



ANNUAL REPORT 2019

MAY 31, 2019

AGENDA - 8:00 PM

1. Welcome and Remarks from the President - Michael Reiskind
 - a. Introduction of Board Members
2. Year-In-Review - Ginger Brown, Executive Director
3. JP Centre/South Main Streets Business
 - a. Financial Report - Melvin Tutiven, Treasurer
 - b. Review and vote on By-Law Changes - Brad Brown
 - c. Election of Board Members (for a three-year term)
4. Upcoming Events
5. New Business

OUR MISSION

JP CENTRE/SOUTH MAIN STREETS IS A COMMUNITY-LED ORGANIZATION WHOSE MISSION IS TO ENHANCE AND STRENGTHEN THE JP CENTRE/SOUTH BUSINESS DISTRICT AS A VIBRANT CENTER OF COMMERCIAL AND COMMUNITY ACTIVITY FOR JAMAICA PLAIN AND SURROUNDING NEIGHBORHOODS. OUR ORGANIZATION, WITH THE HELP OF BUSINESSES, RESIDENTS, AND THE CITY OF BOSTON, ENDEAVORS TO SUSTAIN OUR LIVELY COMMUNITY WITH ECONOMIC VITALITY, ARTS, AND ADVOCACY.

BOARD MEMBERS

MICHAEL REISKIND - PRESIDENT, RESIDENT, JP BAPA REPRESENTATIVE

Michael Reiskind is a founding member of the Centre/South Main Streets organization. He has served as a board member since 2002 and last served on the Economic Recovery committee. He is also a member of the JP Business and Professional Association and the JP Neighborhood Council.

KACY HUGHES - SECRETARY, RESIDENT

Kacy Hughes has been a member of the JPCSMS Board since 2010. She is a resident of JP and an active participant in her son's Boston Public School. In her job as Senior Manager of Community Engagement at Boston Children's Museum, she collaborates with many non-profit organizations in Boston to bring playful learning experiences to all families.

MELVIN TUTIVEN - TREASURER, BUSINESS

Melvin Tutiven is Vice President of East Boston Savings Bank and Manager of the bank's Jamaica Plain branch, where he directs retail operations and support for local non-profit organizations. He is President of the Jamaica Plain Business & Professional Association, board member of LULAC, and active in JP Centre/South Main Streets. Since moving from Ecuador to the United States in 1989, he has worked in financial services and related industries.

BRADLEY BROWN - RESIDENT, BUSINESS

As the owner of the the Blue Frog Bakery, he has been involved with Main Streets since 2004, and most recently as the former President of the Board. He helmed JP Centre/South Main Streets through an economic recovery and two executive directors, as well as the growth of the First Thursday event in JP. He was recently named Volunteer of the Year 2017. He continues as an advocate in the community for small and local businesses.



Board Members Brad Brown and Kacy Hughes man the table during the Holiday Stroll 2018 with Executive Director Ginger Brown.

NATHANAEL LASH - RESIDENT

Nate moved to Jamaica Plain from Northern Virginia with his wife in June 2016. He works as an instructor, student advisor, and program coordinator at Northeastern University. His interests in community planning and civic design led him to get involved with JP Centre/South Main Streets and he's passionate about making JP an even better place to live, work, and play.

CRAIG PANZER - RESIDENT

Craig Panzer joined the JPCSMS Board in 2018. He lives in JP, volunteers for his kids' JP school, and works for the Boston-based nonprofit Interise, where he manages marketing and communications. Prior to Interise, Craig managed marketing and operations for City Feed and Supply.

COURTNEY SOWINSKI - RESIDENT

Courtney joined the Board of JP Centre/South Main Streets in March 2018. She and her husband recently moved to Jamaica Plain. They have been active volunteers for JP Centre/South Main Streets projects, including our Community Clean Up and our Derby Day & Drinks fundraiser.

PAUL STAMATOS - RESIDENT, BUSINESS

Paul was born and raised in Jamaica Plain. His family has been involved in Jamaica Plain's business corridor and community for generations. He is currently owner/proprietor of Stamatatos Property Management and Ace Hardware, located at 656 Centre Street. Paul, his wife, and children are actively involved in the local community, sports, and life of JP.

JP CENTRE/SOUTH MAIN STREETS STAFF

GINGER BROWN - EXECUTIVE DIRECTOR, RESIDENT

Ginger has been with JP Centre/South Main Streets since June 2017. Before coming to Main Streets, she worked as the Creative Director and Manager of MassArt Made; department manager at Nordstrom; and Assistant Director of Education at the Valentine Richmond History Center. She is also a resident of Jamaica Plain. She and her husband own and operate the Blue Frog Bakery.

LETTER FROM THE EXECUTIVE DIRECTOR

May 28, 2019

The past year has been tremendous for JP Centre/South Main Streets. Whereas my first year as Executive Director came with a steep learning curve, this year has built momentum that has created deep inroads in our community and built relationships and teamwork of which I am very proud.

Some of the organizations that we have worked with include: JP Business & Professional Association, JP Local First, JP Open Studios, JP Porchfest, Hyde Jackson Square Main Street, Egleston Square Main Street, the E-13 Police District, South Street Youth Center, Tree of Life, JPNDC, Kelly Ransom Productions and the Latin Quarter World's Fair, Emerald Necklace Conservancy, Eliot School of Fine & Applied Arts, Loring Greenough House, JP Branch Library and Friends of the JP Library, BSO in Residence, JP Historical Society, JP Movie Night, First Baptist Church JP, and so many more.

I look forward to continuing these relationships so that JP Centre/South Main Streets can be a resource for all. These organizations, and the volunteers who keep them going, bring vitality and energy to Jamaica Plain, which distinguishes us from any other neighborhood in the city. It is this energy and vitality that attracts visitors, sustains our local businesses, and builds our community.

My position also exposes me to many of the hurdles that businesses face today. Daily, I am awestruck by a particular business owner's persistence and I endeavor to bring relief, empathy, and perspective to that business owner. I work to position JP Centre/South Main Streets as a strategic problem-solver for our district as a whole. This work, however, is only possible through the involvement of my board: Michael Reiskind, Melvin Tutiven, Kacy Hughes, Brad Brown, Nate Lash, Craig Panzer, and Paul Stamatou; and through the support of Stephen Gilman and Emily Patrick, from Boston Main Streets. I am very grateful to them.

The individual and active participation of my board, of volunteer organizations, of each business owner, and of every volunteer in Jamaica Plain is the lifeblood of our community. This is what sustains us, what moves us, what changes us, what drives us, and what matters. Perhaps it is born of the history of activism in Jamaica Plain, perhaps it is the diversity of our residents and businesses, perhaps it is just the right time and place, but it is necessary. I hope that we can continue to rely on that participation so that we can build the relationships and teamwork we need to face the future of Jamaica Plain.

If you do not already, please consider volunteering and getting involved in our community.

Thank you,



ABOUT US

JP Centre/South Main Streets is a volunteer-driven, 501(c)(3) non-profit organization that seeks to guide the growth of Jamaica Plain's Centre and South Streets' business district through the active collaboration of residents, business owners, and others committed to a community-led initiative. In partnership with Boston Main Streets, we provide a direct conduit to the City of Boston and can provide industry assistance to help new businesses succeed.

OBJECTIVES

- To strengthen existing businesses and attract new businesses.
- To enhance the business mix by attracting a variety of new businesses.
- To improve the appearance of the Centre/South Business district.
- To strengthen the connection between the Jamaica Plain community and the Centre/South business district.



The JP Festival Trolley on Lilac Sunday.

ABOUT BOSTON MAIN STREETS



BOSTON
MAIN STREETS

Boston Main Streets districts work to provide the tools and support necessary to create, build, and sustain viable commercial districts throughout Boston. From new storefront designs and innovative marketing, to creative events that drive foot traffic and create a sense of community, Boston Main Streets districts are not only helping businesses grow - they attract new businesses and residents to their area.

The Main Streets program is successful because of the personal commitment and hands-on involvement of volunteers representing all sectors of the neighborhood. Groups such as merchants associations, property owners, neighborhood banks, service clubs, schools, churches, community development organizations, and others combine their respective insights, skills, and energies to strengthen the commercial district and build collaborative partnerships.



The Main Street Approach is centered on Transformation Strategies. A Transformation Strategy articulates a focused, deliberate path to revitalizing or strengthening a downtown or commercial district's economy. A program's work on Transformation Strategies should be organized around the Four Points: Economic Vitality, Design, Promotion, and Organization.

YEAR IN REVIEW

- LuMeNet: Lunch for Mentoring and Networking continues every other month. Featured LuMeNet: the Women's Edition on October 18 2018, for WeBos Week. *Next LuMeNet is June 13, 12:30-2:30pm, at JP Branch Library.*
- First Thursday - 9 events. *Next First Thursday is June 6, 5:00-8:00pm.*
- Screen on the Green - 4 events. *2019 Season begins June 6, 7:00pm at Curley K-8 School field.* This year we will feature rotating locations.
- Board Refresh and Retreat was held on September 9, 2018.
- Launched StriveOn: JP's Mobile App on September 29, 2018. Funded by a grant from Boston Main Streets Foundation.
- 2nd Annual Growler Gala fundraiser on October 25, 2018.
- 15th Annual Canine Costume Parade on October 28, 2018, with first ever parade down Centre Street.
- Community CleanUps on November 4, 2018, and April 27, 2019. Hope to transform into a regular maintenance program at South Street Mall and Tennis Courts.
- Small Business Saturday Welcome Table and Plastic Bag Ban kick-off on November 27, 2018.
- Holiday Stroll with Mayor's Enchanted Trolley Tour on December 1, 2018.
- Bus shelter ads for First Thursday Scavenger Hunt go up in February 2018.
- Debuted First Thursday Scavenger Hunt on March 7, 2019.
- Debuted designs for Parklet on Green Street at public meeting on April 10, 2019, with approved funding from A Better City TMA. *Estimated installation is September 2019.*
- Inaugural run of JP Festival Trolley for Lilac Sunday, May 12, 2019. Funded by a grant from Boston Main Streets Foundation, and sponsorships from Ken Sazama Real Estate and Monroe Heyman, Realtor. *Next Trolley dates are JP Porchfest on July 13, and JP Open Studios on September 28 and 29.*



Emcee Brad Brown and Grand Marshall, Indy, and his handler, Anya, get ready to lead the 15th Annual Canine Costume Parade on October 28, 2018

STATEMENT OF ACTIVITY

January - December 2018

	TOTAL
Revenue	
Donations	1,525.00
Event Income	6,447.32
Grants	5,000.00
Reimbursements	75,408.65
Sales	114.01
Sponsorship	7,066.00
Uncategorized Income	6,530.13
Total Revenue	\$102,091.11
GROSS PROFIT	\$102,091.11
Expenditures	
Advertising	187.35
Bank Charges	52.29
Commissions & fees	14.10
Dues & Subscriptions	263.35
Event Expenses	25,812.20
Freight & Delivery	199.95
Insurance	2,439.00
Job Materials	77.25
Legal & Professional Fees	4,550.00
Payroll	56,975.49
Rent or Lease	6,600.00
Taxes & Licenses	88.50
Utilities	2,614.34
Total Expenditures	\$99,873.82
NET OPERATING REVENUE	\$2,217.29
Other Revenue	
Interest Earned	3.36
Total Other Revenue	\$3.36
NET OTHER REVENUE	\$3.36
NET REVENUE	\$2,220.65

PROPOSAL ON BY-LAW AMENDMENTS

MEMBERSHIP

Original: ARTICLE III MEMBERSHIP, Section 1.

Eligibility for Membership - any individual, partnership, association, corporation or other entity shall be eligible to apply for membership in the corporation if he/she, or it;

A. Is eighteen years of age or older (the age requirement may be waived by the majority vote of the Board of Directors);

B. Fulfills the requirements of one of the following category of membership:

1) Resident - an individual whose residence is within the Resident Member boundary shown on Attachment A;

2) Businessperson - a person representing a business located within the Business & Community Organization Member boundary shown on Attachment A;

3) Community Organization - an individual representing an organization which has as one of its main objectives the betterment of the Centre/South business district and is active within the Business & Community Organization Member boundary shown on Attachment A.

a. Represents him/herself as an individual or on behalf of another entity supportive of the purposes of the corporation; and

b. Completes in full, signs, and returns to the clerk of the corporation a membership application form with the appropriate membership indication **and dues payment.**

Proposed: ARTICLE III MEMBERSHIP, Section 1.B.3.b.

b. Completes in full, signs, and returns to the clerk of the corporation a membership application form with the appropriate membership indication.

Original: ARTICLE III MEMBERSHIP, Section 4.

Resignation or Termination of Membership Any member of the corporation may resign at any time by written notice to the Secretary of the Corporation, and by acceptance by the Board of Directors. **Failure to pay dues within 60 days after the bill for dues has been rendered shall automatically terminate the membership of such member.**

Proposed: ARTICLE III MEMBERSHIP, Section 4.

Any member of the corporation may resign at any time by written notice to the Secretary of the Corporation, and by acceptance by the Board of Directors.

MEETINGS

Original: ARTICLE IV MEETINGS OF THE CORPORATION, Section 3.

Notice of Meetings Written notice of every meeting of the membership stating the place, date and hour of the meeting, shall be given either **personally or by the mail** to each Member not less than 7 days nor more than 40 days before the date of the meeting.

Proposed: ARTICLE IV MEETINGS OF THE CORPORATION, Section 3.

Written notice of every meeting of the membership stating the place, date and hour of the meeting, shall be given either **personally, by postal mail, or e-mail** to each Member not less than 7 days nor more than 40 days before the date of the meeting.

Original: ARTICLE IV MEETINGS OF THE CORPORATION, Section 4. Quorum

Twenty Members shall constitute a quorum at any meeting of the general membership.

Proposed: ARTICLE IV MEETINGS OF THE CORPORATION, Section 4. Quorum

Fifteen (15) Members shall constitute a quorum at any meeting of the general membership.

BOARD OF DIRECTORS

Original: ARTICLE V BOARD OF DIRECTORS, Section 5. Meetings and Notices

The Board of Directors of the Corporation may hold meetings, both regular and special, either within or without the Commonwealth of Massachusetts. Regular meetings of the Board of Directors shall be held at regular intervals at least four times annually. Special meetings of the Board of Directors may be called by the President or by a majority of the Board of Directors. Notice of the time and place of both regular and special meetings shall be given to each Director either by personal delivery or by **mail, phone, or fax** at least seven days before the meeting.

Proposed: ARTICLE V BOARD OF DIRECTORS, Section 5. Meetings and Notices

Notice of the time and place of both regular and special meetings shall be given to each Director either by personal delivery or by **mail, phone, email, or fax** at least seven days before the meeting.

Original: ARTICLE V BOARD OF DIRECTORS, Section 7. Quorum

At all meetings of the Board of Directors, the minimum number shall be half plus one of the number of directors in office, but no fewer than 5 of the voting members thereof shall constitute a quorum for the transaction of business; and the vote of a simple majority of the members present at the meeting at which there is a quorum, shall be the act of the Board of Directors, except as may be otherwise specifically provided by the law, by the Articles of Organization, or by these by-laws.

If a quorum is not present at any meeting of the Board, the directors present may adjourn the meeting from time to time, without notice other than an announcement at the meeting, until a quorum shall be present. Further, if a quorum is not present at any meeting of the Board, and a majority of the

directors present believe that it is in the best interest of the Corporation to achieve a quorum by **telephone call or telephone conference**, they may do so. The minutes of the Board of Directors meetings shall reflect whether a quorum was established by **telephone call or telephone conference**.

Proposed: ARTICLE V BOARD OF DIRECTORS, Section 7. Quorum

Further, if a quorum is not present at any meeting of the Board, and a majority of the directors present believe that it is in the best interest of the Corporation to achieve a quorum by **telephone call, telephone conference, or email**, they may do so. The minutes of the Board of Directors meetings shall reflect whether a quorum was established by **telephone call, telephone conference, or email**.

COMMITTEES

Original: ARTICLE VI COMMITTEES

Section 1. Standing Committees. The following committees shall be annually appointed by the Board of Directors and will be required to report to the Board of Directors and the general membership of the Corporation from time to time at the discretion of the Board of Directors. The committees shall form and implement an annual work plan, adopted by the general membership of the Corporation and the Board of Directors, and evaluate the work plan throughout the year. Any member of the Corporation in good standing is eligible for consideration for service on a committee. Any member of the Corporation may nominate him/herself and others for the Board's consideration of the standing committees. The committees shall be representative of the stakeholders involved in Main Streets, such as merchants, property owners, residents, and community organizations and institutions. At least one member of each committee shall be a non-member of the Board of Directors. The Board of directors shall also appoint, from among the members of the Board, a Chairperson or Co-Chairpersons for each of the following committees:

A. Administrative Committee. The Administrative Committee shall be chaired by the President of the Board. The Administrative Committee shall be responsible for the following;

- 1) Personal - making recommendations to the Board of Directors pertaining to the hiring, overseeing and termination of staff, developing policies related to the hiring, employment, evaluation, and termination of staff.
- 2) Finance - preparing the Annual Budget for review and adoption by the Board of Directors and general membership of the Corporation and monitoring the financial activities of the corporation through bookkeeping, budgeting, and reporting.

B. Resource / Organization Committee. The Resource / Organization Committee shall be responsible for fundraising and membership recruitment and development. The members shall be responsible for developing and implementing fundraising strategies, programs and events, including an annual "signature" C/SMS fundraising event and collecting member dues. The Resource / Organization Committee shall manage the membership, coordinating volunteers, recruiting and training new members and volunteers, and issuing member awards. The Resource / Organization Committee shall also be responsible for forming partnerships and cooperation among the various stakeholders, inclusive of merchants, property owners, residents, community organizations, corporations, and the media, through communication of the Corporation's actions and progress.

C. Promotions Committee. The Promotions Committee shall be responsible for enhancing the visibility and understanding of and the participation in the Centre / South Main Streets. The Promotion Committee shall be responsible for marketing the district's unique characteristics and assets to shoppers, investors, new businesses, and visitors through effective promotion strategies. The Promotion Committee shall be responsible for image building campaigns through advertising, print material, and media relations. The Promotion Committee also shall be responsible for planning and organizing retail promotional activities and related special events carried out by the general membership of the Corporation and local volunteers. The Promotions Committee shall also be responsible for promoting Centre / South Main Streets through presentations, press releases, and development of materials for use inside and outside the district.

D. Economic Restructuring Committee. The Economic Restructuring Committee shall be responsible for collecting data and developing strategies to foster recruitment of new businesses and retention and expansion of current businesses. The Economic Restructuring Committee conducts market research, offers local business and financial assistance in the business district, and strategies about property development. Based on the needs of the local district and its opportunities for growth, the Economic Restructuring Committee shall help convert unused space and enhance existing businesses into productive property and a competitive business district.

E. Design Committee. The Design Committee shall work to create an attractive, functional, and quality image of the designated Main Street area. They will work among the various stakeholder groups of the district on use and design of public spaces and building improvements. The Design Committee will also work among businesses, community organizations, and residents in design education and technical assistance, along with design regulation and enforcement. The Design Committee shall be attentive to the historic assets of the district in building design, and shall also consider elements of design inclusive of parking, signs, sidewalks, street lights, and landscaping to convey a visual message of assets of the Main Street district.

F. Coordinating Committee. The Coordinating Committee shall be chaired by the President of the Board and be made up of the Chairs, or designated representatives, of each Standing Committee and other committees as desired by the Board President. The Coordinating Committee shall meet at regular intervals for the purposes of coordinating the activities of the organization and committees for the greatest impact on the organization mission. The Coordinating Committee shall provide for communication and the development of synergies between the committees, to review work plans and budgets, and to focus on the day to day operations of the organization.

Proposed: ARTICLE VI COMMITTEES

Section 1. Committees. Committees shall be annually appointed by the Board of Directors and will be required to report to the Board of Directors and the general membership of the Corporation from time to time at the discretion of the Board of Directors. The committees shall form and implement an annual work plan, adopted by the general membership of the Corporation and the Board of Directors, and evaluate the work plan throughout the year. Any member of the Corporation in good standing is eligible for consideration for service on a committee. Any member of the Corporation may nominate him/herself and others for the Board's consideration of the committees. The committees shall be

representative of the stakeholders involved in Main Streets, such as merchants, property owners, residents, and community organizations and institutions. At least one member of each committee shall be a non-member of the Board of Directors. The Board of directors shall also appoint, from among the members of the Board, a Chairperson or Co-Chairpersons for each of the following committees. Each committee shall send a member to report to the board periodically.

WAYS TO SUPPORT

STAY INFORMED

Join our email list to stay informed on the latest news, events, and offerings from JP Centre/South. To join immediately, text JPCSMS to 22828 to get started. (Message and data rates may apply.) Or you can join from our website at jpcentsouth.com

You can also follow us on Facebook, Twitter, and Instagram @JP_CentreSouth.

VOLUNTEER

Contact our Executive Director for opportunities to volunteer. Our success is only possible through the great work of our volunteers and volunteer board members. Call 617.942.2439 or email director@jpcentsouth.com.

DONATE

JP Centre/South Main Streets is looking for donors and sponsors for our programs. Events such as First Thursdays, the Puppy Parade, Community CleanUp, and the Holiday Stroll, and as well as industry assistance, need your support. Even a small donation can make a difference. You can donate on our website, or at: <https://www.paypal.com/us/fundraiser/charity/2456344>



HAVE YOU DOWNLOADED
STRIVEON: JP'S MOBILE APP?
FIND OUT ABOUT EVENTS,
DEALS, DISCOUNTS, AND MORE
ON CENTRE AND SOUTH
STREETS ON STRIVEON.
AVAILABLE ON APPLE AND
ANDROID. SEARCH FOR
STRIVEON - ACTIVATE OR SCAN
THE QR CODE.



THANK YOU TO OUR VOLUNTEERS, DONORS, AND PARTNERS

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City Feed and Supply
Nickens Fleurima
Enrique Pepin
Hatched
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Ace Hardware
Polka Dog Bakery
SPARK Boston
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Jeffrey Sanchez
J.P. Seafood Café
Egleston Square Main Street
Bully Boy Distillers
Fancy Schmaney
Ideal Café & Pizza
Marnie Jain
Ryan Manganelli
Footlight Club
Eliot School
Alexandra Valdez
JP Centre Yoga
REPS Fitness Studio
The Muncy Group
Hyde Jackson Square Main Street
Happy Market and Spirits
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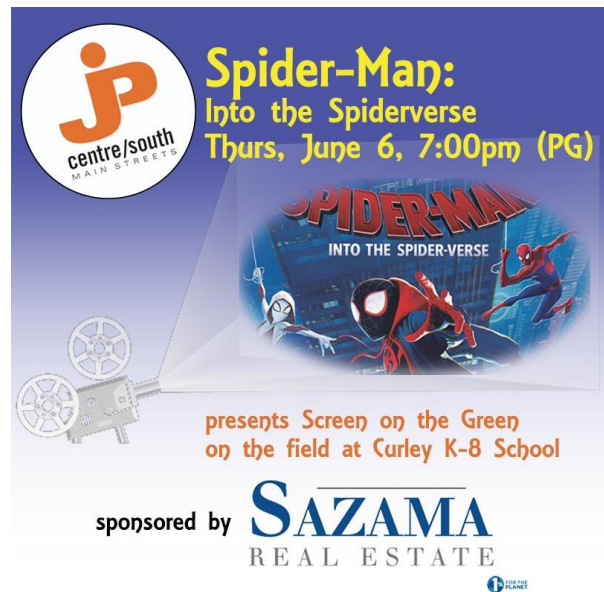
GOALS FOR 2019 - 2020

- Expand awareness of our organization, events, and programming to the community and Jamaica Plain neighborhood.
- Increase fundraising to ensure sustainable development of the organization and programming.
- Continue to provide support, technical assistance, and resources to our local business owners and entrepreneurs.
- Continue expanding and promoting our First Thursday Scavenger Hunt with StriveOn: JP's Mobile App, with the goal of driving pedestrian traffic to local establishments along Centre and South Streets.
- Work to bring Jamaica Plain organizations, businesses, and residents together on a regular basis to plan community-wide initiatives and events, such as festivals and holiday decorations.
- Work in conjunction with community leaders on the Centre/South Streetscaping Plan.
- Consider options to alleviate parking and transit concerns along Centre and South Streets, including a transportation management association.
- Create, promote, and maintain solutions, such as the parklet on Green Street, for activating under-utilized areas of the business district.

UPCOMING EVENTS



First Thursday Scavenger Hunt and Screen on the Green - June 6



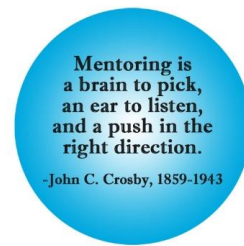
LuMeNet for small
business owners and
entrepreneurs - June 13
12:30-2:30pm
JP Branch Library



LU_nch for ME_ntoring NET_working



for small business owners and entrepreneurs



NOMINATIONS FOR BOARD OF DIRECTORS



Melvin Tutiven

East Boston Savings Bank



Paul Stamatos

Business Owner and Resident

Write-In:
