



2025 ANNUAL REPORT

jpcentresouth.com





Agenda - Thursday, February 26, 2026

6:30 - 7:00 PM – Refreshments and Networking

7:00 PM – Call to Order

1. **Welcome – Michael Reiskind, Board President**
2. **Statement of Mission**
3. **Introduction of Board of Directors**
 - a. **Introduction of Ginger Brown, Executive Director**
4. **Election of New Board Members**
 - a. **Michael Reiskind**
 - b. **Karen O'Brien**
 - c. **Sarah Marsan**
 - d. **Any new candidates?**
5. **Financial Report – Paul Stamatatos**
6. **Team Reports**
 - a. **Design Team – Michael Epp**
 - b. **Economic Vitality Team – Bradley Brown**
 - c. **Promotions Team – Kate Raisz**
 - d. **Executive Director's Report – Ginger Brown**
7. **Featured Speaker - Filomania Falcucci**
8. **Upcoming Events**
9. **Closing Remarks**

8:00 - 8:30 PM – Refreshments and Networking

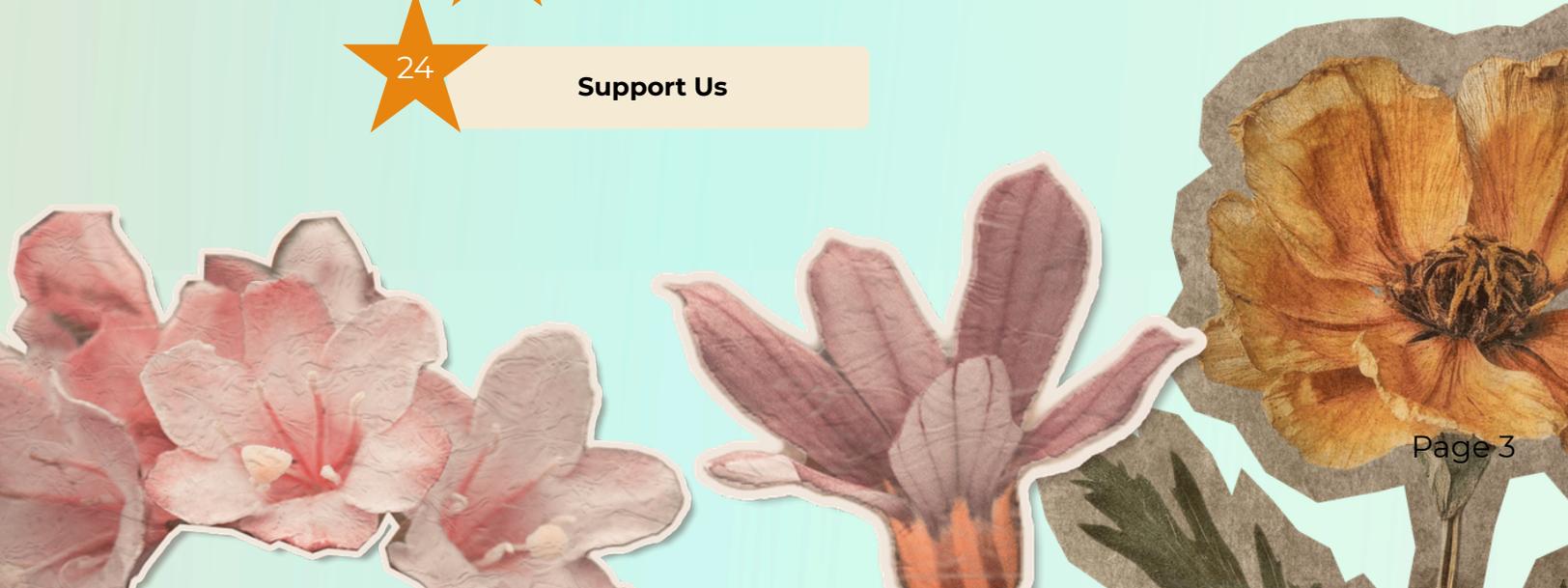


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Prepared by
Ginger Brown
Executive Director

Presented at the
JP Centre/South
Main Streets
Annual Meeting
Wednesday,
February 26, 2026





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.

JP Centre/South Main Streets endeavors to sustain our lively community with economic vitality, placemaking, and advocacy. We bring residents, businesses, and the City of Boston together to build a resilient local economy. 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.

Our Mission

JP Centre/South Main Streets works to support and enhance a vibrant, multicultural business district which contributes to a diverse, welcoming community for people to live, work, and visit. We strive to achieve this through:

Objectives

ECONOMIC VITALITY: Assisting and attracting both existing and new businesses to achieve a lively, diverse, and equitable center of commercial and community activity.

DESIGN: Using an inclusive design approach to improve access for people of all ages and abilities. Improving the district's appearance and creating an inviting atmosphere by addressing public safety, litter, and transportation issues, and promoting storefront and public improvement projects.

PROMOTION: Conducting marketing, communications, and events to increase visibility and patronage of the local economy and community engagement.

ORGANIZATION: Fostering an adaptable organization with broad community engagement, robust partnerships, and active volunteers.



**ABOUT
BOSTON
MAIN
STREETS**

Main Streets came to Boston in 1983 when Thomas M. Menino – then a city councilor – sought the assistance of the National Main Street Center for the revitalization of Roslindale. What began as an experiment became a resounding success; the initiative attracted millions in investments and new jobs.

In 1995, Mayor Menino established Boston Main Streets, a group of ten non-profit organizations set up to revitalize their city business districts. Since then, the number of Main Streets programs has grown to nineteen, representing nearly every commercial neighborhood in Boston.

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, touting a 95% storefront occupancy rate.

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 around 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.



BOSTON
MAIN STREETS
WHERE THE LOCALS GO





Michael Reiskind - President, Resident

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



Karen O'Brien - Vice-President, 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 Stuart St. James Real Estate. Boston & the 'Burbs is her YouTube channel showcasing over 150 videos describing towns in the entire Boston area for people relocating. She is SRES certified by the National Association of Realtors®.



Janet Galloway - Secretary, 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 Manager for TCB-The Cooperative Bank in Roslindale. Prior to her current position, she worked at the TCB branches in West Roxbury and Jamaica Plain.



Bradley Brown - Co-Treasurer, Business

As the owner of the Blue Frog Bakery, he has been involved with Main Streets since 2004, including former President of the Board. He helped 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 2017. He chairs the Economic Vitality team, and is currently president of the JP Business & Professional Association.



A graphic with the text 'MEET THE BOARD' in a bold, red, serif font. The text is enclosed within a white circular outline that has three white stars trailing off to the right, all set against a light orange background.

MEET THE BOARD



Paul Stamatos - Co-Treasurer, 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 Stamatos 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.



Michael Epp - Resident

Now retired, Michael, a JP resident since 1980, returned to the Board after a brief hiatus. He assisted numerous Centre and South Street storefronts that received City of Boston grants for improvements. He also serves on the Loring Greenough House and Sumner Hill Association Boards. In 2017 he was elevated to the College of Fellows, American Institute of Architects. He is currently chair of the Design team.



Kate Raisz - Resident, Business

Kate has volunteered for JP Centre/South Main Streets since 2020. She has been a resident of Jamaica Plain since 1981 – having lived in many different parts of the neighborhood, from Forest Hills to Hyde Square. She has her own small business making media for museums, broadcast, and the web. She is currently chairing the Promotions team for JP Centre/South Main Streets.





Peter McCoubrey - Resident

Pete has been with JP Centre/South Main Streets since January of 2024. Prior to his current role at Rockland Trust on the Community Reinvestment team, he worked as the Brand and Product Manager at Downeast Cider in East Boston. He has been a Jamaica Plain resident since 2020. He was our 2025 Volunteer of the Year.



Sarah Marsan - Resident

Sarah has been a volunteer with JP Centre/South Main Streets since November of 2022. Sarah currently works as a Divisional Merchandise Manager with TJX Corporation. She has been a resident of Jamaica Plain since 2013.



Rosanna Báez - Business

Rosanna Báez was elected to the board in 2025. She is the owner of Prophecy of the Beauty Salon at 152 South Street in Jamaica Plain. Originally from the Dominican Republic, Rosanna has been operating her shop in Jamaica Plain for over 20 years.



JP Centre/South Main Streets Staff

Ginger Brown - Executive Director

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 and her husband own and operate The Blue Frog Bakery.



A graphic consisting of a white circle with an orange outline, containing three white stars of varying sizes arranged in a curved path.

**LETTER
FROM THE
BOARD
PRESIDENT**

Welcome to the JP Centre/South Main Streets 2026 Annual Meeting.

You know us as an organization working for the betterment of the business community along Centre and South Streets since 2001. Tonight, you will hear about our past year's accomplishments and learn about upcoming initiatives.

This year has been more difficult with tighter budgets and a different focus from the Federal government, increasing fear and uncertainty within our immigrant community.

I usually thank our Board members for their judgment and guidance throughout this past year. This year has been more difficult, and the Board has worked extra hard to fill in with volunteer hours and financial donations. I especially want to thank our Executive Director, Ginger Brown, for her unceasing efforts managing the improvement of the district.

Please enjoy the refreshments and use the opportunity to engage with folks from local businesses and interested residents who care about their community. Thank you for coming and I hope you find the evening informative, inspiring, and enjoyable.

Michael Reiskind

Board President, JP Centre/South Main Streets



It has become evident that change can be great or terrible, and it depends entirely on the character of the people behind that change.

I am blessed to be part of an organization that is led by good people, who are working to create positive change for the sake of a community that they love. Our many achievements this year would not have been possible without their volunteer leadership and work. Our proudest accomplishments include our:

- Emergency Loan Fund for small businesses;
- Storefront Grant Program for small businesses in our district;
- South Street Fiesta outdoor concert series;
- and laying the foundation for more projects to come.

This is character-defining work that we do: talking to our neighbors, advocating for their needs, finding the funds and the manpower to make it happen. It happens for us because truly great positive change is driven by love.

I thank my Board of Directors, and especially Michael Reiskind, for demonstrating true civic leadership, and more importantly, showing LOVE for our community and our neighbors. We welcome you to join us as we work for positive change in Jamaica Plain and affirm our belief in the good character of our community.

Ginger Brown

Executive Director, JP Centre/South Main Streets



2025 Statement of Financial Position*

Total Assets	\$63,402.43
Total Liabilities	\$1,493.53
Total Equity	\$61,908.90
Total Liabilities & Equity	\$63,402.43

*cash basis

2025 Statement of Activity*

Total Revenue	\$231,813.24
Total Expenditures	\$186,440.75
Net Revenue	\$45,372.49

*cash basis





**VOLUNTEER
& BUSINESS
OF THE
YEAR 2025**

JP Centre/South Main Streets would like to recognize our 2025 Business of the Year, City Feed & Supply, and our 2025 Volunteer of the Year, Peter McCoubrey! Our awardees were recognized at a celebration on October 20, 2025, hosted by the Boston Main Streets Foundation at the Artists for Humanity building.



(Left to right) Joel Sklar, chair of the Boston Main Streets Foundation, poses with Peter McCoubrey – JPCSMS Volunteer of the Year, Ginger Brown – JPCSMS Exec Dir, and Eric Esteves – Exec Dir of Boston Main Streets Foundation. Ginger accepted the Business of the Year Award on behalf of City Feed & Supply. Photo by Rosanna Báez, October 20, 2025.

2025 Volunteer of the Year
Peter McCoubrey

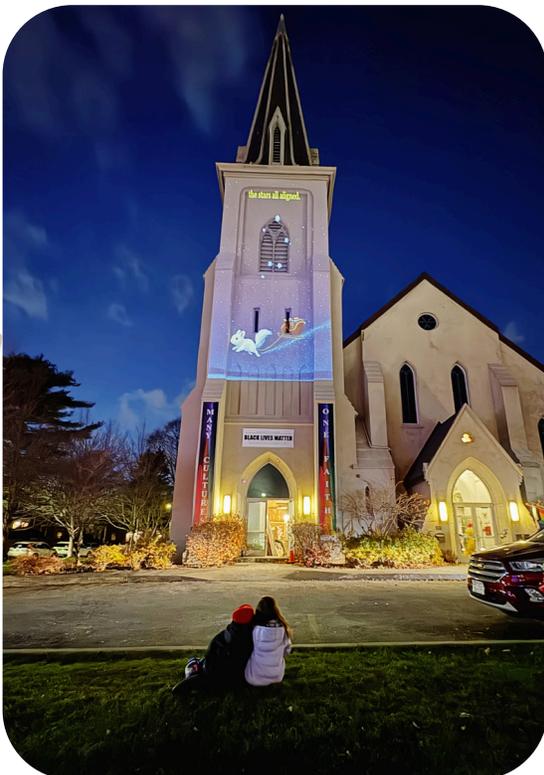
2025 Business of the Year
City Feed & Supply

David Warner, owner of City Feed & Supply, with the Regan Youth Baseball League team that they sponsored.



PROMOTIONS TEAM 2025 REGAP

- Galentine's Wine & Chocolate Tour
- Spring Beer & Trolley Tour
- South Street Fiesta outdoor concert series
- Open Streets
- JP Holiday Light Show & South Street Illumination as well as support for other Jamaica Plain events.



ECONOMIC VITALITY TEAM 2025 REGAP



5 Workshops

6 Lunch for Mentoring & Networking meetings



EMERGENCY LOAN FUND

Revolving Micro-Loan Fund for small businesses in JP Centre/South

- ▶ Low to 0% interest
- ▶ For emergency use only, i.e. businesses cannot operate without it.
- ▶ Loans are \$5000 or less for expenses not covered by insurance.
- ▶ Paid back with donation of interest to build the fund for future use.



If you are in need of emergency funds, please contact Ginger Brown directly to ensure a quick turnaround: director@jpcentresouth.com or call (703) 403-1735.

1 Emergency Loan Fund Recipient

- Emergency Loan Fund
- Research in Community Investment Vehicles
- Lunch for Mentoring & Networking
- Technical Assistance for small businesses

135 Businesses & Entrepreneurs Helped



Join us for the latest information and possible strategies to deal with the changing economic landscape. Free to attend. Complimentary lunch.



TARIFFS: What Now?

DISCUSSION FOR SMALL BUSINESS OWNERS



WED, SEPT 10
12:00-1:00PM
JP BRANCH LIBRARY
RSVP AT JPCENTRESOUTH.COM



178 Hours of Technical Assistance



FUNDRAISING AND ORGANIZATION 2025 REGAP



- Spring Fundraiser - Blossoms & Sweets
- Board Retreat on June 21, 2025
- Fall Fundraiser - Wine & Wreaths
- Hired permanent part-time Social Media Manager

\$44,164 Raised in 2025



**FEATURED
SPEAKER**

**FILOMANIA
FALCUCCI**

Filomania Falcucci

Senior Advisor, Community
Acquisition Assistance Program
(CAAP)

Economic Opportunity and
Inclusion

(w) 617-635-2477

Filomania.Falcucci@boston.gov

<https://www.boston.gov/CAAP>



The Commercial Acquisition Assistance Program (CAAP) helps eligible Boston small businesses buy commercial real estate, fostering wealth-building, community growth, and job creation. This public-private initiative, led by the Office of Economic Opportunity and Inclusion, expands access to capital, ensuring all entrepreneurs, businesses, and investors share in economic growth.



2025 Donors

Bruce Blaisdell
Dylan Campbell
Michael & Gayle Epp
Sarah Freeman
Philip Gregory
Alison Haight

Shoma Haque
JP Historical Society
Sarah Marsan
Karen O'Brien
Kate Raisz
Michael Reiskind
Lynn Tibbets

2025 In-Kind Contributions

Our sincerest gratitude to those who donated their time and resources to JP Centre/South Main Streets.

Anna Koon
AVPresentations
Blanchards Wine & Spirits
Blue Frog Bakery
Casa Verde
City Feed & Supply
Clutter Queen

Cristina Nelson
Elleyo
First Baptist Church
Footlight Club
Gibson Sotheby's International Realty
Happy Market
Jadu
JP Clay

Karen O'Brien
Kitchenwitch
Lean Force Training
New Leaf flores
On Centre
Sweet Pea & Sage
Veevee

2025 Volunteers

Adam Grenier
Adam Hasler
Alison Cassidy
Alex Nickerson
Brian Fizer
Brenna Trollinger
Candice Alona Crawford-Zakian
Cheryl Curry
Chris Rotti
Christina Pelletier
Christina Uplinger

Cristina Gutierrez
CJ Jimenez
Courtney Marchuk
David Khalif
Delhia Emanuel
Eryn-Ashlei Bailey
Fran Harrington
Frank Schillace
Franklyn Salimbene
Jenn Batore
Jess Cody

Jamie Weller
Judith Finn
Julie Knopp
Kaitlin Ingram
Kyle Elizabeth Freeman
Matt Henzy
Mike Steffon
Mike Zaiser
Rebekah (Bekah) Handler
Soumya Chappidi
Suzie Bertisch





Your support for JP Centre/South Main Streets helps our business district to thrive and grow. Your contributions have helped us with events like:

- Galentine's Wine & Chocolate Tour,
- Lunch for Mentoring & Networking,
- Spring Beer & Trolley Tour,
- South Street Fiesta outdoor concerts,
- the JP Holiday Light Show, and more.

Let's keep the momentum going and make 2026 the best year yet! Your tax-deductible donation, no matter the amount, can help sustain our programs.

You can donate via Venmo @jpcntresouth or online at our PayPal Charity link (paypal.com/us/fundraiser/charity/2456344). You can mail a check to our address or contact the Executive Director at 617.942.2439 or email for more information.

Sponsorships are available and open to all. Go to jpcntresouth.com/sponsors for details.

Volunteering

Please consider volunteering for one of our committees or events. Our success is your community, and we cannot do this work without you.



venmo

Donate on our website at
jpcntresouth.com
OR
via **Venmo or PayPal.**





We are proud to recognize our Annual Sponsors. Sponsors receive recognition at all our events in 2026, social media mentions, and listings in our email newsletter and on our website.

If you are interested in becoming a 2026 sponsor, you can go to jpcentsouth.com/sponsors or contact our Executive Director.



2026 Sponsorship Benefits

jpcentsouth.com/sponsors

Patron
\$10,000

Champion
\$5000

Advocate
\$2500

Sponsor
\$1000

Friend
\$500

Event Recognition

	Patron \$10,000	Champion \$5000	Advocate \$2500	Sponsor \$1000	Friend \$500
Galentines Wine & Chocolate Tour	Top logo on all advertising	Large logo on all advertising	Mid-size logo on all advertising	Small logo on all advertising	Name (no logo) on select advertising
Spring Beer & Trolley Tour	Speaker recognition and top logo on advertising	Large logo on all advertising	Mid-size logo on all advertising	Small logo on all advertising	Name (no logo) on select advertising
South Street Fiesta	Speaker recognition and top logo on advertising	Speaker recognition and large logo on advertising	Mid-size logo on all advertising	Small logo on all advertising	Name (no logo) on select advertising
Spring & Fall Fundraiser	Speaker recognition and top logo on advertising	Podium recognition and large logo on all advertising	Podium recognition & mid-size logo on all advertising	Group recognition & small logo on all advertising	Group recognition, name (no logo) on select advertising
JP Holiday Light Show	Top logo placement at start & end of light show	Large logo at conclusion of light show	Mid-size logo at conclusion of light show	Shared logo slide at conclusion of light show	Shared name slide at conclusion of light show
Other Promotional Events	Top logo on all advertising	Large logo on all advertising	Mid-size logo on all advertising	Small logo on all advertising	Name (no logo) on select advertising

Website, Email Newsletter, and Social Media

	Patron \$10,000	Champion \$5000	Advocate \$2500	Sponsor \$1000	Friend \$500
Sponsors Page on JPCSMS website	Top-level logo (linked)	2nd-level logo (linked)	3rd-level logo (linked)	4th-level logo (unlinked)	Name listing (no logo)
Running footer on ALL JPCSMS web pages	Top-level logo (linked)	2nd-level logo (linked)	3rd-level logo (linked)	4th-level logo (unlinked)	—
JPCSMS newsletter footer	Top-level logo (linked)	2nd-level logo (linked)	3rd-level logo (linked)	4th-level logo (unlinked)	—
Social media recognition	✓	✓	✓	✓	✓
Featured listing on explore.jpcentsouth.com	✓	✓	✓	✓	✓

Promotion Through Your Business

	Patron \$10,000	Champion \$5000	Advocate \$2500	Sponsor \$1000	Friend \$500
JPCSMS "2026 Proud Sponsor" Decal	✓	✓	✓	✓	✓
Use of JPCSMS Logo on your website	✓	✓	✓	✓	✓



Thank you to all of our Annual Sponsors.

Advocates

JAMAICA PLAIN



RENTALS & SALES



PROPERTY MANAGEMENT

480 CENTRE ST
JAMAICA PLAIN, MA 02130
JPRENTALS.COM | JPPROPMGMT.COM



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Annual Sponsors.

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Friends

Morrison's Auto Rite Inc.





Upcoming Events

Wednesday, March 25, 2026

Monthly Board Meeting
5pm via Zoom

Saturday, April 11, 2026

Main Streets on Tap Trolley Tour
visiting Jamaica Plain, Egleston Square, Hyde Park, and Roslindale.

Check our website for more events
JPCentreSouth.com/upcoming-events/

Sign up for our email newsletter at
jpcentsouth.com/support-us
OR
sign up for our Text Updates



Donate on our website at
jpcentsouth.com
OR
Donate via Venmo

