

2004-2005 ANNUAL REPORT

RETURN ON
working
together
INVESTMENT





Bear in the Big Blue House flying high at The Advocate Parade Spectacular



Comedy Night at Kiwanis Park



Outdoor dining on Bedford Street



"Sunshine Slowdown" by Judith Steinberg on display during Heyman Properties' annual Art in Public Places exhibit

With a Strong "ROI" – Property Owners Assessment Dollars Are Well Spent.

This has been a busy year for the DSSD. A review of our accomplishments presents a compelling story of an improved downtown in which property owners have realized a significant return on their investment (ROI). While ROI often refers to measurements of financial profit or cost savings, it can also be benchmarked against other agreed upon objectives. The objective embraced by the Board of Commissioners, as part of the DSSD's vision, is the realization of a downtown as a center for living, working, shopping, dining and entertainment. Such a city center ultimately results in stronger property values. Hence our property owners' ROI is not only financially benchmarked but programmatically and aesthetically as well.

DSSD programs are goal oriented and designed to be analyzed quantitatively. Our goals include: improving the outdoor environment; attracting people through quality event production and ensuring appropriate retail and economic development through comprehensive land use planning and advocacy. Twenty-six percent of the annual budget is dedicated to the DSSD's Operations Program, which deals with the outdoor environment. In 2004/2005, the latter budgetary investment delivered the following results:

- 11,180 Ambassador man-hours, including the logging of 9300 miles on bike and the filing of 1500 daily reports of downtown activities and streetscape issues;
- 6,032 Clean Team man-hours resulting in the collection of 29 tons of trash, the removal of 182,000 cigarette butts from sidewalks and grates, and the shoveling of snow from 18,000 feet of sidewalk and 116 curb cuts during any snow storm of 3 inches or more;
- 2,500 hours of gardening by the Downtown Green Team which planted 10,000 shrubs, flowers and bulbs to achieve 3 seasonal palettes in 18 gardens, 16 parklets, 3 median dividers, 30 street planters and 116 hanging baskets;
- 500 quality of life issues (graffiti incidents, pedestrian and vehicular hazards and unlit streetlights) resolved by staff or referred to appropriate city agencies.

DSSD events which account for 44% of the budget (funded totally through sponsorships) are specifically designed to attract people downtown; people in turn create a sense of place which strongly enhances the value of property. The eight yearly high quality DSSD-produced events (Parade Spectacular, Heights & Lights, Grand Summer Night, Alive @ 5, Sculpture in the Streets, Arts & Crafts Show, Chef's Festival, Farmers' Market) attract 200,000 plus spectators. Once these event patrons are in the downtown, they remain or return to dine, shop, party or simply stroll the streets. The restaurateurs in the Columbus Park area indicate that during and after the Alive @ 5 concerts, their



Richard E. Taber
RICHARD E. TABER
CHAIRMAN



Sandy Goldstein
SANDY GOLDSTEIN
PRESIDENT

strongest business of the year is experienced. Such stunning results are true of the parade as well.

The DSSD maintains a vigilant oversight program as regards land use and development, in both the downtown and the city as a whole. Our often articulated position supporting the Master Plan, which places significant retail in the central business district, has resulted in a Zoning Regulation mandating the location of big box retailers in the downtown. Hence, unable to situate in less expensive industrial areas, Target and Burlington Coat Factory, together totaling in excess of 280,000 square feet, opened Class A retail venues on Broad Street during Fiscal 04/05. This activity was a catalyst for Taubman Centers Inc., owner of the Stamford Town Center, to purchase the former Filenes department store which will become a 160,000 sf center of retail, dining and entertainment. The total 440,000 sf of new retail space is projected to result in 3.75 million additional customer transactions annually. Such activity directly impacts bottom line and return on stakeholder investment.

While it is difficult to quantify aesthetics, an attractive community beckons visitors. The DSSD has been the catalyst for a number of programs designed to ensure an aesthetically pleasing environment. Some of our initiatives have included the following:

- DSSD-inspired regulations encouraging outdoor cafes to enliven the outdoor environment. Thirty-four restaurants, a record number, received their sidewalk cafe licenses last year, increasing their usable square footage and their profit.
- Fanciful murals painted by the talented artist Zora on 13 large, unsightly metal transformer boxes. This program created a rich tableau of outdoor art on display year round and was replicated throughout the city.
- Submission of an application currently before the Zoning Board to create a Downtown Design Review District to facilitate distinguished facade and signage review. Such a regulation will discourage inappropriate facade renovation and ultimately impact property values.

Financially, District property owners realized a significant Return on Investment illuminated by the following statistics:

- For every \$1 paid by property owners in special assessment taxes, \$2.18 was received in services
 - \$0.88 from sponsorships and city and state grants totaling \$913,570.
 - \$0.20 from the IRS-assigned value of 1100 volunteers working 9425 hours and contributing services totaling a minimum of \$205,450.
 - \$0.10 representing the value of in-kind city services as part of the city's partnership in streetscape services and events totaling \$105,757.
- Every \$100,000 of property value growth cost \$3,100 in DSSD taxes over the course of the last 11 years, an average of \$282 per year.
- For the first quarter of 2005, average rental rates for Class A office space was 7% higher in Stamford downtown than in the rest of Fairfield County and 18% higher in the downtown than in White Plains or Westchester. (Source: Albert B. Ashforth, Inc.)
- Average rental rates for retail space increased by an estimated 11% last year, from \$27/sf to \$30/sf.
- Due to the absorption of more than 100,000 square feet of retail space and the construction of an additional 164,000 square feet, the retail vacancy rate hit an all time low of 6.2%.
- Since 1993, three hundred on-street, surface lot and structured parking spaces have been added to the downtown as a direct result of DSSD initiatives. These spaces are conservatively valued at \$4,400,400. Approximately 25% of the spaces were added during this past Fiscal Year.

While the DSSD provides the environment which encourages rising property values, innumerable external factors contribute to such increases. However, it is important to note that land records show many properties which have enjoyed appreciation in value of 75-85% over the course of just a few years. A much more accurate picture of increased value will be visible at the next re-valuation.

Vision:

The vision for Stamford Downtown is that of a 24-hour/seven day a week center for living, working, shopping, dining, education, culture and entertainment.

Mission:

The Downtown Special Services District is responsible for creating, managing, and promoting a quality environment for people, which enhances the economic vitality of the Downtown.

Retail Recruitment and Retention

Goal: *To foster the Downtown's economic growth through a strong retail recruitment and retention program.*

The creation of a vibrant retail environment remains at the heart of the DSSD's mission. Last fall, Target and Burlington Coat Factory opened for business bringing to Broad Street two significant anchors. Shortly thereafter, in January the Courtyard by Marriott opened on the corner of Broad and Summer Street. These new developments, combined with the already thriving dining, entertainment and cultural sectors, have repositioned Stamford Downtown as a major retail and entertainment destination.



Welcome Garden in Veteran's Park

2004/2005 Accomplishments:

“Trends, Deals and Decisions” seminar – Collaborated with the Office of Economic Development and The Business Council of Southwestern CT to produce a seminar designed to use recent development to attract new retailers to downtown locations.

Public Relations Consultant – Issued an RFP, interviewed and contracted with a public relations consultant to capitalize on the news regarding retail growth in Stamford, resulting in the production this year of 20 significant articles in major media outlets.

Target Retail Store – Worked closely with Target management to expedite any pre or post-opening issues.

Industry Trade Show Representation – Collaborated with the Stamford Office of Economic Development to maintain Stamford presence at relevant retail industry trade shows.

Downtown Retail Marketing – Continued role of information resource to retail representatives or brokers interested in exploring downtown as a location.

Stamford Tables – Facilitated the continuation and expansion of Stamford Tables, a group of restaurateurs and nightclub proprietors who collaborate on mutually beneficial programs, event production and collective marketing. Published first Concierge Book containing sample menus and photos of 26 participating restaurants and distributed to more than 30 area hotels and apartment buildings.

2005/2006 Goals:

Downtown Retail Planning – Initiate the next phase of a strong retail recruitment program by identifying and marketing to potential tenants.

Downtown Retail Business Development – Establish relationships with district retailers and area brokers to facilitate business development and enhance marketing efforts.

Capitalize on Success – Continue work with a public relations specialist to penetrate targeted media with the message of significant retail growth in Stamford Downtown.

Stamford Tables – Increase membership of Stamford Tables to 35 Downtown restaurants, produce three events and a restaurant guide.

Economic Development

Goal: *To ensure the appropriate economic development of Stamford Downtown through comprehensive planning and advocacy.*

The DSSD has been the watchdog for appropriate Downtown development, balancing the challenge of intense development with environmental and quality of life objectives. Using Stamford's Master Plan as a guide, the District has helped to foster the development of a downtown with a full array of retail, office, cultural, recreation and residential uses. Through a strong program of advocacy for appropriate land-use planning and development, the Downtown will continue to grow and thrive as a regional retail, office, housing and cultural destination.



Target on Broad Street and Washington Boulevard

2004/2005 Accomplishments:

Architectural Review Design District – Worked with a committee to complete an application to the Zoning Board to establish zoning regulations that will foster appropriate design review, thus enhancing the character of buildings, facades and signage. Currently awaiting passage of Architectural Review Design District Regulation by Zoning Board.

Retail Study – Issued an RFP, interviewed, selected and directed Ferrandino and Associates to produce a Downtown Retail Development Impact Study.

New Development Oversight – Many relevant Stamford development projects come before the DSSD Economic Development Committee for review and analysis. DSSD positions regarding various development matters are then articulated to appropriate city boards and committees.

2005/2006 Goals:

New Development Oversight – Monitor new development downtown and in the adjacent community through review and analysis of prospective projects.

Strengthen the Downtown – Continue working in collaboration with business, community and governmental groups to ensure a strong downtown.

Downtown Development – Facilitate appropriate downtown development through outreach and lobbying efforts.



Marriott Courtyard on Broad and Summer Streets



Dining along Bedford Street

Events and Marketing

Goal: *To attract people to the Downtown through comprehensive special events and marketing programs.*

During the past 12 years, the District has created and refined Downtown signature events to attract the Stamford and regional communities to Stamford Downtown. The DSSD's calendar of events features the following: outdoor sculpture show, summer concerts, a farmers' market, chef's festival, arts, crafts & blues fest, and holiday events which include a helium balloon parade, rappelling Santa and tree lighting. These happenings have evolved into signature events drawing nationally renowned artists, musicians and sponsors and successfully attracting spectators who ultimately shop, dine and enjoy all that Downtown has to offer.



Watercolor by Linda Cromer at Arts & Crafts Show



Pottery by Gilbert Hite at Arts & Crafts Show



Right: John Waite. Below: The Advocate Parade Spectacular



Heights & Lights



2005/2006 Goals:

Art in Public Places – Create and implement Color/Forms, a sculpture exhibit featuring sculptures and photographs which will be placed throughout Downtown's public spaces.

French Market – Launch new improved farmers' market re-named the French Market, on Tuesdays and Saturdays on West Park Place.

Chef's Festival – Change the day of Chef's Festival to Tuesdays to coincide with new French Market and maximize cross-marketing opportunities.

Alive @ Five – Maintain series with three national acts during summer 2005. Begin series with a renowned artist.

Pops in the Park – Introduce a new three week Wednesday night series in Columbus Park in July featuring Pops by the Stamford Symphony, Shakespeare's "Much Ado About Nothing" and big band ballroom dancing starring the Cab Calloway Orchestra.

Arts, Crafts & Blues on Bedford – Relocate Arts & Crafts show to Bedford Street and combine it with a music festival starring Delbert McClinton.

stamford-downtown.com – Redesign and launch new DSSD website.

2004/2005 Accomplishments:

Celebrating Woman – Secured and placed 50 sculptures on the streets and public places of Stamford Downtown.

Alive @ Five – Successfully conducted six concerts including three national acts, one of which starred Chuck Negrón formerly of Three Dog Night. Featured new wine merchant each week.

Chef's Festival – Boosted Chef's Festival revenue by nine percent over previous year.

A Grand Summer Night – Added silent auction which raised \$11,500. These monies contributed towards the purchase of "Gossip" by Martha Pettigrew. "Gossip" was placed behind Old Town Hall.

Advocate Parade Spectacular – Increased number of giant helium balloons to 24, all of which were sponsored. Featured three celebrity guests including Howard Finkel, Chris "Mad Dog" Russo and Billy Preston.

Heights & Lights – A record five rappellers scaled down the side of 22 story Landmark Building to the cheers of thousands of children. John Waite performed at the tree lighting ceremony.

The Smithereens at Alive @ Five



Chuck Negrón at Alive @ Five



Center Stage performing in the Advocate Parade Spectacular



Chef's Festival

Clean, Safe, & Green

Goal: *To plan, initiate and manage enhanced operational services, which improve Downtown's physical environment.*

The District operates four major programs to address the ambience of the Downtown: the Clean Team, Downtown Ambassadors, the Green Team and Streetscape Operations. Well-maintained public spaces and parks provide an environment that attracts people, fosters retail development, increases property values, and creates a sense of place for Downtown workers, residents and visitors. DSSD Ambassadors are trained in first aid, CPR, and AED administration. They also learn to identify conditions which warrant formal police intervention. The Clean Team sweeps litter from sidewalks, curbside and parks. It also removes graffiti and flyers from public property. The Streetscape Program enhances the Downtown environment with three seasonal plantings in parks, parklets, sidewalk planters and hanging baskets. In addition hundreds of outdoor street problems are resolved by DSSD staff or referred by them to appropriate agencies.

2004/2005 Accomplishments:

Parking Master Plan – Established and worked with a committee of city representatives and downtown stakeholders to produce the third Downtown Parking Master Plan, published in May 2005.

Employee Discount Parking Program – Worked with the Board of Representatives' Traffic & Parking Committee to ensure the continuance of a program to encourage retail employees to park in city garages, instead of using on-street parking spaces. The program is marketed and administered by the DSSD.

Spring Street Re-design – Interfaced with city staff, contractors and stakeholders to plan and facilitate improvements to the street that optimize pedestrian and vehicular circulation with the least interference to area commerce.

Snow Removal Program – Established a new program to clear snow from downtown sidewalks and crosswalk curb cuts. The intent of the program is to make primary downtown pedestrian routes passable during and immediately following a significant snowfall, before property owners and the city begin more comprehensive clearing.



Downtown Ambassadors: From left to right: Fernando DeOliveira, Alton Pierce, Thomas Deuvael, Agazio DiMasi, Desiree Currie, Jason Petrie, Kevin Scott (Missing from photograph: Garry Walker)

2005/2006 Goals:

Website Re-design – Spearhead efforts to establish a new, improved DSSD website.

Block 9 Garage construction – Establish & maintain regular communications between construction representatives and area stakeholders to minimize business disruption. Produce a media campaign to market parking alternatives that will be available to the public during construction process.

Spring Street Renovation – Work with the City to procure funding, oversee design and facilitate the implementation of a new streetscape and traffic pattern for Spring Street.

Employee Discount Parking Program – Re-market program to expand use by 100% with the goal of moving 50 employee cars from curbside to garage parking.

Hanging Planter Program – Expand the hanging planter program to include lower Atlantic Street.



Two of the 116 hanging baskets in the Downtown

Funding the District

The DSSD is funded primarily by 120 property owners who pay an annual fee to the District based on their property assessments. The formula was adopted in 1992 when the District was incorporated and subsequently amended in 1998 to reflect the impact of re-evaluation. In addition to assessments, a significant portion of the DSSD's program income is derived through sponsorships.

Who Pays What:

- Top 4 property owners pay more than 48% of total program cost.
- Their average fee is \$115,322.
- Top 20 property owners pay 86% of total program cost. Their average fee is \$40,515.
- Smallest annual fee is \$36.
- Highest annual fee is \$139,622.
- Average Atlantic Street fee is \$2,134.
- Average Broad Street fee is \$14,807.
- Average Bedford Street fee is \$1,141.
- Average Summer Street fee is \$2,850.
- Average Main Street fee is \$1,312.



Busy evening during showtime on Atlantic Street

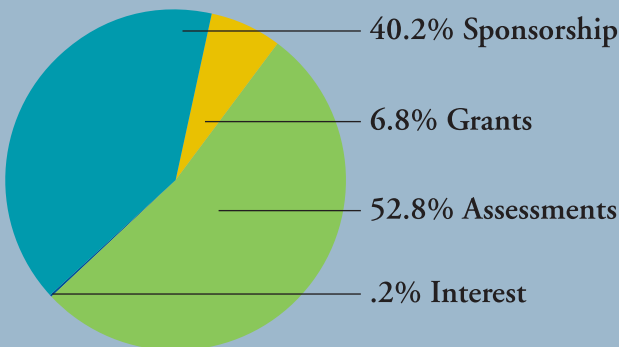


"Fan Dance" by Wendy Lehman

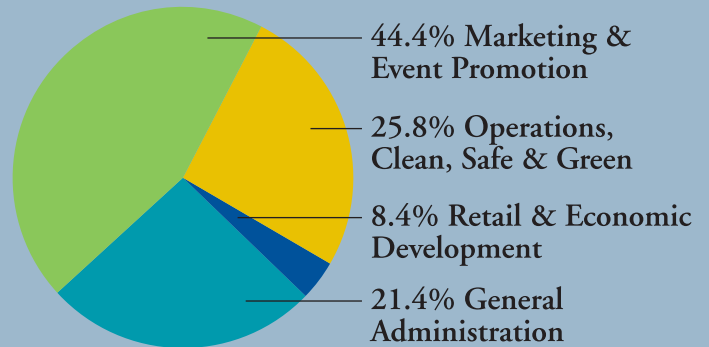


The "Clean Team" keeping the Downtown litter free

Where The Money Comes From:



Where The Money Goes:



Funding and Support

Many District property owners voluntarily supported our 2004-2005 initiatives through donations and in-kind sponsorships, which are in addition to their tax assessment:

The Advocate/Greenwich Time
 Avalon Communities
 Bildner Capital Corp.
 Burlington Coat Factory
 Crown Theatres
 Emmett & Glander, Attorneys at Law
 First County Bank
 Gibraltar Management Co., Inc.
 Heyman Properties
 Hoffman Investment Partners
 Kids Home Furnishings
 MarLo Associates
 National Realty & Development Corp.
 Plaza Realty and Management Corp.
 Reckson Associates Realty Corp.
 F.D. Rich Company
 Silver, Golub & Teitell, LLP
 Stamford Town Center
 UBS
 United Realty of Connecticut, Inc.
 Valeur Realty

The following non-profit organizations support District initiatives through monetary or in-kind partnerships:

Boys and Girls Club of Stamford
 CTE's Lathon Wider Community Center
 The Ferguson Library
 Keep Stamford Beautiful
 Liberation House
 St. Luke's Lifeworks
 Shippan Point Garden Club
 Stamford Big 5 Volunteer Fire Department
 Stamford Center for the Arts
 Stamford Chamber of Commerce
 Stamford Garden Club
 Stamford Partnership
 Stamford Symphony Orchestra



Old Town Hall

Many thanks to the generosity of our Downtown restaurants and nightclubs whose donations, participation & gift certificates make numerous patrons very happy:

Bennett's Steak & Fish
 Black Bear Saloon
 Bobby Valentines Sports Gallery Café
 Bradford's Grill & Tavern
 Café Tango
 Capriccio Café
 Chez Jean-Pierre
 Columbus Park Trattoria
 David's Catering
 Egane
 Grand
 Hula Hank's Island Grille & Bar
 Il Falco Restaurant
 Lucky's Classic Hamburger & Malt Shop
 Mona Lisa Ristorante
 Morton's, The Steakhouse
 Ocean 211
 Park Place Diner
 122 Pizza Bistro
 Plateau
 Playwright Pub & Restaurant
 Sabatiello's Italian Grille
 SBC Downtown Restaurant & Brewery
 Telluride
 Thirsty Turtle
 TidbiT
 Tiernan's Bar & Restaurant
 Wish
 Zinc...Bistro & Bar

The District thanks a dedicated and talented group of volunteers led by Marion Glowka, for their invaluable assistance in designing, planting and maintaining our beautiful downtown gardens:

Special recognition: Veteran's Memorial adopted by G.E. Consumer Finance employees led by David Nissen, CEO, Janette Brandi, Michael Tresca.

Alice Ballin
 Mary Bohan
 Penny & Bill Burnett
 Rosemary Cox
 Phil D'Amico
 Arlene Daniels
 Susanne deMilt
 Harry Deragon
 Lenore DiPalma
 Clare Duffy
 David Emerson
 Paula Eylel
 Joe Falzone
 Libby Fatum
 Charles Guinta
 Susan Haynes
 Michael Jacopino
 Emily Kreis
 Carmen Kroll
 Pat Langley
 Carol Matteson
 Barbara Miller
 Ricki Miller
 Bruce Moore
 Rick Myers
 Wendi Ohlson-Skovgaard
 Joanne Parsons
 Pat Pemberton
 Betty Roberts
 Dianne Scherer
 Ed Selig
 Susan Sweeney
 Cindy Shumate
 Jane Waugh
 Mary-Starke Wilson



Dining on Bedford Street



Friends of Downtown: Back left to right: Lynne Fife, Maddy Shapiro, Ginny Fox, Betsy Levinson, Pamela Bassett, Lynne Colatrella, Phyllis Kapiloff, Karen Denker, Gail Malloy, Elayne Jassey; Front left to right: Camille Tomasello, Joan Fields, Sandy Goldstein, Alice Lyons, Rose Marie Grosso. (Missing from Photograph: Eileen Heckerling, Nancy Kucera, Cathy Malloy, Pamela Mullender, Shae Rosenthal)

The District thanks a dedicated group of volunteers, the Friends of Downtown, who annually raise money for art in public spaces:

Joan Fields, Chairperson
 Pamela Bassett
 Karen Denker
 Lynne Fife
 Ginny Fox
 Rose Marie Grosso
 Eileen Heckerling
 Elayne Jassey
 Phyllis Kapiloff
 Nancy Kucera
 Betsy Levinson
 Alice Lyons
 Cathy Malloy
 Gail Malloy
 Pamela Mullender
 Shae Rosenthal
 Maddy Shapiro
 Camille Tomasello

Special thanks to Mayor Dannel Malloy whose vision of a strong and vital Downtown has been instrumental in the success of the DSSD's initiatives. Much appreciation is also extended to the Mayor's team of outstanding city employees who contribute their time, energy and ideas toward making the Downtown the city's neighborhood.

Numerous corporations and individuals both inside and outside the District support our work through generous annual donations to programs and events. Included as well is the generosity of city and state boards, commissions and agencies who through their funding recognize the importance of a revitalized downtown.

- | | |
|---|---|
| Mayor Dannel Malloy,
City of Stamford | In Phase Audio |
| Allied-Barton Security Services | The JHM Group |
| Sharon Anderson | The Journal News/The Patent Trader |
| Antares Real Estate | Juner Properties |
| The Ashforth Company | Kitsios Restaurant Group |
| Bacardi Silver & Bacardi O | Labriola Frame & Art Gallery |
| The Baker Family | Louis Dreyfus Property Group |
| Bank of America | Luxury Mortgage Corp. |
| Tom Bellele | Alice Lyons |
| Blockbuster | Martha Mahoney |
| Budweiser & Budweiser True Music | The Mann, Fowler and
Hoffman Families |
| Board of Education,
City of Stamford | Ron Markey |
| Board of Finance,
City of Stamford | More Than Music |
| Board of Representatives,
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| Building & Land Technology | Andrew Munce |
| Ceebraid-Signal Management
Group Ltd. | Nestle Waters North America |
| Norman Cole | New York Connecticut
Development Corp. |
| Cox Radio, Inc. | Ernie Orgera |
| Coastal Fairfield County
Convention & Visitor Bureau | Ralph Pastore |
| CT Transit | Patriot National Bank |
| County TV and Appliance of Stamford | Peoples Bank |
| Creative Framing & Gallery | Pitney Bowes |
| Crystal Rock | planyourweddingday.com |
| Jeff Dean | Purdue Pharma L.P. |
| Dichello Distributors | Rick Redniss |
| Eastern Land Management | Robustelli World Travel |
| Easton Malloy | Jim Rockwood |
| Event Management, Inc. | Chris Russo, WFAN |
| Howard Finkel, WWE | Lou Scarano |
| Frank Mercede & Sons | SAC Capital Advisors, LLC |
| Alexander Frenkel | Sacred Heart Church |
| Gannett Co, Inc. | Pat Sasser |
| GB Parking | Jami Sherwood & Simply Signs |
| GE Capital | Stamford Catholic Regional Schools |
| Bill Gerardi | Stamford Fire Rescue Department |
| Grade A ShopRite | Stamford Hospital |
| Seth G. Weinstein,
Hannah Real Estate | Stamford Marriott Hotel |
| Eileen Heckerling | Stamford Police Department |
| Bill Hennessey | Stamford Public Schools |
| Highgrove | Stamford Wine & Liquor |
| Larry Hoff,
The WB Morning News | State Farm |
| Holiday Inn Select | David Stein |
| | Subway |
| | Target |
| | Brian VanOrsdel |
| | Wah Studio Photography |
| | W&M Properties |
| | David Woods |

Board of Commissioners and Staff



Board of Commissioners: Back left to right: Norman Lotstein, Mark Bridges, Michael Freimuth, Robert H. Kahn, Werner Valeur-Jensen, Courtney A. Nelthropp, Robert Karp, Carl Bildner, F.D. Rich III, Carmen Domonkos, Marjan Murray, Mary Schaffer. Front left to right: Mario J. Lodato, Jr., Stephen J. Hoffman, Richard E. Taber, Mayor Dannel P. Malloy, Sandy Goldstein, Kathryn Emmett, Esq., Seth Berger, David R. Martin. (Missing from Photograph: Greg Lodato, Michael J. MacAndrews, John P. Condlin, David E. Long, Nancy Greenberg, Lazlo Papp, Robin Stein, Kathleen E. Walsh)

Board of Commissioners

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Richard Taber

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Emmett & Glander

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Michael Freimuth

Director, Office of Economic Development
City of Stamford

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President, MarLo Associates, Inc.
Mario J. Lodato Real Estate

David E. Long

Vice President of Human Resources
Purdue Pharma L.P.

Norman Lotstein

Vice President, Pyramid Real Estate Group

Mayor Dannel P. Malloy

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David R. Martin

President & Deputy Mayor
Stamford Board of Representatives

Michael J. McAndrews

General Manager, Stamford Town Center

Marjan Murray

Vice President, Regional Manager
People's Bank

Courtney A. Nelthropp

Owner, Sir Speedy

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Robin Stein

Land Use Bureau Chief, City of Stamford

Werner Valeur-Jensen

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Kathleen E. Walsh

President & CEO, Stamford Partnership, Inc.

DSSD Staff

Sandy Goldstein

President

John Ruotolo

Director of Operations

Lynne Colatrella

Director of Marketing & Signature Events

Annette Einhorn

Manager, Marketing & Signature Events

Heather L. Scott

Marketing & Signature Events Coordinator

Marion Glowka

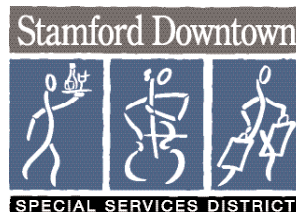
Streetscape Coordinator

Maryann Rockwood

Office Manager



DSSD Staff: Front left to right: Lynne Colatrella, Sandy Goldstein, John Ruotolo. Back left to right: Marion Glowka, Maryann Rockwood, Annette Einhorn, Heather Scott



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Photography by: Wah Studio Photography