

BOSTON
PUBLIC
MARKET

Market on a Mission



Market on a Mission

As a nonprofit organization, the Boston Public Market Association is a

Market on a Mission

to **nurture** local entrepreneurs, **educate** our visitors, celebrate the bounty of **all** of New England, and cultivate a **diverse** community around food.



BOSTON PUBLIC MARKET ASSOCIATION

Annual Report 2021

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Dear Friends,

As we reflect on the past year and share with you our 2021 Annual Report, we continue to be reminded of the challenges of these times. There are lots of wonderful stories that have come out of 2021 – stories that reflect the strength of our community, **the passion** that we all feel for the mission of the Market and our place within the New England food system, and the grit and determination of our farmers and small food and artisanal businesses.

Throughout the year, as we experienced the ups and downs of the pandemic and the various ways the Market and our vendors were affected, we remained focused on continuing to ensure that the Market is a unique and enriching experience; a place to shop for fresh local food to take home to your families and a place to learn about and enjoy the very best of our farmers, agriculturists, fishers, food entrepreneurs and artisans. **The Market is a place to celebrate, deepen and cultivate a diverse community around food.**

The world has changed in many ways over the past few years and we have all grown with those changes. We have a deep commitment to the Market's mission: to support food growers, producers and entrepreneurs; to participate in and educate our community about the importance of a resilient and equitable food system, local sourcing and nutrition; to ensure affordability and access and economic development opportunities for all small business owners who are interested in being a part of our community. While we can point to our success in supporting our small business vendors through this difficult time, we are particularly mindful that some entrepreneurs encounter barriers to full participation in places like the Market, and we are committed to working with them to eliminate those barriers.

Our deep gratitude goes out to several organizations and individuals who have supported us with conviction and enthusiasm. We could not have gotten through the past two years without the Henry P. Kendall Foundation and its Executive Director Andy Kendall. Thank you as well to our new Mayor Michelle Wu, Senator Sal DiDomenico, Senator Eric Lesser, City Council President Ed Flynn, MDAR Commissioner John LeBeaux, Amos and Barbara Hostetter, the City of Boston, the Commonwealth of Massachusetts and our dedicated and generous Board of Directors.

As we look forward to the next several months, we are reminded of the convening power of food and the strength of our regional food system. We are gratified to have just been named the 4th Best Public Market in the country by USA Today, a recognition of our growth and vibrancy and the enthusiastic support of our community. We wish you all good health and happiness in the coming months, and hope that this year will bring with it renewed opportunity for all of you, the Market, our vendors and visitors.

Lise Sessete

Cheryl Cronin

Cheng Cronin

Chief Executive Officer

Lisa SebestaChair of the Board



Impact by the Numbers



acres of New England farmland supported by the Market



Massachusetts and New England farms our vendors source from

1,500



small, local food entrepreneurs and artisanal business as permanent vendors



vendors who started at the BPM as their 1st retail location

small boat

fishermen

Red's Best

supported by



vendors who grew their businesses and expanded into larger spaces within the Market



additional vendors at our outdoor farmers market

over

additional businesses as pop up vendors per year



visitors to the Market since opening in 2015



total SNAP & HIP Sales in 2021



permanent vendor businesses owned or co-owned by women



pounds of food donated in the last five years to emergency food programs and individuals in need



miles - the distance between our farthest vendor and the Market



pounds of food composted in 2021

Market on a Mission

Celebrate the bounty of **all** New England has to offer.

Nurture & support food growers, producers & entrepreneurs, who have barriers to fully participating in the Market.

Educate neighbors
& visitors on the
importance of a resilient
& equitable food system,
local sourcing & nutrition.

Celebrate, deepen, & cultivate a **diverse** community around food. As a civic institution located in the heart of Boston, it is the Boston Public Market's responsibility to be a leader in creating and showcasing the diversity of our city. Boston needs to re-identify itself and acknowledge that it's comprised of a diverse mix of neighborhoods and families, businesses and communities. In the coming years, the Boston Public Market is renewing our efforts to reflect this emerging awareness of and appreciation for the city's diversity, centered around the convening power of food. In serving as a vehicle for this emerging Boston to shine, the Boston Public Market will help to lead the movement toward that new Boston where we celebrate the diversity of our neighbors.

After all, we are Boston's **PUBLIC** Market. That means all of us.

The continued challenges of 2021 proved to us one thing: our community — of vendors, partners, and visitors alike — is resilient, supportive, and dedicated to ensure that the Market remains a thrilling, vibrant place of education, connection, and growth.

The Boston Public Market opened in 2015, bringing to New England a public market destination with the key goals of supporting New England producers, providing fresh, healthy food to consumers of all income levels, educating the public about local sourcing and nutrition and building a community around food.

Since that time, the world has indeed changed. The ongoing pandemic exposed an urgent need for a strong, self-reliant, local food economy. A nationwide racial reckoning has increased the demand for equity in all areas of society. New, diverse public leadership has come to represent parts of our region, showcasing Boston and surrounding areas in new ways. Food Justice is a growing social movement with momentum behind it. These profound shifts offer enormous challenges and opportunities for our work. Because the Boston Public Market is more than just a retail location, we have the chance to embrace these cultural shifts and reflect the region as it exists — our diversity as our strength.

Together, we have learned that today is our opportunity to do more.

Accessibility & Affordability

The Market remains committed to accessibility and affordability, and 2021 marked our fourth full year of accepting the Healthy Incentives Program (HIP) at the Boston Public Market. This statewide program provides an instant dollar for dollar match on the SNAP dollars used to purchase fresh fruits and vegetables at our Seasonal Farmers Markets and the Boston Public Market. HIP increases access to locally grown produce, benefiting the community's health and supporting our farmers by providing a consistent, reliable customer base.

Developing Entrepreneurship & Supporting Small Businesses

The Boston Public Market was established to open the downtown market to more food entrepreneurs, farmers, fishers, and artisans in the New England region. We are proud to provide affordable retail space in the heart of downtown Boston, connecting growers and producers with urban customers. We consider the local entrepreneurs we house to be our single most significant and impactful group of partners, who represent the diversity of the City of Boston and our New England region. It is a symbiotic relationship where their successes are our successes, fostered by mentorship, subsidized rents, support, and guidance from the entire Boston Public Market Association team to ensure they are surviving during these challenging times.

With our renewed, dedicated focus on being accessible to more potential vendors and new consumers, we can showcase the true bounty of our region and renew the promise of the market — to provide a target-rich venue in the economic hub of New England for the region's many food producers, growers, fishers, and artisans.

In partnership and with financial support from Citizens Bank, the Boston Public Market was awarded the opportunity to launch an Entrepreneurship Forum and Incubator Program in 2022. This series of small business educational seminars will culminate in the opportunity for BIPOC vendors to open rent-free in the Boston Public Market for months at a time, field-testing their products and receiving invaluable hands-on retail experience with the support of the Boston Public Market Association and our network of vendors, stakeholders, and leaders.

Our Pop Up Entrepreneurs

Our pop-up vendor program adds a diversity of products to the Market and expands our wonderful community of owners. In total, we hosted 31 unique businesses as pop ups throughout 2021, 20 of which were women or BIPOC owned. We are proud to support even more small businesses through our short-term retail opportunities and it is a wonderful pipeline for businesses to explore permanent vendor opportunities. We are pleased to announce that one of our longtime Holiday pop-up vendors, Laurel Greenfield Art, joined the Market in early 2022 as a permanent vendor.







Educating our Community

The Market continued to welcome hundreds of students through our doors on our free field trip program, where they taste locally grown produce and connect with entrepreneurs. Throughout the year, the Market hosted several field trips, encouraging kids from all over our region to foster a love for local food. For the adults, one of our longtime volunteers hosted weekly Tours & Tastings of the Market every Friday throughout the fall - inviting all visitors to celebrate the bounty of the Market and New England.

Experiencing the Market

Finding safe ways to engage with our community and enhance their time on the Market floor has never been more important. Throughout the year, we worked hard to safely welcome our visitors back into the Market, to engage them with our Mission and vendors and to support even more small businesses. From activating our public spaces to collaborating with other local organizations to hosting outdoor programming, the Boston Public Market's goal for 2021 was to add life and vibrancy to the Market floor while continuing to grow and enrich our community of visitors, vendors and small businesses.





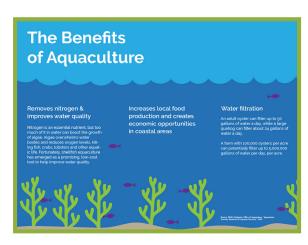


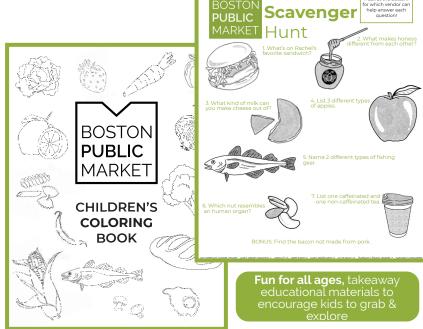
Trivia

Reopening our doors seven days per week



Educating our community, through free monthly panels featuring our vendors and stakeholders





A series of Educational Signage shared secrets from nearby vendors Music to our ears, jazzy jams with North End Performing Arts Center, New England Conservatory & local musicians







Dinner Tonight, recipes & tips featuring seasonal ingredients from our vendors



A Spook-tacular Celebration, in collaboration with The Greenway, New England Aquarium and the Boston Children's Museum





PumpKing & Queen return!



WAG your tails!
Our first ever puppy adoption event in support of WAG (We Adopt Greyhounds) where all our new furry friends found forever-homes

Engaging with our Community









New Vendors

We have had several exciting new additions to the Market in 2021 after aggressive outreach efforts and a strong focus on recruitment. We are thrilled to be joined by six new unique small businesses who are adding excitement and fresh products to the Market and contributing to our diverse community of vendors!





Husband and wife team Giulio Caperchi and Carol Sogigian started Seven Hills Pasta in their home kitchen in Boston. The company is named after the town in Italy where Giulio grew up, which is surrounded by seven hills. Giulio spent his entire life surrounded by artisanal food and farming and learned the art of pasta making from his Nonna Lina. Giulio and Carol live in the North End with their family and are frequent visitors at the Market.

At its start, Seven Hills Pasta focused on creating dried pastas as they believed that they had found a niche in creating a local, high-quality dried product. They started by selling their four shapes of pastas at local farmers markets and pop-up spaces and worked their way into larger store contracts and a full production space. Seven Hills pasta shapes are now carried in over fifty local retail locations and through their website, notably including all regional Whole Foods locations.

In addition to being incredibly focused on quality and craftsmanship, Giulio and Carol are dedicated to education and community building, and hosted highly sought-after classes and workshops in their former wholesale kitchen. They intend to bring these classes to the Market and their new wholesale space in the Kitchen.

Giulio and Carol intend to expand their product line further to include stuffed pastas, fresh pastas and prepared dishes in their new spaces at the Market. We hope you will come visit them soon and sample their delicious pasta!





HOPE Unlimited is a new retail space featuring products handcrafted by artisans with disabilities supported by House of Possibilities, a local nonprofit empowering children and adults with disabilities and their families. HOPe strives for a world where disabled individuals and their families are not held back — where they have all the resources and support they need to pursue hopeful, purposeful lives on their own terms. HOPe also powered the reopening of the **American Stonecraft** stall under their management.



Laurel Greenfield is a Boston-based painter capturing nostalgic food memories in vibrant color so they can be savored forever. For Laurel, food is a symbol of love, joy, and connection! She received her master's degree in Gastronomy from Boston University, where she studied how deeply rooted food is in our cultural and individual identities. Laurel is also a teacher and helps newer painters get their vision from their head to the canvas so they can uncover their unique style. Her painting motto is "tools over rules" and she believes all any artist needs are the tools to bring their unique vision to life. She teaches workshops online and in person at the market.



Perillas is a made-from-scratch Korean kitchen specializing in bibimbap, and focused on making this regional cuisine accessible to a wider audience through their fast-casual approach. James Choi started Perillas based on the belief that all people should be treated with dignity and respect. They uphold that value by providing fresh, delicious Korean food that's made from scratch, with an exceptional experience for their guests.



Rootastes creates lunches curated according to the season, featuring local ingredients and loaded with nutritional goodness. Rootaste's certification with eatREAL demonstrates their commitment to providing healthy options, cutting down or eliminating fried and processed foods, and using local and sustainable vendors. To Mint, Pak, and the Rootastes team, "Nourishment is essential for mind and body."



In the middle of a pandemic is a courageous time to start a business, but when the opportunity presented itself with the right farmer, Shawn & Julie Hennigan leaped. Their cows are raised on a local farm from birth, stay on the farm their entire life and are handled in a humane way. Julie & Shawn truly "want them to have a happy life before they are on our table." With a commitment to supporting farmers who raise animals with a focus on quality and care, all the beef and pork sold by **The Farmhouse Meats** are pasture-raised and are antibiotic and artificial growth hormone-free. Chicken, lamb, poultry, and eggs are also sourced from New England farms with the same commitment to modern agricultural values.



Our Vendors

American Stonecraft Natural fieldstone tableware handmade from freshly tilled stones from working New England farms.

Beantown Pastrami Company Hand carved hot pastrami, hot corned beef, and roast turkey sandwiches with side dishes.

Bon Appetit Crêperie Wide variety of sweet and savory crepes made to order using a dynamic fusion of ingredients.

Bon Me Bold, fresh, and fun Vietnamese cuisine.

Boston Beer Alley Offering a curated selection of New England craft beer, spirits, wine, and ciders.

Boston Honey Company Raw unfiltered honey, bee pollen, honeycomb, beeswax candles, and skin care products.

Boston Smoked Fish Company Hand-selected smoked seafood produced using sustainably harvested fish, locally-sourced ingredients, and all-natural preparation.

Crescent Ridge Award-winning fresh glass bottled milk, ice cream, and other dairy products.

Curds & Co. A wide variety of New England-made cheeses, in addition to imported favorites like aged Gouda, Gruyere, and more. Range of non-cheese items and accoutrements.

George Howell Coffee Coffee and espresso drinks made with freshly roasted small batch single estate, single origin coffee, and beans for home brewing.

HOPE Unlimited Featuring handcrafted products by artisans with disabilities, this retail space is powered by House of Possibilities, a local nonprofit empowering children and adults with disabilities.

Jennifer Lee's Allergen Friendly and Vegan Shoppe 100% gluten-free, nut-free, egg-free, and dairy-free breads, cookies, cupcakes, muffins, and donuts.

Laurel Greenfield Art Colorful paintings and art prints inspired by food memories from New England and beyond.

Levend Bagelry Organic hand-shaped sourdough bagels, bagel sandwiches, and pizza bagels.

Mo'Rockin Fusion Traditional Moroccan cuisine with a creative spin.

Mother Juice Cold-pressed juices, smoothies, and plant-based foods. All organic and as local as possible.

Perillas A made-from-scratch Korean kitchen specializing in bibimbap.

Peterman's Boards and Bowls Bowls, serving boards and trays, salad tossers, bottle stoppers, and napkin rings made from discarded or fallen trees from New England towns.

Q's Nuts Sweet, savory, and spicy roasts in over six varieties of nuts. Vegan, gluten, soy, and dairy free.

Red Apple Farm Fresh-from-the-farm fruit, 100% natural cider and all your favorite apple farm treats.

Red's Best Fillets and shellfish for home cooking, raw bar offerings, lobster rolls, and other New England classic takeout options.

Rootastes Seasonal, design-your-own bowls featuring greens, grains, proteins, and delicious, hearty vegetable sides and sauces.

Seven Hills Pasta A variety of handmade pastas, using just flour, water, and pasta machines imported from Italy.

Siena Farms Over 200 varieties of fresh vegetables, fruits, herbs and flowers, plus farm products and specialty foods from local favorite producers.

Soluna Garden Farm Hot or iced tea & chai lattes, fresh & dried herbs, hand-blended herb, spice, & tea blends.

Stillman's Farm The freshest conscientiously grown produce and plants.

The Farmhouse Meats All natural pasture raised antibiotic and growth hormone free beef, pork, lamb, poultry, and eggs.

The Popover Lady Sweet, savory, and classic popovers made in small batches using all natural ingredients.

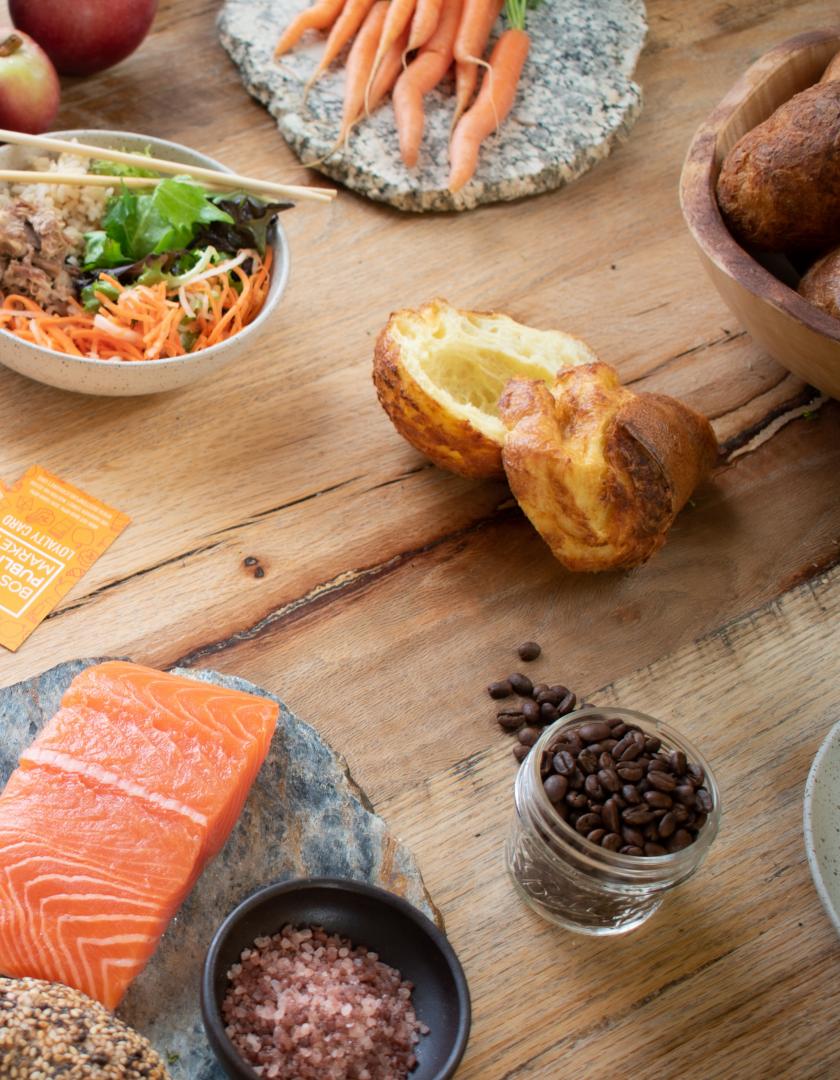
Union Square Donuts Gourmet donuts made from scratch, every day.























Dewey Square Farmers Market

The Boston Public Market Association has managed the Dewey Square Farmers Market for over twenty years. Dewey Square is an important market location as it's a high commuter traffic area, being right above a T stop and across from a commuter rail station and bus stop. It's also very close and accessible to Chinatown, one of the Boston neighborhoods whose residents make up a large portion of SNAP and HIP users.

We're able to accept SNAP, HIP, and the City's and MDAR's Farmers Market Coupons, which help provide additional revenue for our vendors and food access for lower income individuals and families. This year we processed just under \$5,000 in the City's Farmers Market Coupons. We strive to provide a wide range of produce and products for our customers as well as cultivating a market that helps support small local businesses.

This year approximately 83% of our vendors were women and/or BIPOC owned.

The Dewey Square Farmers Market ran on Thursdays, from June 3rd through November 18th. We had a total of 12 vendors, although the number each market day fluctuated slightly, primarily due to the staffing issues that much of the food industry has seen over the past two years. Despite some smaller days, it was very exciting to see Dewey pick up notably from the 2020 season in terms of vendors, sales, and foot traffic. Customers were very excited to return to the Market and enjoy the beautiful weather and festive set up. They enjoyed frequenting long-time favorites and sampling unique products from several new vendors.







Boston Public Market at Logan Airport

Since the Boston Public Market launched in 2015, we have been overwhelmed by the community's positive response. Our partnership with HMSHost and MarketPlace allowed us to open a Boston Public Market at Logan in late September, expanding our ability to provide fresh, local food to Boston-area residents and travelers. We admire MassPort's commitment to restructuring their food and beverage options to be healthier and more progressive as consumers want to feed their families simple, good food.

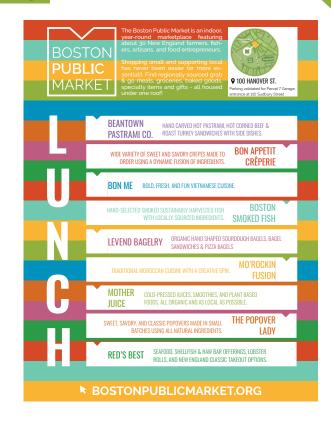
The 6,000-square-foot outpost at Logan reflects the same mission and high-quality food as BPM's flagship market at 100 Hanover Street. We look forward to supplying Logan Airport's more than 30 million annual travelers with fresh, locally sourced food from Massachusetts and New England for breakfast, lunch, and dinner.





Sharing Our Story



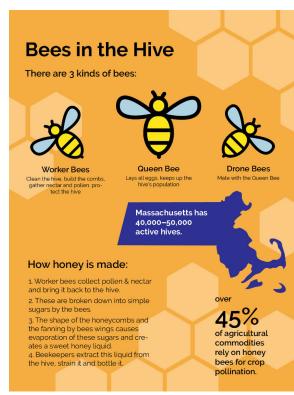


BOSTON PUBLIC MARKET

Your one-stop and gifts this h

Visit local artist alongside BPM vendors for spe jewelry, artwor

Friday 11







(as of December 2021)



Newsletter subscribers: 14,002



Website views for all of 2021: 289,468











Instagram followers: 65,425



Twitter followers: 16,931



Facebook followers: 23,309

Financial Overview*

2021 Market Revenue

Market Rental	\$716,237
Grants	\$511,841
Cost of Sales	(2,157)
Release From Donor	
Restricted Activity	\$424,395
Total Operating Revenue	\$1,650,316

2021 Operating Expenses

w/ Depreciation

Total Payroll and Related	\$500,076
Utilities	\$203,803
Janitorial/Security	\$182,468
General Market Maintenance	\$155,672
Internet/Technical	\$52,648
Marketing/Programming	\$30,338
Taxes/Fees	\$99,857
Accounting/Audit	\$74,185
Other professional services	\$122,395
Office Rent/Utilities/Expense	\$68,625
Insurance	\$47,933
Interest	\$47,229
Miscellaneous Expenses	\$26,715
Total Expenses	
before Depreciation	\$1,611,944
Depreciation/Amortization	\$582,843
Total Operating Expenses	\$2,194,787

ASSETS & LIABILITIES

Cash	\$614,682
Accounts Receivables	\$64,111
Other current assets	\$20,031
Total Current Assets	\$698,824
Total Fixed Assets	\$9,774,155
Misc. Assets	\$3,168
Total Assets	\$10,476,147

LIABILITIES & EQUITY

Total Current Liabilities	\$601,517
	\$1,144,829
Total Long Term Liabilities	
Total Liabilities	\$1,746,346
Total Equity	\$8,729,801
Total Liabilities and Equity	\$10,476,147





Thank You!

Our Founders

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Henry P. Kendall Foundation
The Manton Foundation
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Joe Hanley Fredi Shonkoff Kerry Harrison Jamie Simchik Meghan Jasani Robert Tuchmann

Board of Directors

We are very grateful for the generosity and support of our dedicated Board of Directors, particularly during the past two challenging years.

Lisa Sebesta, Board Chair Mary Jo Meisner, Vice Chair Sam Thakarar, Clerk Dave Clark, Treasurer Marlo Fogelman Kurt Hemr Lauren Keiper Stein Jan Saglio Charles SteelFisher Donald Wiest Pratt Wiley

Photo & Design Credit

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Special Thanks!

Henry P. Kendall Foundation and Andy Kendall, Executive Director Mayor Michelle Wu

Commissioner John LeBeaux, Massachusetts Department of Agricultural Resources and Chairman, Boston Public Market Commission

City Council President Ed Flynn State Senator Sal DiDomenico State Senator Eric Lesser Barbara and Amos Hostetter

Boston Public Market Association Team



Jennifer BaileyDirector of Operations



Kalli Burns Assistant Market Manager



Gina Cassara Market Manager



Cheryl CroninChief Executive Officer



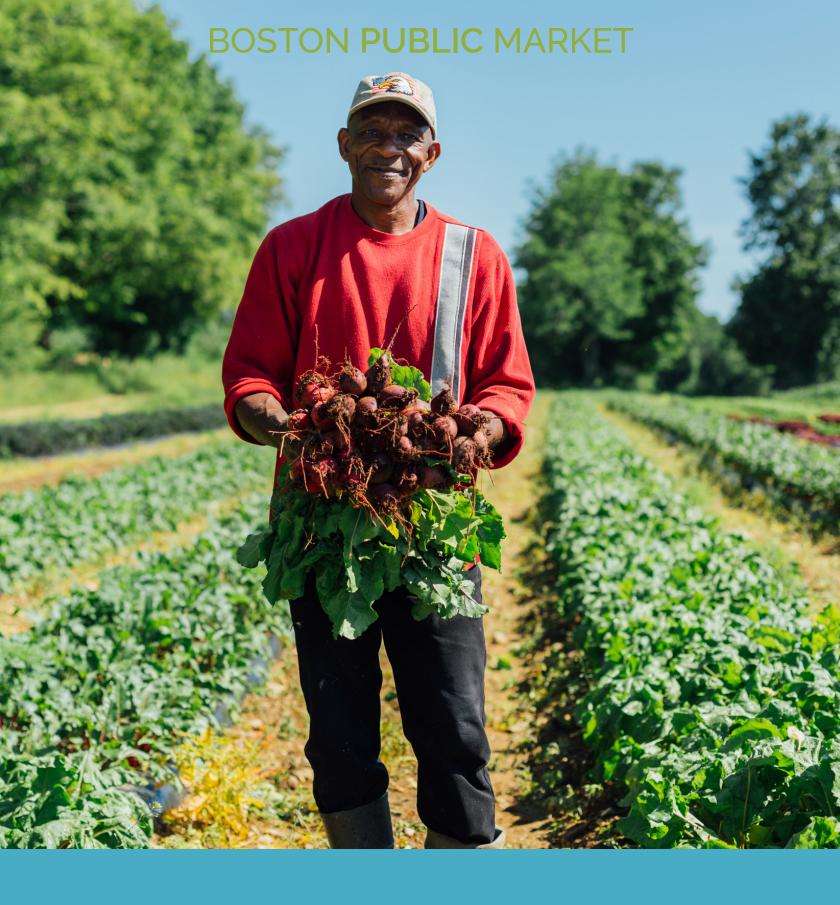
Carrie DeWitt Vendor Recruitment



Chelsea DolinerDirector of Marketing & Communications

Since the Market's inception, the small but mighty team of the Boston Public Market Association has shown remarkable talent, perseverance and commitment. This has never been more true than over the past two years, as the Market has pushed its way through the most unanticipated challenges. To our Boston Public Market Association team, past and present, our deepest appreciation and gratitude!

-Cheryl Cronin, CEO and our BPMA Board of Directors



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