

Board Members (9): Brad Brown, Janet Galloway, Karen O'Brien, Kate Raisz, Michael Epp, Michael Reiskind, Paul Stamatatos and Rosanna Báez, Sarah Marsan

Not in attendance (4): Pete McCoubrey, Philip Celeste, and Sherisse Mayala-Nelson

In attendance (4): Beres St Julien, Bonnie Delaune (Councilor Ben Webber's office), Candice Crawford-Zakian and Ginger Brown

Agenda:

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

1. Intro:-

2. Approval of Minutes

**January meeting –minutes motioned by Brad Brown and approved by Kate Raisz
All in favor**

Approved - No discussion

3. Treasurer's Report –Brad Brown.

Financial Position Feb, 2025

Banks \$70,134.65	Receivable \$2,533.10	Current Assets \$72,667.75
Equipment \$16,949.74	Total Assets \$77,006.79	
Accounts payable \$448.69	Other Liabilities \$13,593.53	
	Total Liabilities \$13,593.53	
Earnings \$87,344.48	Net Revenue \$-24,379.91	Equity \$62,964.57
	TOTAL LIABILITIES AND EQUITY \$77,006.79	

Statement of Activity for July-February 2025

City Grants \$ -4,407.13	Programming \$54,423.07	Reimbursed Funds \$72,423.07
Donations \$4,840.61	Event Income \$2,639.41	Grants \$19,250.00
Sales \$4,020.00	In-Kind contribution\$-0-	Sponsorship \$15,691.28
	Uncategorized \$0.00	
Total Revenue \$	Goods sold \$433.62	Gross Profit \$118,430.75
Total Advertising \$779.00	TOTAL Event Expenses \$ 19,582.66	
Insurance \$ 710.00	Payroll \$71,856.92	Utilities \$1,569.95
Expenditures \$125,864.02	Other Revenue (Interest) \$143.54	
NET OPERATING REVENUE \$-7,433.27	Net other revenue \$7,289.73	

Reimbursements included \$15,000.00 from Boston Main Streets Foundation for beautification.

\$33,000.00 down in January and only \$7,000 For February with reimbursements

4. JP CSMS Board: 2025 annual meeting/spring fundraiser/offices/board/conference 2025/retreat/bylaws

- A) **2025 activity including the annual meeting set for Wednesday February 28th, 2025 at the Footlight Club starting at 6:30-8:30PM. It was well attended with twenty-six (26) guests.**

Guest speaker 1.

Maya from Jadu: Strong proponent of Ginger and Main Street. She discussed the trials and tribulations of opening a business and the help she received from Ginger. Jadu was awarded a beer and wine license, it was announced at the grand opening. They didn't receive the neighborhood license, just a regular license. They are only open until 3PM.

Guest speaker 2

Lucy Orloski owner of Elleyo on South Street. She spoke about her experiences opening a business when she's shy and reserved. Her site offers various items, not just jewelry. It's been insightful seeing people's reaction to the items that are on display.

Topics:-new board elections—

Rosanna Báez, owner of Prophecy of the Beauty Salon was voted onto the board.

Paul Stamatatos re-elected to the board for three (3) years.

- B) **Spring Fundraiser- On Thursday May 22nd, 2025, there will be the opportunity to make flower arrangements and eat cupcakes.**

The budget is under one thousand (1K) hopefully break even. We will advertise starting 2nd week of April. The name of the event might be Blossoms & Bubbles or even Blossoms & Sweets.

Deirdre from Sweet Pea and Sage will conduct the training on flower arrangements and approximated cost of tickets at \$50.00. We'll provide the scissors, the vases and the flowers.

C) Officers & Board:

The positions of President, Vice President, Treasurer and Secretary were voted on with each person holding their office. Motion by Michael Reiskind and seconded by Kate Raisz, all in favor.

Note by Janet Galloway that we will be transitioning out of this role but will maintain until replaced. Candice Crawford-Zakian inquired regarding responsibilities of the role.

Brie Pullman's term was at the end and no response or attendance, name not up for re-election

Phil Celeste hasn't attended meeting and sold the business –bylaws states can be removed after four (4) missed meeting. Sherisse Mayala-Nelson hasn't attended in over a year.

Ginger stated that attendance is critical for voting, impartiality and having a quorum (half plus one) each meeting.

Kate Raisz asked about having proxy votes.

D) Main Street Conference:

Pete McCoubrey will be attending the conference representing JP Centre South Main Streets from April 6th -9th, 2025 in Philadelphia.

E) Board Retreat:

A volunteer team is needed to arrange meeting and bylaws

F) Bylaws: The language regarding membership-charging fees, method of voting, how we meet for zoom, electronically or in person. Reviewing the terms, process for elections and also quorum. Janet and Karen have offered to assist Michael Reiskind.

5. Design Team-Michael Epp-meeting, Storefront, grants, streetscape

- a) Committee will meet on April 2nd, 2025 for a Building and Business Owner Breakfast.
- b) There is a contract with Brown, Richardson and Rowe the landscape architects firm doing the master plan for South Street BHA parking lot.
- c) Project manager for Centre Street Action Plan have an RFI consultant –meeting in March for scope of work details.
- d) Beautification grant will redesign the basketball court at South Street Mall, light on the fence, plugs on the trees, addressing court rules and regulations at park. Grant of \$80,000.00 from BMSF to finance project.
 - a. Conversation with Ben Weber regarding Jaylen Brown foundation donations and other possibilities from the owners of the Celtics.
 - b. Other projects being discussed are the Citizens Bank clock (Jeffrey Ferris from Ferris Wheels is the primary winder of the clock, he has pushed to the city, south street landscape, street signage Store front improvements: ex-hardware store (Paul Stamatos), grate removals.
- e) White Stadium development still a hot issue and it cost \$91 million dollars to the city.
- f) Light Boston –a concept for the Loring Greenough House with streetscape - Michael Epp will recuse himself.

6. Economic Vitality Group-Brad Brown meeting/170 South Street, community, loan program

Opportunity to provide \$5,000.00 loans for incidentals. Low interest. Brad is trying to get a copy of a simple loan agreement form. In discussion with Robert Franklin.

Community investment trust –financial framework that the community would invest \$10-\$100 a month to purchase commercial real estate in the district making us landlords.

Costello's building is currently under foreclosure. This represents the opportunity to get in on the ground level.

The group is looking for a securities lawyer to assist in structuring a product for investments.

Kate Raisz suggested Klavens Law Group who does lots of crowd funding. Dan Floundery who runs Belons Rock is another contact that may be able to assist.

A & G Liquors store attended their meeting. They want to open liquor store at 170 South Street with a curated menu. 700-800 square feet that would provide specialized liquor with a business plan. A letter of support will be provided to the business.

There will be parking in the rear or on street parking. The store shouldn't affect the business by Happy Market with the distance.

Motion by Brad Brown and seconded by Michael Epp to provide letter of support. Michael Reiskind will recuse himself since he chairs the JPNC committee.

7. Uplift Working Group- Ginger Brown-yard-sale

Angel Kleer, a volunteer with the promotions team suggested a community yard-sale, Ginger introduced her to Heal the Hood and they will have a free yard-sale on May 17th, 2025 from 10am-4pm in the green space behind the parking lot across the street from the Curley School. A donation will be collected on behalf of Heal the Hood.

A permit may not be required for using the park. A reservation will need to be entered.

Rosanna Báez asked about having a box store business in the neighborhood (Dollar Tree, Family Dollar). JP usually doesn't approve for chain stores. Ginger stated that a store like that would be based on median income.

8. Promotion & Events –Kate Raisz- Galentine, South Street, SMS, Trolley tour, other events

- a) Ginger indicated that we sold out 100 tickets with 93 attended. We had a profit of \$2,129.00 spent \$778.00 so a profitable event. Business that did customer contact and captured names and numbers had a great time. A class regarding customer outreaching will be upcoming.
- b) Rosanna Báez suggested music as a replacement for the night market. Bonnie from Ben Weber's office will assist. Hiring bands to play in the South Street Apartments parking lot and make it a dance. This has been done at the Mozart Park in Three Squares. Volunteers will be needed.
Michael Reiskind indicated that we had a successful event like this in the past.
Michael Epp stated that we need to make sure we don't create a conflict with the Loring Greenough Thursday night concerts and the Eliot School concerts. Kate indicated that we are trying to expand the Thursday nights with the Loring Greenough House. Michael suggested speaking with Andy Hatchett (Ginger will do an introduction). Kate indicated that we are trying to draw from those events and we are still getting good traction from SMS. Hottest bands might charge \$2,000.00 over our limit.
- c) In April on the 26th, there will be two trolley tour. Last Saturday in April, includes Egleston Square, Hyde Park, Jamaica Plain and hopefully Roslindale from 1-5PM.

9. Executive Directors Report-Ginger Brown-Zero waste, LuMeNet, /News

- 1) Zero waste initiative meeting was last week on Wednesday with 4 attendees. Phil from JP Seafood attended. They will help restaurants reduce their waste especially take out. This is just the beginning and there is financial assistance available.
- 2) LuMeNet was on February 20th, 2025 with the SBA in attendance at the Jamaica Plain library. The person who did rice and beans at Fiore's might be able to get a permanent spot. The next LuMeNet will be on April 10th, 2025 11:30-12:30PM.
- 3) News-
George's Shoes will be closing. They made an offer to Leslie the only employee but she has decided to retire. She stated that with the dynamics changing in the area has made this difficult. Possibility of Tonino's expanding into the area with a lot of repairs needed with cost of \$100 thousand.

Alan Wong wants to open a business at 606 Centre Street. Meeting tonight at 6PM. Business will be called Mr. Drinky's a lite tapas cocktail bar with special ice.

10. New business /Old News—Next meeting date

Should the next meeting be in-person, since the annual meeting was in person there isn't a need.

Ginger is distributing a "know your rights" card to assist with immigration and ICE issues.

Meeting adjourned at 6:10PM.