

# ANNUAL MEETING 2020

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## 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.

**FEBRUARY 26, 2020**

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**JP Centre/South Main Streets  
670 Centre Street, Suite 7  
Jamaica Plain, MA 02130**





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# Agenda

6:30 PM - Refreshments and Networking

7:00 PM – Call to Order

1. Welcome – Michael Reiskind, Board President
2. Introduction of Board of Directors
  - a. Description of Committees
3. Minutes – *see supplement.*
4. Financial Report

***Featured Speaker***  
***Emily K. Shea, Commissioner***  
***Age Strong Commission***  
***City of Boston***

5. Old Business
  - a. Year in Review Video
  - b. Guest Speaker – Michelle Moon, A Better City**
    - i. Green Street Parklet
  - c. Vote on adoption of Policies & Procedures and Accounting Manual – *see supplements.*
6. New Business
  - a. Election of Board Members
    - i. Write-In Candidates are allowed. Board Member terms are three (3) years.
7. Upcoming Events in JP Centre/South

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# Meet the Board

## **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 – Clerk, 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.



*Board Members Molly Goodman and Kacy Hughes pose for a picture at the Growler Gala fundraiser in October 2019.*

## **CRAIG PANZER – Treasurer, 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.

## **BRADLEY BROWN – Resident, Business**

As the owner of the Blue Frog Bakery, he has been involved with Main Streets since 2004, and has served as 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 named Volunteer of the Year in 2017. He continues as an advocate in the community for small and local businesses.

## **MOLLY GOODMAN – Resident**

Molly Goodman is a lifelong Jamaica Plain resident. She is a graduate of Boston Latin School, UMass Amherst, and Suffolk University Law School. She currently oversees the homeownership and counseling programs at Allston Brighton Community Development Corporation. She also serves on the board of the Midas Collaborative and is a founding board member and clerk of Abundant Housing MA.

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**ERICA MATTISON – Resident**

Erica Mattison, MPA, JD, is a local resident who joined the board in 2019. A longtime community activist in Boston, Erica is passionate about fostering vibrant, healthy neighborhoods. She is a leading advocate for safer streets and sustainable urban mobility. Erica is in the communications field. She supports mission-driven individuals and organizations by providing career coaching and strategy consulting services.

**STEPHANIE NGUYEN – Resident**

Stephanie Nguyen has been a member of the JPCSMS Board since 2019. She is a designer in tech actively involved in making digital products and services more safe and accessible for marginalized and vulnerable populations.

**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.

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***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.



# 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.

## ABOUT 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 hands-on involvement of volunteers from the neighborhood. Groups such as merchants associations, property owners, banks, schools, churches, community development organizations, and others combine their respective insights, skills, and energies to strengthen the commercial district and build collaborative partnerships.

*Board Members and volunteers - Kacy Hughes, Karen O'Brien, Patti McKenna, Michael Reiskind, and Ginger Brown worked the Galentine's Wine & Chocolate Tour event on February 13, 2020.*



*701 Centre Street is the corner of an historic building in Jamaica Plain, recently preserved through the efforts of volunteers from the community who appealed to Chase Bank, the new commercial tenants.*

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.

## 250 Hours of Technical Assistance in 2019





## CURRENT PROJECTS AND COMMITTEES

### Economic Vitality Committee

*This group meets to find proactive ways that we can support the business district. We work to build relationships with building owners, landlords, business owners, and residents in order to bring a mix of businesses to the district that meet the community's needs.*

### Age Strong and Accessibility Committee

*This group is developing a district-wide checklist and recognition program for businesses to become more accessible for customers with disabilities, in conjunction with the city's Age-Friendly/Dementia-Friendly certification program. Next steps will include finding resources to help businesses become more accessible and age/dementia-friendly.*



*Attendees listen during our workshop entitled, "At Your Service: Welcoming Customers with Disabilities," hosted and sponsored by Tres Gatos and Little Dipper.*

### Green Street Parklet Programming

*A parklet is coming on Green Street and we welcome volunteers to help us plan community programming for the space.*

### Spring Fundraiser

### First Thursday Committee

### Lunch for Mentoring & Networking (LuMeNet)

*For small business owners and entrepreneurs*

### Reverse Job Fair

**481**  
**Volunteer**  
**Hours in**  
**2019**

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# Financials

## JP Centre/South Main Streets Statement of Financial Position\*

Total Assets	<b>\$ 50,828.12</b>
Total Liabilities	\$ 19,044.76
Total Equity	\$ 31,783.36
Total Liabilities and Equity	<b>\$ 50,828.12</b>

## JP Centre/South Main Streets Statement of Activity\*

Total Revenue	\$ 142,262.90
Total Expenditures	\$ 113,693.77
Net Income	<b>\$ 28,569.13</b>

*\*as of 12/31/2019, Accrual Basis*

**Over \$34,000 in combined grants from the Boston Main Streets Foundation and our crowdfunding campaign**



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# Featured Speaker

EMILY K. SHEA, COMMISSIONER  
AGE STRONG COMMISSION  
CITY OF BOSTON



## Age Strong and Accessible Project Committee

JP Centre/South Main Streets, in conjunction with Little Dipper and Tres Gatos restaurants, hosted two workshops:

**August 28 – “At Your Service: Welcoming Customers with Disabilities,” presented by the New England ADA Center;**

**September 25 – “ADA Architectural Access in Boston,” presented by the City of Boston’s Commission for People with Disabilities.**

Our Age Strong and Accessibility project committee grew out these workshops and sought to partner with the Age Strong Commission with the City of Boston. The overlap of customer service and architectural access for aging populations and people with disabilities inspired us to pursue a streamlined process for businesses who wish to strengthen their service for these customers.

Our project committee will partner with the city’s Age-Friendly and Dementia-Friendly certification program and accompany them to businesses with an additional checklist that will assess accessibility and customer service for people with disabilities, ranging from wheelchair use to neurodiversity. In conjunction with the city’s certification decal for being an Age-Friendly and Dementia-Friendly business, JP Centre/South businesses can earn additional recognition for being accessible for people with disabilities.

**120 Storefronts in  
JP Centre/South**

We encourage all businesses to get in touch with JP Centre/South Main Streets to learn more about this program and how you can become Age-Friendly, Dementia-Friendly, and Accessible. We welcome you as advocates.

# Year in Review

**Thu Feb 7, 2019**

First Thursday ArtWalk

**Thu Feb 14, 2019**

LuMeNet February 2019

**Thu Mar 7, 2019**

First Thursday Scavenger Hunt

**Thu Apr 4, 2019**

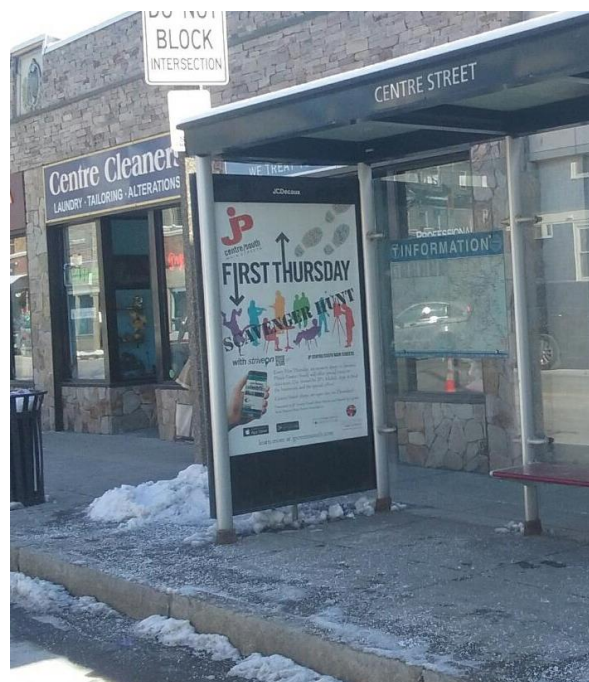
First Thursday Scavenger Hunt

**Wed Apr 10, 2019**

JP Parklet Meeting

**Thu Apr 18, 2019**

LuMeNet April 2019



*Bus Shelters throughout Centre/South advertised our new First Thursday Scavenger Hunt on StriveOn.*

**Sat Apr 27, 2019**

Centre/South Community CleanUp

**Thu May 2, 2019**

First Thursday Scavenger Hunt

**Sun May 12, 2019**

JP Festival Trolley – Lilac Sunday

**Fri May 31, 2019**

BBQ en Rouge - Annual Meeting and Fundraiser

**Thu Jun 6, 2019**

First Thursday Scavenger Hunt  
June Screen on the Green



*Our Spring Fundraiser was BBQ en Rouge, held at the Frist Baptist Church on May 31, 2019.*





*We featured rotating locations for our Screen on the Green series, including Curley K-8 School and the South Street Youth Center. Many thanks to our Screen on the Green Sponsors: Ken Sazama Real Estate, Happy Market, and Ellen + Janis Real Estate.*

***Thu Jul 11, 2019***

July Screen on the Green

***Sat Jul 13, 2019***

JP Festival Trolley – JP Porchfest

***Thu Aug 1, 2019***

First Thursday Scavenger Hunt

August Screen on the Green

LuMeNet Aug 2019

***Wed Aug 28, 2019***

At Your Service: Welcoming Customers with Disabilities Workshop

***Thu Sep 5, 2019***

First Thursday Scavenger Hunt

BSO in Residence @ Screen on the Green

September Screen on the Green



*The JP Festival Trolley ran for three events in Jamaica Plain. The trolley was made possible by a grant from the Boston Main Streets Foundation and sponsorships from Ken Szama Real Estate, Monroe Heyman Realtor, and East Boston Savings Bank.*

**Tue Sep 10, 2019**  
JPCSMS Meet & Greet

**Wed Sep 11, 2019**  
Economic Vitality Committee Meeting

**Thu Sep 19, 2019**  
Cocktail Meet & Greet with JPCSMS

**Wed Sep 25, 2019**  
ADA Architectural Access in Boston Workshop

**Sat Sep 28 and 29, 2019**  
JP Festival Trolley – JP Open Studios

**Wed Oct 2, 2019**  
Economic Vitality Committee Meeting

**Thu Oct 3, 2019**  
First Thursday Scavenger Hunt  
October Screen on the Green

**Thu Oct 10, 2019**  
LuMeNet Oct 2019: WeBos Edition

**Thu Oct 17, 2019**  
Growler Gala and Auction 2019



*For the third year in a row, we hosted an event for Women Entrepreneurs Boston through our Lunch for Mentoring and Networking program. This program has connected over 10 businesses to the city's Small Business Development programs since its inception.*



**Sat Oct 26, 2019**

**16th Annual JP Canine Costume Parade**

**Tue Oct 29, 2019**

**Age Strong & Accessible Team Meeting in Jamaica Plain**

**Sat Nov 2, 2019**

**Fall Community CleanUp**

**Thu Nov 7, 2019**

**First Thursday Scavenger Hunt  
JP Centre/South Main Streets  
Economic Vitality Committee Meeting**



*This year's winner of the Canine Costume Parade was the Orange Line, with 1st place presented by Councillor Matt O'Malley.*

JAMAICA PLAIN GAZETTE • DECEMBER 20, 2019 • 9

**HOLIDAY PROJECTION REVEAL PARTY**

JP Centre/South Main Streets held a holiday party at Unimad...  
delicious baked goods from the Blue Frog Bakery. The projection...  
Jamaica Plain, and shows festive holiday images, will run from 5 p.m.-9 p.m. until New Year's Day.

PHOTOS BY MIKE ANJIA

Sarah Freeman and Diane Speers.

Chuck Collins and Mary Wallace-Collins.

Erica Kyzmir-McKeon and Lois McKeon.

Adam and Angel Reid.

Tristin Rushton, Mabel Baez, and Janet Deegan.

PHOTO BY MIKE ANJIA

The light show has several historic images of Jamaica Plain, including this one of a trolley that ran through the neighborhood.

**HAPPY HOLIDAYS**  
Gift Certificates Available  
**IMANI MASSAGE**  
The Meeting Point 3484 Washington Street  
www.imanimassage.com  
617.821.2875

**FELIZ NAVIDAD**  
Safe and Happy Holidays to our friends in Jamaica Plain  
**ACE Hardware City**  
656 Centre St. Jamaica Plain 617-983-5466

**The premier of the JP Holiday Light Show launched on December 6 and ran until January 1, thanks to a successful crowdfunding campaign.**

**Wed Dec 4, 2019**

**Economic Vitality Committee Meeting**

**Fri Dec 6, 2019**

**JP Holiday Light Show and Debut**

**Sat Dec 7, 2019**

**Holiday Stroll  
BSO in Residence JP!  
JP Holiday Light Show**

**Sun Dec 8, 2019 – Jan 1, 2020  
JP Holiday Light Show**

# Green Street Parklet

Speaker – Michelle Moon, A Better City

Coming in April 2020 to 3-5 Green Street.

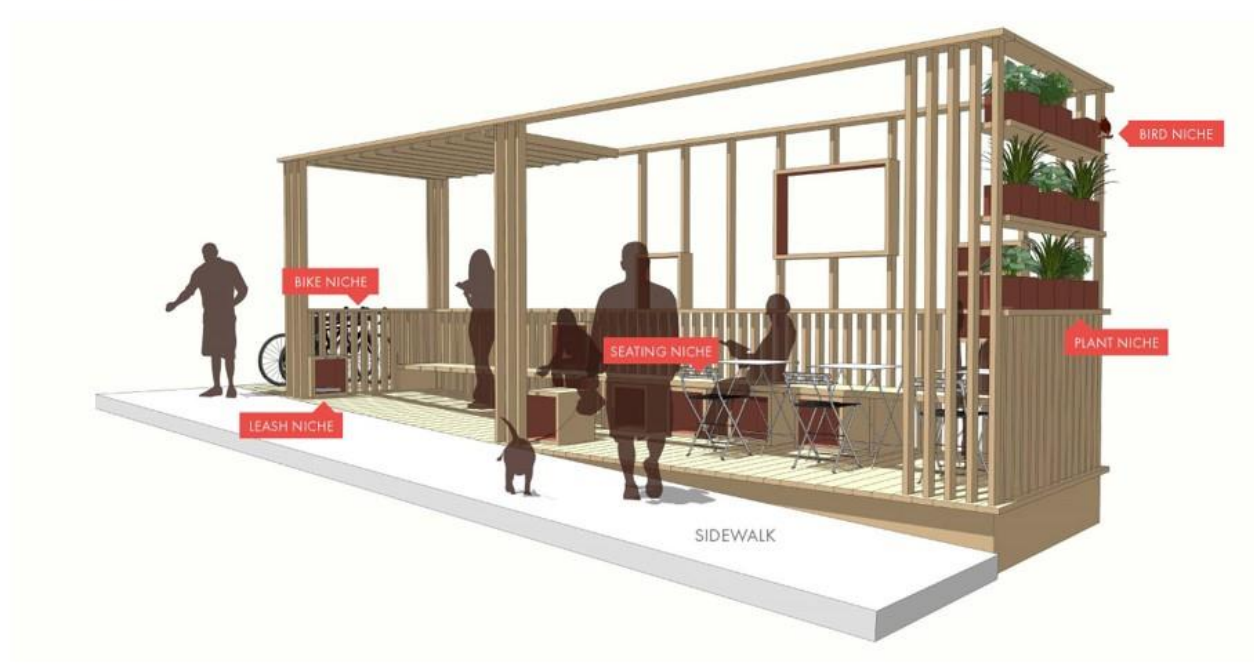


The Green Street Parklet is part of Boston’s Tactical Realms initiative that seeks to bring traffic calming and safer streets, as well as pedestrian-enhancing features to city streets.

The parklet is made possible with the generous support of A Better City.

We are actively seeking community involvement to help us plan a launch party and regular programming for the Green Street Parklet. If you are interested or have ideas, let us know!

JP NICHE / FINAL CONCEPT DESIGN



*Merritt Chase, landscape architects, designed the parklet with input from Blue Frog Bakery, Papercuts JP, Boston Transportation Dept, and JP Centre/South Main Streets.*

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# JP Centre/South Main Streets thanks our generous donors for their support.

## Boston Main Streets and Boston Main Streets Foundation

### Sponsors

A Better City  
Arborview Realty  
Berkshire Bank  
BJ & Meredith Realty Group  
Blanchards Wine & Spirits  
Boston Beer Company/Sam Adams Brewery  
Boston Cyberarts  
Canary Square  
Carrot Flower  
Casa Verde  
Cervone Deegan & Associates/Coldwell Banker  
City Feed & Supply  
Councilor Annissa Essaibi-George

Councilor Matt O'Malley  
East Boston Savings Bank  
Ellen + Janis Real Estate  
FOCUS Real Estate  
Fomu Ice Cream  
Fresh Hair  
Happy Market and Spirits  
Jamaica Plain Historical Society  
Jamaica Pond Association  
JP Business & Professional Association  
Ken Sazama Real Estate  
Kitchenwitch  
Loring Greenough House  
Monroe Heyman, Realtor

Monumental Market  
On Centre  
Pondside Realty  
Representative Liz Malia  
Southern Jamaica Plain Health Center  
Stamatos Property Management  
Taylor House Bed & Breakfast  
The Cooperative Bank  
The Frogmore  
The Muncey Group  
Tres Gatos  
Twenty-One Plus Smoke Shop  
Unlimited Sotheby's International Realty

### In-kind Donations

100% Delicias Express  
Ace Hardware  
Aeronaut Brewing  
Bank of America  
Blue Frog Bakery  
Bully Boy Distillers  
Cacao  
Café Beirut  
Cloud 9 Boston  
ComedySportz Boston  
Deborah J. Karson Photography  
Dulce Bakery and Cafe  
Dunkin Donuts  
Evy Tea

George's Shoes  
Ideal Café & Pizza  
JP Honk Band  
JP Seafood  
JPizle Kitchen  
Juicygreens  
La Baronesa Valentina  
New Leaf flores  
Papercuts JP  
Pet Cabaret  
Polkadog Bakery  
Pondside Pet Care  
Promostuff  
Purple Cactus

Red Sun Press  
Sacred Harbor Photography  
Same Old Place  
Station 8 Salon  
Stonybrook Fine Arts  
Streetcar Wines  
The Joint  
The Meeting Point  
The Real Deal  
Turtle Swamp Brewing  
Wei Wei Dumplings  
Yasbo Juice Bar & Café



# Private Donors

Alissa Farber  
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 Christine Rose  
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 Daniel Zalewski  
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 Lee Ellenberg  
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 Melvin Tutiven  
 Michael Epp  
 Michael Holley  
 Michael Reiskind

Molly Goodman  
 Patti McKenna  
 Paul Stamatos  
 Peter Gori  
 Rosemary K. Jones  
 Sandra Storey  
 Sarah Freeman  
 Stephanie Nguyen  
 Tempest McCarthy  
 Will Lyman



# Ways to Support Us

## Stay Informed

Text JPCSMS to 22828 to join our email list and stay informed on the latest news, events, and offerings from JP Centre/South.

You can also follow us on Facebook, Twitter, and Instagram @JP\_CentreSouth.

Donate online today at <https://bit.ly/32sUmwo> or [jpcentresouth.com](https://jpcentresouth.com)

## Paycheck Deductions



JP Centre/South Main Streets is registered on Benevity.

Benevity is a platform that allows businesses and companies to coordinate workplace giving, such as donations through paycheck deductions, and volunteer opportunities for employees. If your company uses Benevity, check out our profile under CENTRE-SOUTH MAIN STREETS.

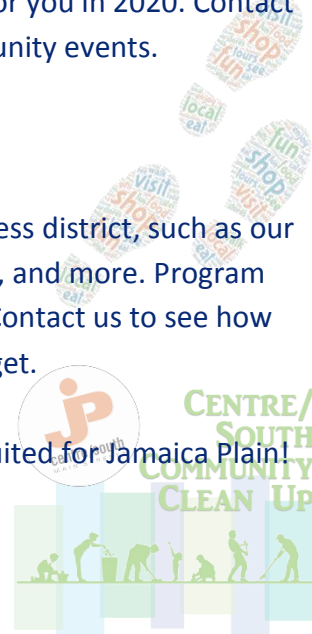
## Adopt-A Month for our Laser Projector

Make a payment for one month on our laser projector at a time convenient for you in 2020. Contact us for details and learn more about how the projector can be used for community events.

## Become a Program Sponsor

JPCSMS will partner with you to bring programs to the JP Centre/South business district, such as our First Thursday Scavenger Hunt and StriveOn, LuMeNet, Community CleanUps, and more. Program topics can vary widely and address issues important to you in Jamaica Plain. Contact us to see how you can get involved, and we can suggest or develop a program for your budget.

Help us enrich our district with unique and creative programming perfectly suited for Jamaica Plain!



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# Upcoming Events in JP Centre/South

## LuMeNet Workshop Series

**Thursday, Feb 26, 2020**

**Thursday, Mar 26, 2020**

**Thursday, Apr 30, 2020**

**12:30 – 2:00 PM**

**JP Branch Library**

**30 South Street, Jamaica Plain**



JP Centre/South Main Streets and JP Local First present the LuMeNet Workshop Series, with Kim Mitchell of Catapult Retail Coaching. Each workshop will focus on marketing, customer service, and hiring/training for brick-and-mortar retail businesses.

[lumenetworkshop-marketing.eventbrite.com](http://lumenetworkshop-marketing.eventbrite.com)

[lumenetworkshop-customerservice.eventbrite.com](http://lumenetworkshop-customerservice.eventbrite.com)

[lumenetworkshop-hiring.eventbrite.com](http://lumenetworkshop-hiring.eventbrite.com)

## Economic Vitality Committee of JP Centre/South Main Streets

**Next Meeting - Wed, Mar 11, 2020, 6:30pm - 7:30pm**

**JP Licks at 659 Centre Street, Jamaica Plain**

Join us for the Economic Vitality Committee of JP Centre/South Main Streets. This group meets to find proactive ways that we can support the business district. We work to build relationships with building owners, landlords, business owners, and residents in order to bring a mix of businesses to the district that meet the community's needs. This meeting is free and open to the public.

## JP Centre/South Main Streets Board Meeting

**Next Meeting - Wed Mar 25, 2020, 6:30pm - 8pm**

**670 Centre St, 3<sup>rd</sup> floor, Jamaica Plain**

JP Centre/South Main Streets hold their monthly board meeting on the 4th Wed of every month. This meeting is free and open to the public. If you are interested in working with the economic corridor along Centre and South Streets, we encourage you to join us!

Meetings are at 670 Centre Street, 3rd floor. Please check our community calendar for updates.

Unfortunately, this location is not wheelchair accessible. Please contact us for details.



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# Election of Board Members

Write-In Candidates are allowed. Board Member terms are three (3) years.

- Michael Reiskind, Resident (renewing)

Write-In:

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