

# Board of Commissioners and Staff

## Chairman

Stephen J. Hoffman, Managing Partner  
Hoffman Investment Partners, LLC

## Vice Chairman

Marjan Murray, Vice President,  
Regional Manager, People's United Bank

## Treasurer

Kathryn Emmett, Esq.  
Emmett & Glander

## Secretary

Michael Marchetti  
Columbus Park Trattoria

## Immediate Past Chairman

Richard E. Taber, Chairman & CEO  
First County Bank

Carl Bildner, President  
Bildner Capital Corp.

Jack Condlin, President & CEO  
Stamford Chamber of Commerce

John J. DiMenna Jr., President  
Seaboard Properties, Inc.

Michael M. Ego, Associate Vice Provost  
University of Connecticut, Stamford

Michael Freimuth, Director  
Office of Economic Development  
City of Stamford

Rachel Goldberg  
Urban Redevelopment Commission

Neil M M Grassie, Head of Property, North America  
Royal Bank of Scotland Group

Nancy Greenberg, Senior Vice President  
Heyman Properties, LLC

Robert H. Kahn, President,  
United Realty of Connecticut, Inc.

Robert Karp, President  
Business Environments

Todd M. Kosakowski, Managing Partner  
Post Road Entertainment

Gregory Lodato, President  
MarLo Associates, Inc.

Norman Lotstein, Vice President  
Pyramid Real Estate Group

Dannel P. Malloy, Mayor  
City of Stamford

David R. Martin, President & Deputy Mayor  
Stamford Board of Representatives

Michael J. McAndrews, General Manager  
Stamford Town Center

Lynn McGee, Owner  
The Bridal Suite

Courtney A. Nelthropp, Owner  
Sir Speedy

Mary Schaffer, Owner  
napa & co.

Merle Spiegel, Senior Director of  
Corporate Communications  
Purdue Pharma L.P.

Robin Stein, Land Use Bureau Chief  
City of Stamford

Werner Valeur-Jensen, Owner  
Valeur Realty Holding Co.

Rocco Veltri, Regional Head of Security, Americas  
UBS Investment Bank

Kathleen E. Walsh, President & CEO  
Stamford Partnership, Inc.

Steven Wise  
Steven Wise Associates

## DSSD Staff

Sandy Goldstein  
President

John Ruotolo  
Vice President, Operations

Lynne Colatrella  
Vice President, Events & Marketing

Jacqueline R. Wetenhall  
Director, Retail Development

Annette R. Einhorn  
Director, Events & Marketing

Maryann Rockwood  
Office Manager

Marion Glowka  
Streetscape Coordinator

Cheryl Vukelic  
Operations Project Coordinator

Kevin M'Closkey  
Coordinator, Events & Marketing



## Stamford Downtown Special Services District

Five Landmark Square  
Suite 110  
Stamford, CT 06901  
Phone: 203-348-5285  
Fax: 203-348-6857  
www.stamford-downtown.com



## DSSD Board of Directors:

Front from left to right:  
Carl Bildner, Rachel Goldberg, Michael Marchetti,  
Marjan Murray, Stephen J. Hoffman, Sandy Goldstein,  
Kathryn Emmett, Norman Lotstein, Robin Stein,  
Kathleen E. Walsh

Back from left to right:  
Courtney A. Nelthropp, Lynn McGee, Steven Wise,  
Robert H. Kahn, Michael J. McAndrews, Michael  
Freimuth, John J. DiMenna Jr., Rocco Veltri, Todd M.  
Kosakowski, Richard E. Taber, David R. Martin, Michael  
M. Ego, John P. Condlin, Merle Spiegel, Mary Schaffer

Missing from photograph:  
Neil M M Grassie, Nancy Greenberg, Robert Karp,  
Gregory Lodato, Dannel P. Malloy, Mayor, Werner  
Valeur-Jensen



## DSSD Staff:

Front left to right:  
Lynne Colatrella, Sandy Goldstein, John Ruotolo.  
Back Row, left to right: Jacqueline R. Wetenhall,  
Marion Glowka, Kevin McCloskey, Annette R.  
Einhorn, Cheryl Vukelic, Maryann Rockwood



## Friends of Stamford Downtown:

Front left to right:  
Gail Malloy, Ginny Fox, Karen Denker, Joan  
Fields, Sandy Goldstein, Camille Tomasello, Ellen  
O'Neill. Back left to right: Phyllis Kapiloff, Betsy  
Levinson, Maddy Shapiro, Nancy Kucera, Lynne  
Fife, Elayne Jassey, Alice Lyons.

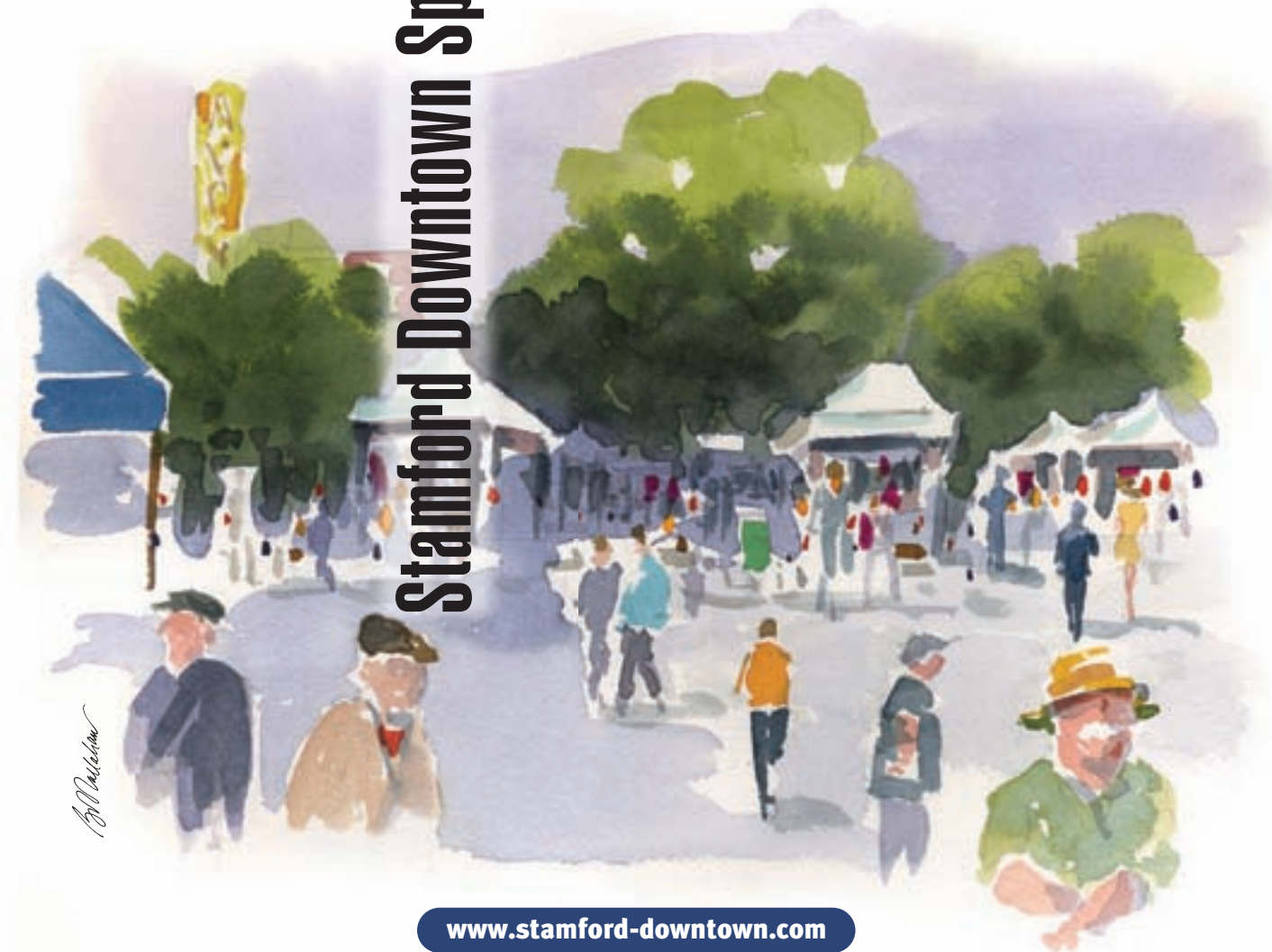
Missing from photograph: Rose Marie Grosso,  
Eileen Heckerling, Pamela Mullender, Shae  
Rosenthal

Photography by Happyhaha Studio  
Design by Bob Callahan Design

# Stamford Downtown Special Services District

# Annual Report

# 2007-2008



[www.stamford-downtown.com](http://www.stamford-downtown.com)



# Stamford Downtown Special Services District Annual Report 2007 – 2008

## Status Report on the Downtown Economy

### 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

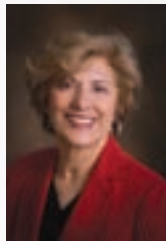
The Downtown Special Services District is responsible for creating, managing and promoting a quality environment for people, which enhances the economic vitality of the Downtown.

### COVER

Watercolor painting of Arts, Crafts & Blues on Bedford – 2007 by Bob Callahan



Stephen J. Hoffman  
Chairman



Sandy Goldstein  
President

A review of Stamford Downtown's economy for the past year indicates that the Downtown certainly remains the center of the city's corporate, retail, and cultural life – and is becoming the center of high-end apartment condo and rental living as well. The best indicator of this is Downtown's Grand List –\$846,163,745 – the largest portion of the city's \$11,036,517,131 Grand List. The Downtown shows a 16.8% Grand List growth over the course of the last five years.

Such growth is significant, especially in these difficult economic times. Recognizing that economic highs and lows are cyclical and that certain market sectors are more seriously effected by these cycles than others, Fiscal Year End is a good time to assess the Downtown's economy vis-a-vis its critical market sectors: office occupancy and development, residential development, cultural attendance, hotel occupancy and retail viability. So let us take a look at where we are today and what is in the pipeline.

#### Office Development

We currently boast 6.1 million sf of office in the downtown with 28,500 employees. This number has been relatively static over the course of the last five years with no new office development, but with vacant space in existing office buildings filling up. When Diageo, which occupied 135,000sf in Landmark, moved to Norwalk three years ago, everyone was concerned that this huge vacancy would be a total drain on the downtown office rental market. Fast forward three years and Landmark has a 91% occupancy rate. RFR Holdings which owns 1.8 million sf of office space in seven downtown buildings (300 Atlantic, the Forum Buildings and Canterbury Green) has an occupancy rate of 89%, down one percentage point from five years ago. RFR's purchase of the latter real estate portfolio in 2007 set a robust Stamford real estate sales record of \$500sf.

There is only one new office project under development today – RBS, with its 1,000,000sf building and garage, ultimately promising 2,000 jobs to be completed in 2009. Companies like RBS and UBS have an incredible domino effect on the downtown economy. For example, nine years ago, UBS built a 970,000sf office building. Today, the company is also leasing an additional 500,000sf of space in the surrounding area – 400 Atlantic Street, 680 Washington Blvd and One Stamford Forum with 5,600 people including contract employees, up 250% from the original 2,200. Now, we recognize that these numbers may change in the near future as Stamford's financial institutions adjust to the difficult economy. The economic ripple effect of these major corporations remains dramatic: UBS pours an additional \$20+ million into the economy to underwrite cultural and nonprofit activities and to engage the services of local printers, designers, audio/visual technicians, couriers, caterers, employment agencies, hotels, restaurants, limo companies, florists and photographers.

There is only one approved mixed-use office/housing development in the pipeline of approved projects: MetroGreen, which will have 330,000sf office, plus 240 residential units. Major sites yet to be developed and which are possible office sites are the Bildner and Kahn pieces on Broad Street, the "hole in the ground" on Greyrock, the Advocate parcel and the Manger site on Washington Blvd.

#### Residential Sector

There has been significant growth in this sector. Currently, there are 3,300 residential units in the DSSD with an estimated residential population of 7,000. However, within one mile of the Downtown there are 17,412 units with over 35,000 residents. Under construction today are two signature projects: Trump Tower with 177 condominium units and Highgrove on Forest Street with 91 units, both are scheduled for completion in 2009.

Several significant residential projects have their approvals but have not started the construction phase: Park Square West on Summer and Main with 567 units; the Ritz Carlton on Atlantic St, a 39 story building wrapped around the historic Post Office, with a mixed use format of 289 condominiums and 198 hotel rooms, and St. Andrews on Washington Blvd with 300 apartments. A number of fine projects are designed and awaiting approval from the Land Use Boards the most significant of which is the Luxe on Greyrock with 56 condominium units.



Latham Park



Dining on Bedford Street

#### Retail

Attracting quality retail to our downtown streets continues to be a challenge. The DSSD's Retail Incentive Program has attracted three unique high quality retailers: Artistic Hand Blown Glass Gallery and Downtown Golf on Bedford Street as well as Broadway Kitchens on Summer Street. In addition, the DSSD has a strong outreach program to encourage excellent retailers from other communities to open satellite stores in Stamford Downtown.

Our restaurants remain the gems of our downtown scene, making the Downtown a regional dining attraction. Numerous quality restaurants opened this year including Market, Duo and Fin II on Main Street and the Republic Grill on Summer.

The Stamford Town Center went through a major transformation with a 110,000sf renovation of the former Filenes' site. There are now six new restaurants (Kona Grill, P.F. Chang's, Mitchell's Fish Market, Capital Grille, Cosi, California Pizza Kitchen.) In addition, Barnes and Nobles opened its largest store in the region at 40,000sf and H&M opened its emporium at 21,000sf. Business at the Mall is booming and major trendy retailers like Zara have signed long leases and will open shortly.

#### Culture

Movies and theatres are enormous downtown economic generators. According to the national research firm, Americans for the Arts, culture and the arts leverage incredible benefits for the community. The firm asserts that nationally – arts' patrons spend \$22.87 per person in the community, not counting the price of admission. Based on 2007 attendance records, \$3.5 million dollars were infused into the Stamford economy due to theatre attendance. However, attendance at the theatre is soft. From a high of 210,000 patrons in 2004, SCA attendance is down 28% to 150,000. This is not a good trajectory and has impacted the restaurant economy, which is highly dependent on SCA. The DSSD believes this decline is directly related to the slashing of state funding to the SCA last June. The latter problem has been addressed and the SCA Board of Directors has played an active role in putting the SCA on a firmer footing. We look forward to seeing an improvement in attendance as a result of the latter activities.

Cinema attendance of course is directly related to product. In 2005, when we got our last accurate count, there were 1,000,000 movie attendees. What it is today – is anyone's guess because Bowtie will not give out attendance figures. However, the Avon theatre does provide such numbers – and the Avon on Bedford Street is a jewel in the downtown. Its attendance is up 10% from two years ago to 57,000 patrons a year.

#### Hotels

The hotel market with 2,100 downtown rooms is another cyclical story. When corporate business is good, hotels flourish. When bad, they languish. The newest hotel, the Courtyard by Marriott with 117 rooms, has a 96% occupancy rate on weekdays and 88% on weekends. This is a phenomenal statistic, catapulting the Courtyard into the top 1% of its industry. The Marriott on Tresser Blvd is also doing well with strong occupancy rates. Holiday Inn Select is undergoing a \$20,000,000 renovation, in part because of the strength of the film production market in Stamford. In 2007, that industry alone booked 50,000 hotel nights – this according to Bruce Heller of the Connecticut Film Center. The YMCA on Washington Blvd is planning a major renovation with 96 hotel rooms to open within 12 months of getting its approvals.

The Downtown is a dynamic place which reflects and reacts to economic trajectories. On the whole, it has been a strong year for the downtown economy and we look forward to positive growth next year as the economy strengthens.

*Stephen J. Hoffman Sandy Goldstein*



# Retail Recruitment and Retention

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



Downtown Golf  
125 Bedford Street

The creation of a vibrant retail environment is at the core of DSSD's mission. The Retail Advancement Program which began in 2006, resulted in three new stores opening in Stamford Downtown this year: Downtown Golf and Artistic Hand Blown Glass, two exciting new additions on Bedford Street; while on lower Summer Street, Broadway Kitchens & Baths of CT located across from Burlington Coat Factory.

Stamford Downtown also benefited from the opening of several upscale restaurants including: Market, with its chic setting and a bustling atmosphere, and the Euro-Japanese trendy Duo, both dynamic additions to the already popular Columbus Park neighborhood. Another fine site for casual dining is Fin II, the Japanese/Asian bistro. On Bedford Street, Republic Grill opened adjacent to Telluride, serving delicious Asian specialties.

The Taubman Company completed the \$50 million redesign of the Stamford Town Center mall in November 2007. This 110,000 square foot retail component now includes a 40,000 sf Barnes & Noble, a 21,000 sf H & M anchor and six new restaurants in a piazza-style courtyard. The seventh floor was renovated to include a new food court and children's play area. This renovation is directly responsible for an expansion of the Fairfield and Westchester County customer base with the influx of new upscale stores.



Artistic Hand Blown Glass  
168 Bedford Street

## 2007/2008 ACCOMPLISHMENTS:

**Industry Trade Show Representation** – Attended the International Council of Shopping Center trade shows in New York City and Boston, getting our message across to the 10,000 plus brokers and retailers in attendance.

**Downtown Retail Marketing** – In 2007, a list of 100 of the most active retail brokers in Fairfield County and the New York Metropolitan area was compiled. The brokers are updated via e-mail concerning any significant new project approved in downtown such as Trump Parc, Highgrove or the Ritz Carlton. They are also kept abreast of available retail space.

**Stamford Tables** – Facilitated the continuation and expansion of Stamford Tables, a group of 38 restaurant and nightclub proprietors who collaborate on mutually beneficial programs and collective marketing. The Concierge Book, containing sample menus and photos of 33 participating restaurants, was updated and distributed to more than 35 area hotels and apartment/condominium complexes in Stamford, Greenwich, Rye and Westchester. Successful Winter & Summer Restaurants Weeks were held in March and August. Over 12,000 copies of the Stamford Tables Mini-Concierge Book were distributed in the Stamford Advocate and the downtown, sponsored by the Classic Condominium.

## 2008/2009 GOALS:

**Downtown Retail Business Development** – Increase scouting efforts and broker outreach to attract 3 more retailers in Stamford Downtown. Continue to work diligently with property owners to quickly lease new retail vacancies.

**Stamford Tables** – Increase membership of Stamford Tables from 33 to 38 members, including the new Stamford Town Center restaurants. Hosted the Connecticut Restaurant Association from Hartford at a Stamford Tables meeting to discuss current restaurant legislative issues. Expand the distribution list of the Concierge Book to hotels and apartment complexes in Stamford and surrounding towns.

**Downtown Retail Planning** – Initiate the next phase of a strong retail recruitment program by working with property owners, the Retail Committee and area broker contacts to identify retailers which would complement the existing retail mix.



Broadway Kitchens & Baths of CT  
388 Summer Street

# Economic Development

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

The DSSD is 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.

## 2007/2008 ACCOMPLISHMENTS:

**New Development Oversight** – During the last two years, we have seen development both in the ground and on the planning table. Many relevant Stamford development projects were reviewed and analyzed by the DSSD Economic Development Committee. These include Trump Parc, Lord and Taylor, Metro II, Century Plaza, 11 Forest Street, The Luxe and St. Andrews. DSSD positions were developed for each of these projects and publicly articulated to appropriate city boards and committees. With each, we strove to ensure that Downtown remains the center of destination retail and major hotel development, as clearly articulated in Stamford's Master Plan.

**Old Town Hall** – Old Town Hall in the heart of the Downtown has completed its exterior "façade-lift." Simultaneously with the latter renovation, the Old Town Hall Redevelopment Agency, on which the DSSD holds a Board position, is spearheading the drive to build an architecturally compelling exterior and to renovate and activate the interior.

**Mill River Corridor** – The DSSD is actively engaged on the Board of the Mill River Collaborative. Its mission is to create a world-class Park along the Mill River. The DSSD oversees contracted cleaning services for the park.

## 2008/2009 GOALS:

**New Development Oversight** – Monitor new development downtown and in the adjacent community through review and analysis of prospective projects. The DSSD will remain actively involved in reviewing proposed new developments and monitoring changes in already proposed but not yet constructed projects.

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

**Service on Community Boards** – Maintain a strong presence on multiple community Boards. Current Board service includes: the Stamford Center for the Arts, the Stamford Partnership, the Old Town Hall Redevelopment Agency, the Stamford Police Foundation, Medical Advisory Board of the Tully Center, Avon Theatre Advisory Board, the Mill River Collaborative, Keep Stamford Beautiful, the Stamford Chamber of Commerce, Stamford Emergency Medical Services, the Mayor's Neighborhood Empowerment Grant Committee and the Executive Committee of the International Downtown Association.



Trump Parc rendering



Highgrove rendering



Stamford Town Center Expansion



# Events and Marketing

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

During the past 16 years, the District has created, refined and enhanced our signature events to attract large numbers of people to Stamford Downtown. The DSSD's calendar of events features the following: an outdoor sculpture exhibit, outdoor summer concerts, a farmers' market, an arts, crafts & blues fest and holiday events which include one of the largest helium balloon parades in the country as well as rappelling Santa and tree lighting. These happenings have evolved into signature events drawing nationally renowned artists, musicians and sponsors and successfully attracting hundreds of thousands of spectators annually who ultimately shop, dine and enjoy all the Downtown has to offer.

**2007/2008 ACCOMPLISHMENTS:**

- Tossed & Found** – During summer 2007, 41 abstract sculptures created by national and regional artists made from very ordinary things were placed in the Downtown.
- Encore! J. Seward Johnson** – Stamford Downtown will present the largest solo exhibit of J. Seward Johnson for the summer of 2008.
- Alive @ Five** – Successfully produced seven concerts featuring Sister Hazel, The Neville Brothers, The New Cars with Todd Rundgren and Don McLean to record crowds.
- Pops in the Park** – Conducted Pops in the Park with Stamford Symphony and featuring conductor Eckart Preu, Grammy winning Latin flutist Nestor Torres and Lynn DiMenna. This 3 week Wednesday evening event attracted significant audiences.
- Arts, Crafts & Blues on Bedford** – Implemented third annual Arts, Crafts & Blues show on Bedford Street which has attracted more crafters and artists and has become one of the most successful shows in the region.
- UBS Parade Spectacular** – Streamlined and improved quality of bands. Featured celebrity guests including Alan Kalter and Lee Mazzilli and starred the Kilgore College Rangerettes from Texas.

**2008/2009 GOALS:**

- Art in Public Places Sculpture & Photography Exhibit** – To produce J. Seward Johnson's largest one man show ever that includes all three of his artistic series, The Classics, The Icons and Beyond the Frame.
- Downtown Events** – To continue to enhance the district's program of signature events while insuring that each event leverages economic benefits for Downtown businesses.
- Interactive Web Outreach** – To cultivate Stamford Downtown's presence on MySpace, YouTube and Stamford Downtown's Blog.
- Banner Campaign** – To design a new 3-year marketing/branding campaign and create and hang new banners on street poles throughout the district.



The New Cars, Alive @ Five



Forever Marilyn, Sculpture by J. Seward Johnson



UBS Parade Spectacular



Arts, Crafts & Blues on Bedford



Eckart Preu, Pops in the Park

Don McLean, Alive @ Five



French Market

Colin Hay, Alive @ Five





# Clean, Safe and Green

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



**DSSD Ambassadors:**  
Left to right:  
Wesner Bernadel, Pierre Morency, Jackemson Adrien, Agazio DiMasi, Account Manager, Mitchell Murphy, Site Supervisor, Garry Walker, Guerrier Printemps



**The Clean Team:**  
Vincente Santos (left) and Edgar Melgar, Supervisor



Flowers in Columbus Park

The District operates five major programs to address the Downtown experience: a Clean Team to control sidewalk, park and curbside litter 7-days a week; Downtown Ambassadors to provide a secure environment 215 patrol-hours, 6-days a week; a Green Team to enrich the streets with seasonal plantings; Streetscape Operations to interface with city operations and property owners on all downtown maintenance issues; and the Sidewalk Snow Removal program to enhance the pedestrian experience in the winter. All work together to provide well-maintained public spaces and parks, resulting in an environment that attracts people, fosters retail development, increases property values, and creates a sense of place.

## 2007/2008 ACCOMPLISHMENTS:

**Sidewalk Merchandise Display** – The DSSD researched, wrote, filed and gained passage of a Zoning regulation to foster a uniform downtown streetscape and a minimum of commercial clutter on city sidewalks.

**Improved Community Dumpster Facilities** – The first community trash facilities were initiated 10 years ago to consolidate the impact of numerous individual facilities located in parking lots behind downtown businesses. In 2007/2008, the DSSD organized and orchestrated major updates and refurbishment of the two primary facilities.

**Stamford Downtown Directory** – Following the successful self-publication of the '06/'07 Downtown Directory, the process was improved to result in a positive profit margin.

**Stamford Downtown Dining Guide** – Produced a sponsor funded dining guide to supplement Directory distribution.

**Veteran's Park** – Organized and facilitated formation of a citywide committee to address issues in Veteran's Park.

**Parking Lot Contract** – Interfaced with city Corporation Counsel and property owners to obtain 5-year renewal of the Bedford Annex Parking Lot contract.

**Ambassador Program Monitoring** – An electronic route verification system was established to ensure consistent, reliable and efficient Downtown Ambassador patrols.

**Graffiti Documentation & Removal** – Monitored all incidences of downtown graffiti and followed up with photo documentation, police reporting and immediate removal.

## 2008/2009 GOALS:

**Veteran's Park Improvements** – Through the actions of the Veteran's Park Task Team, the DSSD will foster physical and management improvements to make Veteran's Park an inviting venue to all who live, work or visit downtown.

**Parking Master Plan** – Since 1993 the DSSD has administered the production of three comprehensive Parking Master Plans that deal with all aspects of downtown public and private parking as well as vehicular and pedestrian circulation. In the upcoming year a 4th Comprehensive Parking Master Plan will be researched, compiled and submitted to the city for approval and implementation.

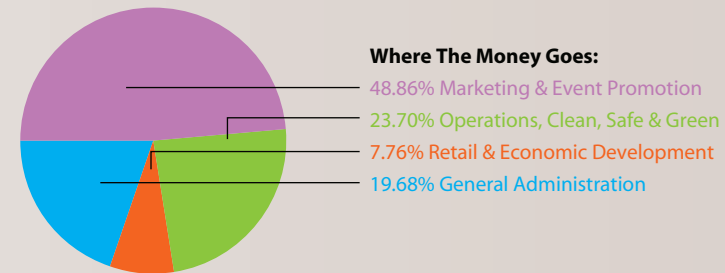
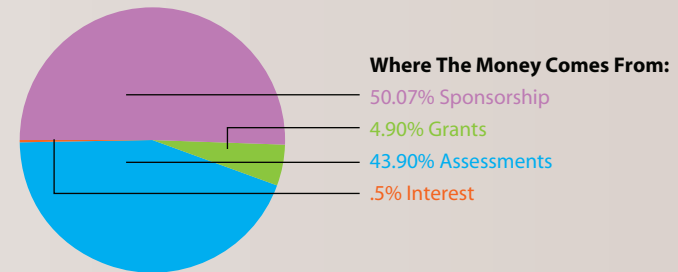
**Holiday Lighting** – A new holiday lighting theme will be researched and implemented in an effort to keep Stamford Downtown on the cutting edge of outdoor display trends.

**Website Advertising** – An advertising component to the DSSD website will be developed, designed and launched. True to form, [www.stamford-downtown.com](http://www.stamford-downtown.com) will carry advertising for local, downtown businesses only.

**Streetscape Planting Expansion** – The spring and summer Streetscape Planting program will be expanded to include an additional block of Summer Street. Added cost will be primarily absorbed by value engineering other program components.

# Funding the District

The DSSD is funded primarily by 126 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 5 property owners pay 58% of total program cost averaging \$177,275 each
- Top 10 property owners pay 76% of total program cost averaging \$115,744 each
- Top 20 property owners pay 88% of total program cost averaging \$67,279 each
- Smallest annual assessment is \$183
- Highest annual assessment is \$233,253
- Average Atlantic Street assessment is \$3,921
- Average Bank Street assessment is \$1,705
- Average Broad Street assessment is \$19,404
- Average Bedford Street assessment is \$1,293
- Average Main Street assessment is \$1,897
- Average Summer Street assessment is \$3,408

Hanging baskets in Stamford Downtown



# Funding and Support

**Many District property owners voluntarily supported our 2007-2008 initiatives through donations and in-kind sponsorships, which are in addition to their tax assessment:**

The Alliance Group  
Antares Real Estate  
Avalon Communities  
Avon Theatre Film Center  
Bildner Capital Corp.  
Emmett & Glander, Attorneys at Law  
First County Bank  
Gibraltar Management Co., Inc.  
Heyman Properties  
Hoffman Investment Partners  
People's United Bank  
Plaza Realty and Management Corp.  
Purdue Pharma L.P.  
RBS  
Reckson, A Division of SL Green  
RFR Realty, LLC  
Seaboard Properties, Inc.  
Silver Golub & Teitell, LLP  
Stamford Town Center  
State Farm Agency—George Boyce  
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  
Curtain Call  
The Ferguson Library  
Keep Stamford Beautiful  
Mill River Collaborative  
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 Hospital  
Stamford Museum & Nature Center  
Stamford Partnership  
Stamford Symphony Orchestra  
Stamford Youth Football Cheerleaders  
United Way of Stamford  
Visiting Nurse and Hospice Care

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

Bank Street Events  
Bennett's Steak & Fish House  
Black Bear Saloon  
Blue Rooster Café  
Bobby Valentine's Sports Gallery Café  
Bradford's Grill & Tavern  
The Brick House Bar & Grill  
Capriccio Café  
California Pizza Kitchen  
The Capital Grille  
Chez Jean-Pierre Bistro & Wine Bar

Columbus Park Trattoria  
Curley's Diner  
Dragonfly Restaurant & Lounge  
Duo  
Egané  
Emme of Capri  
Ferrante  
Fin II  
Garden Catering  
g/r/a/n/d  
Hula Hank's Island Grille & Bar  
Il Falco Ristorante  
Jenna Marie's Deli  
Kona Grill  
Kujaku Japanese Restaurant  
Lucky's Classic Burger & Malt Shop  
Market Restaurant  
Mitchell's Fish Market  
Mona Lisa Ristorante  
Morton's, The Steakhouse  
napa & co.  
Ocean 211  
The Palms  
122 Pizza Bistro  
P.F. Chang's China Bistro  
Remo's Brick Oven Pizza Company  
Republic Grill Asian Bistro  
Rulu's River Cafe  
Sabatiello's Italian Grille  
SBC Downtown Restaurant & Brewery  
Sundance Café & Bakery  
Telluride  
Thirsty Turtle  
Tiernan's Bar & Restaurant  
Tigin Irish Pub  
Twenty of Stamford  
Zody Café

**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:**

Gloria Battinelli  
Pasquale Battinelli  
Penney Burnett  
Jo Ann Benson  
Alice Ballin  
Mary Bohlen  
Wanda Brennan  
Maureen Carson  
Dawn Carr  
Rosemary Cox  
Elaine Daley  
Wilma Deicas  
Carole Dell'Aquila  
Suzanne deMilt  
Lenore DiPalma  
Clare Duffy  
Paula Eytel  
Joe Ezzo  
Libby Fatum  
George Fjellidal  
Dick Glidersleeve  
Janet Heisel  
Jeanne Hersh

Janice Homicki  
Tim Huff  
Diana Hughes  
Terry Kelly  
Emily Kreis  
Pat Langley  
Beazie Larned  
Eddie Albir  
Carol Matteson  
Barbara Miller  
Marge Meyer  
Ricki Miller  
Georgia Norstrand  
Pat Pemberton  
Betty Roberts  
Ed Selig  
Sharon Slocum  
Barbara H. Smith  
Re Telep  
Jane Waugh  
Diane White  
Mary-Starke Wilson  
Charlotte Wolter

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

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

**Special thanks to Mayor Dannel P. 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 P. Malloy, City of Stamford**  
Sofia Abbasi  
Danielle Abdelnour, UBS

Bill Ackley  
Jackemson Adrien  
The Advocate/Greenwich Time  
Agabhumi, The Best of Bali  
Affordable Tents  
Agora Spa at the Stamford Marriott  
Pamela Akgun  
Eddie Albir  
Mary Alipranti  
Alliance Limousine  
Allied-Barton Security Services  
Alise Designs  
A. Vitti Construction  
Sharon Anderson  
Mary Andrachik, UBS  
Joe Andrews  
Kadeem Angus  
AOC Fine Wines  
Apollo Real Estate Advisors  
The Ashforth Company  
Ashforth Management Services  
Angela Aulenti  
Adam Auslander  
Ballet School of Stamford  
Roman Balzar  
Bank of America  
Bartlett Tree Experts  
Pepe Barabaraotta  
Wes Bernadel  
Mike Berkoff  
BevMax  
Susan Birdsell, UBS  
Kristen Blankenship  
Bobby Valentine's Sports Academy  
Board of Finance, City of Stamford  
Board of Representatives,  
City of Stamford  
Amanda Braga  
Khara Boender  
Ziggy Benton Brown  
Albert Caban, UBS  
Barbara Cabassa, UBS  
Cacace, Tusch & Santagata  
Chief Barry Callahan  
Bob Callahan Design  
Whitney Cane  
Bob Capazzo  
Cecilia Carter, UBS  
Catalano 19 Restaurant  
Ceebraid-Signal  
Charmed Jewelry  
Chesterfield Inn  
Tom Chukas  
City Carting  
Connecticut Light & Power Company  
Hope Cobera, UBS  
Kathyrne Colatrella  
Norman Cole  
Zvi Cole  
Dan Colleluori  
Conair  
Corcoran Jennison  
Cox Radio, Inc.  
CT Transit  
County TV and Appliance  
of Stamford  
Crystal Rock  
CRT Capital Group  
Cytec Industries Inc.  
Dash of Salt  
Jeff Dean  
Rob DeLuca, Silvermine  
Dr. Bruce Lee Denker DDS  
Krissy DeGuisto  
Kathleen Devanney

Sgt. Ryan Devanney  
Dichello Distributors  
Agazio DiMassi  
Downtown Golf  
Jim Durkin  
E. Gaynor Brennan Golf Course  
Wendy Epstein  
Event Management, Inc.  
Fairfield County Weekly  
Robin Faller  
Fidelity Investments  
First Congregational Church  
Ryan Fox  
Frank Mercede & Sons  
Alexander Frenkel  
Karen Fusaro  
Eddie Gancayco, UBS  
GB Parking  
GE Money  
Gelato Giuliana  
Ed Gentile  
Bill Gerardi  
Jon Gibbs, UBS  
Bob Goldstein  
Beth Golub  
Grade A ShopRite  
Peter Griffith  
Douglas Grunwald  
Alessandro Guimaraes  
Rafael Guimaraes  
Umberto Guimaraes,  
Hopscotch Salon  
Grunberger Jewelers  
Guy Sasson and Company Salon  
GVA Williams  
Hampton Inn & Suites  
Seth G. Weinstein  
Hannah Real Estate Investors  
Happyhaha Studio  
Douglas Hawley  
Eileen Heckerling  
Heineken USA Incorporated  
Hilton Stamford  
Hines  
Larry Hoff, CW 11 Morning News  
Doug Hoyt  
Joe Hoyt  
Lisa Hoyt  
Carol Huff  
Patrick Hulen  
Jim Hummerstone, UBS  
HSBC  
Hyatt Regency Greenwich  
In Phase Audio  
Elisa Iuso  
Michael Jacopino  
Danny Jimenez  
Lavrel Johnson  
Juner Properties  
Jyoti Yoga  
Kris Kagel, UBS  
Alan Kalter  
King Features Syndicate  
Kitsios Restaurant Group  
Jimmy Koplik  
Anita Kozminsky  
Marc Lanzarotto  
Chief Brent Larrabee  
Kerry Leonard  
Betsy Levinson & Family  
Rich Levitt  
Betsy Lewis, UBS  
Rosie Licari  
Jon Lipshutz  
Grace Lockhart, UBS

Justin Lockwood  
Bobby Longo  
Lord & Taylor  
Tim Lynch  
Alice Lyons  
Macy's  
Malloy Realty Group  
Janna Magnusson  
Martha Mahoney  
The Mann, Fowler and  
Hoffman Families  
Ron Markey  
Tim Martinez  
Chief John McCabe  
Suzanne McCloskey  
Laurie Guzda McEvoy  
Mark McEvoy  
Chief Robert McGrath  
Brad Meling  
The Metropolitan Condominium  
John Michelson  
Ivan Mijatovic, UBS  
Dino Milioti  
Ruth Miner  
MINI of Fairfield County  
Lt. Nick Montagnese  
Cheryl Moore  
Pierre Morency  
Denise Morgan  
Mark Muscarella  
Captain Bill Mullins  
Andrew Munce  
Mitchell Murphy  
Karen Murray, UBS  
Myrna's Mediterranean Bistro  
Nagi Jewelers  
National Realty & Development Corp.  
Nestlé Waters North America  
New York Connecticut  
Development Corp.  
New York Sports Clubs  
Cathy Nikolopoulos, UBS  
Hilton Stamford  
Noelle Spa  
Jenny Ober  
Tony Olive  
Daniel O'Neill  
Riley O'Neill  
Trevor O'Neill  
Optimum  
Ernie Orgera  
Parade Volunteers & Balloon Handlers  
Perren Page  
Ralph Pastore  
Party Fixins  
Patriot National Bank  
Michael Pelazza  
Tina Perna, UBS  
P&G Beauty  
Martha Phillips, UBS  
Debra Pickert, UBS  
Ilana Polak  
Post Road Entertainment  
Bill Price  
Nick Price  
Guerrier Printemps  
Pyramid Real Estate Group  
Daniel Raymer  
Jordan Raymer  
Red Bull  
Debi Reinecke  
Riccio Sports  
Jennifer Rigney  
Ritz-Carlton Hotel & Residences,  
Stamford

Emily Robustelli, UBS  
Jim Rockwood  
Rolling Cones  
Hannah Rosenberger  
Royal Green Restaurant  
Royal Restrooms  
Anita Sabato  
Elizabeth Sabia  
Jim Sabia  
Michele Sabia  
SAC Capital Advisors, LLC  
Saint John the Evangelist Roman  
Catholic Church  
Saks Fifth Avenue  
Ron Sala  
Salon Shahin  
Diana Santo, UBS  
Mike Sasser  
Pat Sasser  
Lou Scarano  
Roy Schiffer  
Carol Schneider, UBS  
Steve Schneider  
Heather L. Scott  
Serpe Brothers  
Jami Sherwood & Simply Signs  
Ayumi Shibata, UBS  
Mike Skoumbros  
Carol Smith, UBS  
Jason Soto, UBS  
Soundwaters  
Steve Soyland  
Splash Car Wash  
Stamford Big Five Volunteer  
Fire Department  
Stamford Catholic Regional Schools  
Stamford Emergency Medical Services  
Stamford Golf Authority  
Stamford Hospital  
Stamford Marriott Hotel & Spa  
Stamford Police Department  
Stamford Professional  
Firefighters Local 786  
Stamford Public Schools  
Stamford Wine & Liquor  
David Stein  
Ste. Michelle Wine Estates  
Pete Stokes  
Sterling Farms Golf Course  
Maria L. Sturges  
Sunglow Salon  
Street-Works  
Sharon Tappe  
Terry Connors Ice Rink  
Richard Tibbitts  
Eric Tibere  
Trump Parc Stamford  
Tully Health Center  
Turner Construction  
Unitarian Universalist Society  
Brian VanOrsdel  
Dolly Veit  
Garry Walker  
Mort Walker  
Meri Wick  
W&M Properties  
Jim West  
Alan Wilson  
Woodloch Pines  
Yankee Gas  
Brooke Zelesnick, UBS  
Jim Zielinski