PM.

Information will be sent thru email.

Ginger indicated that Kate, Pete and Courtney have done a major push for the Promotions Team especially for Open Streets.

G) Executive Directors Report

Light Show

Ginger has received a proposal from last year's vendor for a two (2) part show. One would be at First Baptist Church steeple and the other at the South Street Mall Fencing. The budget will be sent out and it would require a vote. The cost last year was \$14,000.00-\$12,000 for show and extra for \$2,000.00 for the music.

Kate has contacts that are interested in presenting a proposal so need budget and requirement details.

7-8 minute show with animation and music, playing every half hour period. The show takes more time each year to be created.

Vacation

Ginger will be on vacation from July 15th, 2024 to July 22nd, 2024 resulting in her missing open street.

Items to table will be provided to the volunteer coordinator.

H) **News on the Street-**

- a. Ginger had no items
- b. Brad indicated that Boston Magazine's Best of Boston List came out today.
 - Tonino's best neighborhood restaurant in Jamaica Plain
 - Chilacates best burritos in the state.

Brad only looked at food and beverage section.

New business /Old News

Boston Main Street –Innovation and Impact –application for grant

Neighborhood meeting 20-30 Caroline Avenue-ISD plans to add connector plus 9 units-zoning relief needed.

License for C V -435 South Huntington-Life Alive Organic Cafe @ Canary Square was approved for an opening of August. This is there 11th location.

No community process needed due to no alcohol.

Michael R. please review budget for the organization.

I) **Next meeting will be in person on July 24th, 2024.**

Meeting adjourned at 6:17pm.