

July 24th, 2024 JP CSMS Board Meeting Minutes

Board Members (8): Brad Brown, Karen O'Brien, Kate Raisz, Michael Epp, Michael Reiskind, Paul Stamatou, Pete McCoubrey, and Janet Galloway

Not in attendance (4): Brie Pullum, Philip Celeste, Sarah Marsan and Sherisse Mayala-Nelson

In attendance (1): Ginger Brown

Agenda:

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

Introductions

Approval of Minutes JUNE 26TH, 2024 minutes –No quorum

Treasurer's Report –Brad Brown.

Financial Position June 30th, 2024

Banks \$48,635.08	Receivable \$23,000.00	Current Assets \$71,635.08
Equipment \$16,949.74	Total Assets \$78,974.12	
Accounts payable \$825.41	Other Liabilities \$7,181.36	
	Total Liabilities \$8,006.77	
Earnings \$100,744.92	Net Revenue \$-29,777.57	Equity \$70,967.35
	TOTAL LIABILITIES AND EQUITY \$78,974.12	

Statement of Activity for July 2023 –June 2024

City Grants \$77,592.87	Programming \$25,000.00	Donations \$4,813.43
Event Income \$6,256.00	Grants \$10,000.00	Sales \$2,634.00
In-Kind contribution \$-2,380.00	Sponsorship \$20,683.00	uncategorized \$5.00
	Total Revenue \$144,604.30	
Total Advertising \$2,653.90	TOTAL Event Expenses \$35,718.68	
Insurance \$3,652.00	Payroll \$92,071.76	Utilities \$2,472.07
Expenditures \$174,291.64	Other Revenue \$71.47	Net other revenue \$-90.23
	NET OPERATING REVENUE \$-29,687.34	\$-29,777.57

Receivable of \$23,000.00 is \$18,000 owed from city year of 2023 and \$5,000.00 from 2024 receivables.

City rolled out application FY 2025 funding earlier than last year. It includes having a balanced budget and updated bylaws. Contracts also sent out.

Grants were two (2) for this year at \$5,000.00.

JP CSMS Board:

Board Report-Michael Reiskind-Budget, Fall Fundraiser (October 10th, 2024), Business & Volunteer of the year

- 1) Budget was sent out to the board starting and we need to vote. No issues and Karen's question already answered.

Motion by Michael Reiskind and seconded by Brad Brown.

Vote 7-0-0

Work plan for each committee responses not available at this time. Push to August meeting

- 2) Fall Fundraiser schedule for Thursday October 10th, 2024.

Karen O'Brien-Michael Epp is speaking to his neighbor Chef Daniel Bruce regarding being a speaker. He'll choose three or four favorite restaurants in Jamaica Plain and he'll choose items from the menu and we'll pair with wine from Blanchard's.

Michael has sent an email and hasn't received a response. Restaurants from our previous Taste and Tour might be great locations to start with for restaurants.

Chef Daniel Bruce is our own JP celebrity chef, he was a chef for Boston Harbor Hotel and Martise executive chef. He set up the Boston Wine festival and was Julia Childs' favorite chef.

It would be a Celebrity lecturer with multiple tastes of Jamaica Plain.

Karen suggested Tonino's as a better restaurant. Ten Tables, VeeVee's, Tres Gatos by Michael Epp.

Karen stated they would have to improve from their involvement on the tour.

Group meets each Wednesday at 5PM.

- 3) Business and Volunteer of the year for this year needs to be chosen. Ginger stated that Boston Main Street Foundation is discussing rejuvenating since the City has dropped it.

Ginger suggested Miss Laura's owned by Laura Dembski for contribution to Nite Market. Karen nominated Janet Galloway but she was chosen last year. Brad suggested Kate Raisz who accepted.

A) Design Team-Michael Epp-meeting July 10th, 2024, beautification

Meeting on July 10th, 2024 regarding The South Street –Boston Public Housing for Civic Space Collaborative contract and the design for the basketball courts.

Contacting the retailers regarding the restore program for store fronts.

Retail vacancies meeting with Sam Flood @ 8 Greenough especially for Boomerangs and 684 Centre St. (7-11) and follow up meeting August 7th, 2024 @7Pm. 15 attendees

628 Centre completing renovations and hopefully the sidewalk repairs will be done to make it ADA compliant.

Sam Flood spoke with the old agent Josh Solar with Walcott Corporation as they are no longer the agent for 684 Centre St.

New agents are Addison & Young Properties, created a new brochure. They indicated that Tatte (Bakery) is interested in the property. Tatte started in Brookline and has 3 locations and were

bought out by the owners of Panera's. A large corporation that would put Blue Frog and other bakeries out of business.

The location would need to go thru the community process since they would have takeout.

They are still asking for a large rental fee amount.

Boomerangs location is being looked at by More Than Words. They assist troubled youth get retail training in books and apparel.

Kate asked about getting the winter market to use that location.

Michael Reiskind talked about the signage at Café Beirut, it was too big and too high. Thinks that we can make suggestions to BBQ Chicken JP before they open. The company most likely have their own designed signage.

Brad met the owner and they want to open end of July so maybe September still doing work.

Tables, refrigerators in place and plumbing work being done.

B) Economic Vitality Working Group–Ginger Brown–Corridor Discussion, workshop

Retail corridor crossover discussion with Economic Vitality and Design Team on July 9th, 2024 regarding vacancies. Mainly looking at Boomerangs and 684 Centre Street (7-11).

Michael Reiskind spoke with Christine Elder who's not involved with the ownership. She owns Blanchard's.

Legal vitamins for business for July 10th, 2024 was postponed till September 9th, 2024. The guest speaker fee will increase due to postponement. City funds should cover this increase.

C) Uplift working group-Ginger Brown-V.O.I

On Sunday June 30th, 2024 from 1-6PM for family fun. JP Uplift –city funded -Voices of Liberation (Scope HQ) festival was considered a success with 300-400 people. They didn't have all the food trucks so parking lot wasn't full. They did have a lot of vendors. Unsure if they will repeat next year.

D) Promotion and events Group-Kate Raisz & Pete McCoubrey-Nite market/Open streets/Octoberfest

- 1) **Nite market**-Kate Raisz attended. Ginger stated an average of 300 people. The vendors are having profitable evenings. Not as many brick and mortar stores are participating.
 - a. Grant for the spring from the Boston Main Street Foundation of \$5,000.00 to have a nite market manager. They would publicize the nite market.
 - b. Kate said she's thinking that they can have marketing with raffles' of \$25.00 gift cards for a South Street store if they sign up for the mailing list.
 - i. The funding would be by JPCS Main Street. Pull email and send certificate for \$50.00. The businesses would be responsible for funding.
 - ii. Cards are design for the winner to use anywhere on South Street (their choice). Wording will be created.
 - iii. Kate asked do the idea - need to be voted on for funding.
 - c. Karen indicated that a lot of visitors to the market always state that they've just moved to the area.
 - d. Bicycles weren't prominent at the last nite marker/ Court has been reserved for all dates of the nite market.
 - e. Michael Reiskind stated there is a summit arranged by City Counselor Ben Weber and State Representative Sam Montano regarding the sharing usage of the pickleball and basketball court. It will be this Monday in person at Curtis Hall. They also have

a written draft memorandum of understanding from the South Street youth on the basketball use because they feel uncomfortable asking. Park Dept cancelled all reservations in the interim.

- i. Ginger stated that she's concerned that we weren't invited after all the work we've put into it.
- ii. Kate stated that raises the question of how connected we are with Ben Weber's office.
- iii. Ginger stated that she just today organized a meeting for the Main Street Executives to meet at his office for next Friday.
- iv. Ginger is sending an email immediately. Michael Epp indicated that we should reach out to Caroline Peters since his email to Ben Weber hasn't been responded to. Reaching out to Melisa Beltran is also an option.
- v. Summary of issue is the pickleballers use the court regularly, the tennis players are uncomfortable asking pickleballers to move and the youth from South Street are uncomfortable asking either of them to move so they can use the basketball courts and the neighbors are frustrated with the noise going until 10PM.
- vi. There will be pickleball only courts created at English High School.

E) Open Streets

Michael Reiskind, Kate Raisz, Kaitlin Ingraham, Judith Finn and Rhea Becker assisted.

Positives:

Promotion postcard was well received. There were few signups to the mailing list.

A potential new member for the promotions committee to organize a JP restaurant punch card. 45 clicks on website

Improvements:

Musical entertainment –A breakdancing (*breaking will be at the Olympics*) group offered to join.

Selfie station-Big painted sign with Greetings from Jamaica Plain with holes for face.

Doggie treats

Free water

Sell tote bags

Post-its:-Why I love JP, What store you'd love to see, (*what you like about JP-Roses bud and thorns (like-want to see-don't like)*).

Raffle-\$50 gift certificate to local stores

Feedback to City:-

Have a *June date* without conflicts for more attendees

More artist from JP

Early vendor signup

More food options (food trucks hot dog stands, popcorn etc.)

Updated map

Eliminate gaps (JP Oil) with no tents and music. *Having our tent protected from the sun.*

Burroughs was closed from Jamaicaaway, should be at Brewer Street.

F) Octoberfest

Kate indicated the Roslindale leg will be an issue since October 6th will be the Roslindale parade.

Positive response from Roundhead for Hyde Park, Hive for Jamaica Plain, Egleston has no executive director but the Board can involve Drawdown Brewery who is excited about the possibility. We will only have one trolley. Possibility of breaking even or even a small profit.

Two (2) more signups for the promotions team. Restaurant idea and holiday winter market will ideally get something happening monthly or bimonthly so it's exciting.

Support for marketing from Hyde Park Main Street.

Brad questions the Breweries and trolley travel time. 30 minutes max (20 minutes from JP to Hyde Park 40 minutes full trip). Problem without Roslindale but not enough to stop it. Emphasize the brewery history.

The next Sunday would be Indigenous/ Columbus weekend. Hive isn't at Loring Greenough that day.

Ginger suggested keeping it JP Centric with Sam Adams, Drawdown and the Hive.

G) Executive Directors Report-Light show/Nite market grant/News

Light Show 2024

Ginger has received a proposal from Diego for \$15,000.00 (approved) for show at First Baptist Church steeple and travel. He will also need a place to stay, last year he stayed with his cousin who moved to Maine. Another proposal for fence at the South Street Mall Fencing for \$7,000.00. The question for the board is to not do it or find a way to raise the money. Answer needed will contact and amount lowered to \$5,000.00. As for a place to stay it needs internet access and an office.

Brad suggested reaching out to the businesses on South Street and see if they can pay for it.

The holiday show would improve business traffic on South Street.

\$5,000.00 Grant for manager at Nite Market from Boston Main Street Foundation.

Advertisement hasn't been done but confusion with hiring executive director at Egleston Square.

Person hired would also be responsible for holiday market and a pop up market.

No deadline for money usage or restrictions.

H) News on the Street-

- a. VX (Nckls & Dimes) has papered their windows. Paul stated he was unaware of their plans.
They maybe redeveloping or removing and leaving
They were closed most of the last few weeks
No follow up for the month on emails sent
- b. A Far Cry store on South Street has left.
New tenant Lucy Orloski, the owner of elleyo - she sells jewelry and attends nite market. Ginger is assisting with permits.

New business /Old News

Kate suggested having a jewelry crawl since a lot of locations sell.

Roundhead Brewery has two JP owners and they are setting up in City of Boston Parks.

Two weeks in August they'll be at Pinebank Promontory in Jamaica Plain. Alcohol and food to be served, city calling it Alianza.. They will also be next to Jackson Square and another two weeks at Franklin Park.

Paul Stamatos was out of town when the hearing about Goodrich building took place.

I) Next meeting will be on August 28th, 2024.

Meeting adjourned at 6:06pm.