

March 25th, 2026 JP CSMS Board Meeting

5PM Zoom Meeting Minutes

Board Members (8-10): Brad Brown, Michael Epp, Michael Reiskind, Paul Stamatatos, Pete McCoubrey, Rosanna Baez, Janet Galloway, Karen O'Brien

Not in attendance (2): Kate Raisz, Sarah Marsan

1. In attendance (1): Ginger Brown (Director)

Agenda: Approve Meeting Minutes from January 2026; Treasurer's Report (Brown/Stamatatos); Review of Annual Meeting; Planning for Spring Fundraiser; Board Retreat; Jeanie Johnston Licensing Board;

With a quorum of voters, Michael Reiskind began the meeting at approximately 5:11 PM. There was a motion to approve the previous board meeting (January, 2026) minutes. Janet Galloway approved and Pete McCoubrey seconded (Board Vote: 8-0)

Treasurer's Report:

Paul Stamatatos presented the Treasurer's report. There were no significant updates to share with the board. The report is available upon request.

Brad Brown reported that there were multiple fraudulent charges on the organization's debit card. The fraudulent charges have since been refunded. JPCSMS is now using a new credit card with a credit limit of \$23,000. Ginger Brown indicated that the debit card used fraudulently has been cancelled.

Annual Board Retreat:

The JPCSMS Board Retreat will be held Saturday, March 28th from 1:00p-5:00p at Village Works. There will be an election of Board Officers at the Retreat. Our bylaws constitute that our four current officers are up for re-election or change. Ginger Brown proposed rotating officers, which requires further discussion and a potential change to the bylaws. Michael Reiskind proposed that we table the discussion regarding new officers to the date of the Annual Board Retreat. The discussion was tabled.

Design Team Update:

Michael Epp has proposed changes to the plan for the BHA South Street development, including generator and transformer construction to align with Mayor Wu's Green Initiative.

Ginger Brown confirmed that planning for a mural at the South Street Courts is ongoing. The goal is for the mural to read as a sign and not as a work of public art, to avoid a community process through the Boston Arts Commission.

Michael Epp reported that the team has reached out to an electrician to assist on the Green Street Parklet project and that multiple locations in the district are scheduled for new storefront upgrades. The projects remain in process.

Spring Fundraiser Planning:

Karen O'Brien presented an update on the Spring Fundraiser Planning. The fundraiser will be held on May 21st at Footlight Club. The theme of the fundraiser is "Blossom Bar." For a cost of \$50, there will be flowers and vases for decorating. There will be snacks, a cocktail, wine, and soft drinks. The fundraiser will be held at Footlight Club.

Economic Vitality Team

Ginger Brown reported that Northeastern students will offer a consulting project to be delivered in May, 2026. The Emergency Loan Fund is ongoing. The Community Investment Trust is on hold.

Uplift Working Group

Ginger Brown discussed the importance of organization, education, communication, and cohesion in the event of a Fourth Amendment/ICE surge emergency in Jamaica Plain. The Board is working on consistent communication with all businesses in our district. There is a WhatsApp group in place for JP businesses.

Promotions Team

The Main Streets on Tap Trolley Tour is being held on Saturday, April 11, 2026. There are four participating locations (bar/pubs). There will be two tour guides. Complimentary food is included in the ticket price, alcohol sales are not included.

Ginger Brown stated that the South Street Fiesta night will continue this summer. Organization of this event(s) is ongoing.

Ginger Brown provided an update on the Galentine's Day event. Based on observations from Galentine's, there is a plan for a workshop series for local businesses that can better improve the customer experience through in-person engagement and social media tactics.

Executive Directors Report

Ginger Brown reported that we've applied for a Small Business grant in order to a series of workshops in May, led by a retailing consultant. The consultant would be business owner Kim Mitchell, former owner of Boing Toy Shop. The next LuMeNet is scheduled to be held on Thursday, April 9th.

The Board will do a sponsorship of \$1,000 to JP PorchFest. We will be the exclusive directory. We will also have a small advertisement (\$500) for JP Open Studios.

Ginger Brown will be attending the National Main Streets conference in Tulsa, OK from April 10-April 17.

News on the Street; Old Business/New Business

Ginger Brown stated there is a new café entering the space previously occupied by *When Pigs Fly* bakery and that a Japanese comfort food restaurant aims to open this Summer and that the Byte Shop is closing this year.

With no further comments or questions, the meeting was called for recess at 6:00 PM. The meeting will continue at the Annual Meeting to be held on Saturday, March 28th.

At approximately 3:00 PM on Saturday, March 28th, the board returned from recess.

Board Members (9-10): Brad Brown, Michael Epp, Michael Reiskind, Paul Stamatatos, Pete McCoubrey, , Karen O'Brien, Sarah Marsan, Kate Raisz

Not in attendance (1): Rosanna Baez, Janet Galloway

2. In attendance (1): Ginger Brown (Director)

Election of New Officers

Michael Reiskind stated that the Board needs to elect new officers. There are currently four positions and five officers. The positions are President (Michael Reiskind), Vice President (Karen O'Brien), Treasurer (Brad Brown/Paul Stamatatos), and Secretary (Pete McCoubrey).

The current officers stated their current roles, responsibilities, and time commitments.

Ginger Brown introduced the idea of rotating officer positions, stating that it may help with redundancy planning, board involvement, and more equitable distribution of responsibilities. The goal is to introduce a policy that outlines this plan. Brad Brown stated that rotating the officers currently holding these positions should not all occur in the same year.

Kate Raisz motioned to nominate Sarah Marsan for Vice President. Paul Stamatatos seconded the motion and Sarah Marsan accepted. The Board Members voted unanimously "yes" to her election. Brad Brown made a motion to vote the following slate: Michael Reiskind as President, Sarah Marsan as Vice President, Brad Brown and Paul Stamatatos as co-Treasurers, and Pete McCoubrey as Secretary. Kate Raisz seconded. The Board members voted unanimously "yes" to the election of the five officers.

Kate Raisz motioned that a bylaw recommendation be made that Board Officers can serve three consecutive one-year terms and then must take one year off. Brad Brown seconded. The Board unanimously voted in favor. The motion will be introduced in the bylaws at the next annual meeting.

At approximately 3:28, the meeting was adjourned.