



ANNUAL MEETING

2021

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.

MARCH 10, 2021

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



Agenda

7:30 PM – Call to Order

Welcome - Michael Reiskind, Board President

Statement of Mission

Introduction of Board of Directors

Introduction of Ginger Brown, Executive Director

Agenda

1. The District 6 Signature Cocktail – Brad Brown, Board Member
2. Video Testimonial - George's Shoes
3. Executive Director's Report – Ginger Brown, Executive Director
4. Year in Review
 - a. Project Committees
5. Thank you to Our Sponsors
6. Video Testimonial – American Dry Cleaners

Special Guest Speaker – District 6 City Councilor Matt O'Malley

7. Special Message from Brad Brown, Board Member
 - a. Video – JP Centre/South Main Streets Fall Trivia Fundraiser
8. Constituent Testimonial - Sarah Freeman

9. Old Business
 - a. Financial Report – Craig Panzer, Board Treasurer

10. New Business
 - a. Election of Board Members – Michael Reiskind

11. Video Testimonial – David Doyle, Tres Gatos/Casa Verde/Little Dipper

12. Upcoming Events – Ginger Brown, Executive Director

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Annual Appeal

It has been an indescribable year in our community as we developed a whole “new normal” in our everyday lives, our jobs, our schools, and our health. In Jamaica Plain, we saw triumphs and losses for our small businesses, but we also saw overwhelming residential support that saved lives and businesses. At JP Centre/South Main Streets, we saw enormous change in our workload, but also the greatest work and transformation that we have ever done.

In 2020, we raised over \$15,000 to give out as \$500 grants to residents and employees in Jamaica Plain who were unable to receive public assistance. We raised over \$10,000 to give out as grants to our restaurants who needed outdoor seating. We rallied volunteers to maintain streams of information about who was open and who had closed when the pandemic first hit, and who then promoted our Orange Means Open lantern campaign as our district slowly reopened. Our Executive Director advocated to the city and the state for action to help our small businesses survive, including the permitting process for outdoor seating and pandemic unemployment insurance. We worked one-on-one with many of our residents and businesses to provide much needed help and support in the face of losing their business or their jobs. When our nation came face to face with racism, we updated our mission statement and began work on addressing racial inequity in our organization and district. And even though, we had to cancel many of our events, we knew the importance of giving Jamaica Plain a sense of peace and joy, which is why we still put on projection shows like JP Together/JP Unidas and the Holiday Light Show.

Through it all, we have not been able to host our usual fundraisers, so we are asking you to support our vital work with a contribution to our Annual Appeal. Any donation helps. If you can contribute:

- \$1,500, it will pay for a Projection Show on the J.P. Licks Building.
- \$900, it will pay for a one night Drive-In Movie.
- \$500, it will pay for our Holiday Stroll.
- \$321, it will pay for three months of our Business Directory app.
- \$160, it pays for the internet for a month.
- \$60, it keeps the lights on for a month.
- \$15, it pays for our Zoom subscription for a month.

(Sponsorship opportunities are available. Please contact us for details.)

We also ask if you will consider volunteering to continue this work. We are actively seeking volunteers for:

- Racial Equity and Inclusion;
- Economic Vitality and Vacancy Reduction;
- Age-Friendly and Accessibility Certification;
- Trivia Fundraiser (April 1 – SAVE THE DATE!);
- Or as a Board Member.

Our success is your community, and we cannot do this work without you. Thank you.

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. She is currently working as Boston Saves Project Manager at Boston Public Schools, a program that contributes \$50 in a savings accounts for Kindergarteners and incentives to earn more, to be used for college or trade school upon graduation. Kacy was named our Volunteer of the Year in 2019.

CRAIG PANZER – Treasurer, Resident

Craig Panzer joined the JPCSMS Board in 2018. He lives in JP, volunteers for his kids’ JP school, and is founder and co-owner of Roundhead Brewing. Prior to this, Craig worked for Interise and City Feed and Supply in marketing and communications.

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.

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.



Board Members Kacy Hughes, Karen O’Brien, Volunteer Patti McKenna, and Board President Michael Reiskind, and Executive Director Ginger Brown work at the Galentine’s Wine & Chocolate Tour of Jamaica Plain in February 2020. Picture courtesy of Deborah Karson Photography.

KAREN O'BRIEN – Resident, Business

Karen O'Brien grew up off Centre Street in the business district of JP. After college she spent 22 years in San Francisco and returned for family reasons. She is a member of Jamaica Plain Artists Association and presently a Real Estate Broker with Berkshire Hathaway Home Services Commonwealth. Though she works with all ages, her specialty is working with seniors who are downsizing.

JANET GALLOWAY – Business

Janet E. Galloway has been in banking since February 1992, with a variety of banks. She started as a teller and she is now the Branch Operations Manager for TCB-The Cooperative Bank at 3531 Washington Street in Jamaica Plain. Prior to her current position, she worked at the TCB branches in West Roxbury and Roslindale.

JOSH MUNCEY – Resident, Business

Josh Muncey is Team Leader and Founder of The Muncey Group Real Estate with Compass, based in Jamaica Plain. Josh has worked in Boston Real Estate for over 12 years. He also lives in Jamaica Plain with his wife Sarah, and his two daughters. In his free time, he enjoys walking his dog around Franklin Park, traveling to the Rehoboth Beach, and time with friends and family.

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.



BOSTON
MAIN STREETS



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.



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.

In 2020, JP Centre/South Main Streets revised our Mission and Objectives to address racial inequity in our organization and district. The Main Streets Transformation Strategies are tools that can be utilized for this important work. The photo shows a statement that we projected during the JP Together/JP Unidas Projection Show in June 2020.



CURRENT PROJECTS AND COMMITTEES

Racial Equity and Inclusion Committee

This working group is building a framework for our organization and community that sets targets and goals into a dashboard aimed at meeting basic cross-sector needs throughout the community that include addressing disparities. The approach is network-based, as opposed to organizational.

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.

41
Volunteers
gave 877
hours in
2020

Green Street Parklet Programming

Our parklet on Green Street will need a programming committee to drive pedestrian traffic to the location. We welcome volunteers to help us plan community programming for the space.



Daniel Kim, violist with the Boston Symphony Orchestra gave a mini-concert at the Green Street Parklet in October 2020.

Financials

JP Centre/South Main Streets Statement of Financial Position*

Total Assets	\$ 59,346.54
Total Liabilities	\$ 46,162.92
Total Equity	\$ 13,183.62
Total Liabilities and Equity	\$ 59,346.54

JP Centre/South Main Streets Statement of Activity*

Total Revenue	\$ 95,115.02
Total Expenditures	\$ 92,446.76
Net Income	\$ 2,668.26

**as of 12/31/2020, Accrual Basis*

JP Centre/South Main Streets also facilitated several grants for distribution in our district:

**Boston Housing Authority Seasonal Youth Jobs Program, \$21,000;
JP Main Streets Relief Fund, \$15,248;
Outdoor Seating Campaign, \$10,780;
and Boston Main Streets Foundation, \$5,000.**

BOSTON MAIN STREETS
F**UNDATION**

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

Boston Main Streets Foundation

Galentine's Day Wine & Chocolate Tour

SPONSOR:

Sazama Real Estate

Donors & Participating

Locations:

On Centre

Susanna Jamaica Plain

Rose Consignment JP

Blanchards Wine & Spirits

Blue Frog Bakery

Tres Gatos

Cacao

J.P. Licks

Salmagundi

Unlimited Sotheby's International

Realty

Papercuts JP

Streetcar Wines

Juicygreens

The Muncey Group

George's Shoes

Kitchenwitch

Happy Market

Third Cliff Bakery

Polkadog Bakery

New Leaf flores

Equal Exchange/City Feed &

Supply

La Baronesa Valentina

Deborah Karson Photography

Stonybrook Liquors

JP Main Streets Relief Fund

Kevin Monteiro

Kathleen Kirby

Sabrina Merdita

Kate Faughnan

Todd Milliken

Ann Kemper

John Wortham

Nicholas O'Neill

Jeremy Desmond

Amy Walsh

Pam Nicholas

Evan Haller

Christopher Ahn Allen

Isabel Ancona

Miriam Pichey

Joan Brennan

Lynn Waskelis

Jeffrey McGuire

Elizabeth Wing

Louise Robbins

John Douglass

Brian Gold

Adam Percy

David Nichol

Donna Tremonte

Carol Miranda

Suzanne Hinton

Carolyn Royce

Francine Price

John Tamvakologos

Ajay Satpute

Michael Heavey

Peg Preble

Beth Castrodale

Tracy Rich

John O'Brien

Molly Goodman

John Hayden

John Wicker

Amy Michaels

Christine Landry

Brigid Shaw

Julie Curti

Daniel Acmacher

Joseph Gerth

Eileen Ani

Lev McCarthy

Robert Mayer

Jennifer Comstock

Danielle Thomas

David Warner

Christopher Bailey

Caroline Havey

Deborah Frieze

Kathleen Kirleis

Kathleen Shine

Bonnie McBride

Janis Lippman

Charlotte Troyanowski

Ann Sedrish

Kathleen Kirby

Ari Rubenstein

Rosemary Jones

Ansley Masters
Michaela Howard
Brandon Comstock
Margaret Moloney
Sheryl Bono
Paulette Marchuk
Esme Condon
Ruth Bodian
Karen Pfefferle
Matthew Lesniak
Jennifer Johnson
Courtney Pong
Gregory McCarthy
Danielle Levac
Sarah Freeman
Katherine Raisz
Lisa Manganiello
Esperance Schaefer

Nancy Foote
Judith Leibrock
Jane Akiba
Richard Robbins
Peter P. Thomson
Dianne Grenier
Carolyn Lewenberg
Maude March
Jean Jonah
Brian McDonnell
Susan Drabick
Kathleen Brown
John Hayden
Oyindasola Oyelaran
Aaron Schleifer
Daniel Lopez-Ospina
Denise M. Delgado
M Elizabeth Cinquino

Brad Brown
Charles Rosenberg
Nancy Marks
Amelia Hall
Brendan Halpin
Natalie Kaufman
Matt O'Malley
Craig Panzer
Kelly O'Keefe
Monroe Heyman
Brian Reddy
Elizabeth March
Sandra Storey
Rick Bornstein
Liz Malia
Jacob Bor
Zack Declerck

JP Together/JP Unidas Projection Show

Todd Milliken
Lynn Tibbets
Elaine Gifford
Joseph Wood
Ellen Calkins
Molly Goodman

Sandra Storey
Scott Given
Shailah Stewart
Elaine Barlas
Myrna Greenfield
Mary Twomey

Stephanie Stewart
Lili Allen
Jonathan Raisz
Jason Gregoricus
Peter Cipparone
Kate Raisz

Orange Means Open Donors

Ace Hardware City
AcuPUNKture
Café Beirut
Caffè Nero
Canary Square
Chilacates
FoMu
George's Shoe Store
Happy Market & Spirits
J.P. House of Pizza
J.P. Licks
Juicygreens
Monumental Market

New Leaf flores
Papercuts JP
Polkadog Bakery
Pondside Pet Care
Pondside Realty
Purple Cactus
Salmagundi
Scanlon Physical Therapy
station8salon
Sweet Rice Thai & Sushi
Boston Fetch
Carrot Flower
Eye Q Optical

Jamaica Plain Rentals & Sales
Miss Laura's at Cla-Mar Beauty
Salon
The Blue Frog Bakery
WikidFit
Tres Gatos
Unlimited Sotheby's International
Realty
Morrison's Auto Rite

Outdoor Seating Campaign

Erica H. Mattison
Marsha K. Bennett
Jon Ufland
Audrey White
Abigail Norman
Deborah Lee
Paulette Marchuk
Chris MinerD
Andrew R. Teras
Janis Lippman
Ginger Brown
Michael Reiskind
Sarah Freeman
Deborah Frieze
Brian Friedland
Carol Palmer Brilliant
Jodi F. Solomon
WikidFit
Robyn Laing
John O'Brien
Local First Jamaica Plain
Deborah Beatty Mel
Katherine Raisz

Elizabeth J. Wolffe
David Warner
Monroe Heyman
Rachael 'Rae' Kulik
Michael J. Mcguire
Carina Lopez
Brian Hale
Karen Horton
Beth C. Castrodale
Erin DeCurtis
Mark D. Seide
Emily P. Bauernfeind
Dale Young
Brian Reddy
Cara Johnston
Katherine Schneider
Nilagia McCoy
Judy Teitelman
Nancy J. Allen
Kristin Johnson
Christopher Ahn Allen
Frederick Vetterlein
Bonnie J. Duncan

John W. Wicker
Erica Quigley
Laura M. Green
Philip D. Gregory
Erin DeCurtis
Kelly S. Morgan
Andy Pond
Sharon M. Britton
Laura E. Stafford
Jessica Levinson
Meghan Bridle
Timothy O'Brien
Alicia Powell
David C. Yamada
Sara Shinn
Josh Habib
Elaine Barlas
Scott D. Bascom
Allison Kornstein
Katherine Raisz
Kelly O'Keefe
Sharnei Young

Holiday Light Show

Diamond Light **SPONSOR**

Matt O'Malley
Cervone Deegan & Associates

Star Light SPONSOR

Blue Frog Bakery
TCB
First Baptist Church

Spot Light **SPONSOR**

JP Lock & Security
Alison Haight
Eliot School of Fine & Applied Arts
The Muncey Group
JP Blissful Monkey and Music at
the Blissful
JP Historical Society
Sarah Freeman
Michael and Gayle Epp
Ellen + Janis Real Estate

Monroe Heyman - Realtor
JP Business & Professional
Association
Jamaica Pond Association

Donors

Adam Zilcoski
Valerie Grabiell
Rebecca Arellano
Sandra Storey
Jessica Jackson

General Donors

Grenier Family Trust
Amy Boglarski
Eric Wei

Amy Light
Elaine Gifford
Amanda Pratt

Benjamin Reed

Volunteers

Many thanks to our volunteers and the work that they gave throughout the year:

Adam Grenier
Alvaro A Cantillo
Amelia Egan
Brian Lepire
Carina Lopez
Christina Ganim
Christopher Bailey
Elizabeth March
Erica Mattison

Jason Gregoricus
Josh Muncey
Karen Pfefferle
Kate Raisz
Lisa Segall
Matt Lesniak
Maura O'Toole
Molly Goodman
Patti Mckenna

Peter Cipparone
Rebecca Gray
Renee Wong
Sandra Bonnici
Sheryl Bono
Simone Pilon
Stephanie Nguyen
Xiomara Lorenzo
Ziba Cranmer

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.

Donate online today at
paypal.com/us/fundraiser/charity/2456344
on Venmo @jpcentresouth
or at jpcentresouth.com

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

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.



Featured Listings on our Explore.jpcentresouth.com

Help us cover the cost of our new online/mobile platform Business Directory at Explore.jpcentresouth.com. Featured Listings start at \$49/month and are limited to three businesses per month. Our business director sees over 500 unique visitors per month. Contact our Executive Director for more information.



Upcoming Events in JP Centre/South



Thursday, April 1
7:30 – 8:30 PM

Get your tickets today! [fact-or-fiction2021.eventbrite.com](https://www.eventbrite.com/e/fact-or-fiction-2021)

Can you tell the difference between Fact or Fiction in our online trivia event? Support JP Centre/South Main Streets while you try! Inspired by NPR's "Wait, Wait, Don't Tell Me," JP Centre/South Main Streets presents our latest trivia fundraiser - Fact or Fiction? Panelists will present stories of truth or fiction, and it's up to your team to determine which is fact and which is FALSE!

JP Centre/South Main Streets Board Meeting

Next Meeting - Wed Mar 24, 2020, 4:30pm – 5:30 pm (Virtual)

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 held via Google Meet. Contact our Executive Director for an invitation.