

# STAMFORD DOWNTOWN



A REVIEW OF LAST YEAR'S ACHIEVEMENTS

A LOOK AT OUR GOALS FOR THE YEAR AHEAD

## ANNUAL REPORT 2010-2011





## 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.



## 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.

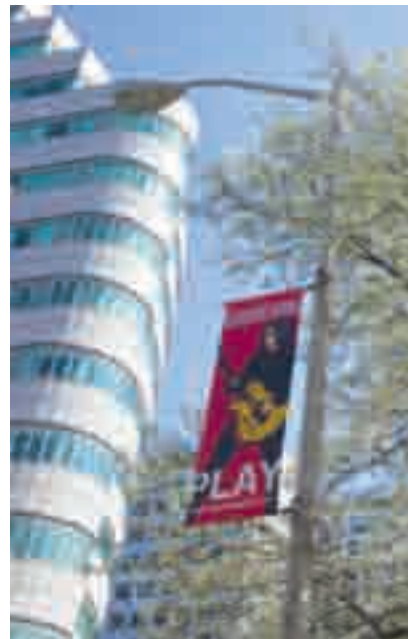
## GOALS:

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

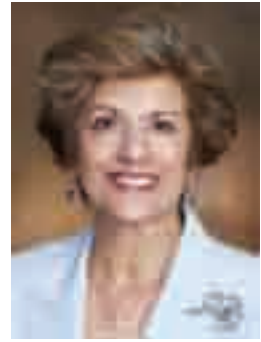
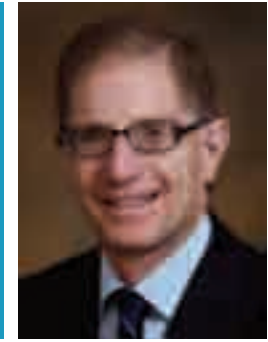
To ensure the appropriate economic development of Stamford Downtown through comprehensive strategic urban planning and advocacy.

To plan, initiate and manage enhanced operational services, which improve the Downtown's outdoor environment.

To attract people to the Downtown through targeted signature events and marketing programs.



## CHAIRMAN & PRESIDENT'S LETTER TO PROPERTY OWNERS



**S**tamford Downtown continues to be the driving force of the city's corporate, retail, residential and cultural life, with a compelling Grand List of \$1.966 billion. The latter number represents 8.3% of the city's total Grand list, making it the single largest portion of the city's tax base. It is worth noting that our Grand List has grown 20%+ over the course of the last 7 years, despite a flat economy. The following information represents a snapshot of the strengths and challenges of the various Downtown economic sectors during Fiscal 2010/11.

**Office Sector** There are currently 8.4 million sf of office space within the Downtown. As of first quarter 2011, the availability rate of Downtown's 7.5 million sq ft of Class A office space was 22.4%, marginally improved from that of last Fiscal Year. Class B office availability (869,000sf) is somewhat softer at 23.6%. Stamford is a very active submarket in Fairfield County, accounting for 22% of all leasing activity.

**Retail Sector** Stamford Downtown showcases a combined total of 1,754 million sf of retail (street retail and that in the Stamford Town Center), with an occupancy rate of 90%. Downtown retail anchors are strong national brands: Saks Fifth Avenue, Apple, Safavieh, Barnes & Noble, Macy's, Target and Burlington Coat Factory. Restaurants and clubs remain very strong elements of the Downtown retail sector, numbering 78, with many of them flowing onto outdoor patios in the spring, summer and fall. Look for the openings of four new restaurants this spring: Bar Rosso and Volta Gelateria Creperia, both on Spring Street, ZAZA Italian Gastrobar on Broad Street and Bartaco on lower Summer Street. Downtown's Restaurant Week program exceeded expectations with a 74% increase in volume (11,253 total covers) over last year's event.

**Culture/Entertainment** The Stamford Center for the Arts continues on its road to economic recovery with a 10% increase in bookings for 2010/2011. A recent SCA fund raiser starring Diana Ross and honoring Frank J. Mercede played to a full house and raised significant funds to underwrite SCA education programs for the year. The NBCUniversal lease with SCA has turned into a major economic generator for the city. The three shows, Jerry Springer, Maury Povich and Steve Wilkos, all taped at the Rich Forum, attract an annual audience of 61,000. Furthermore, NBCUniversal employs 220 people and yearly books 4500 hotel rooms. It generates \$119,000 in property taxes and \$32,000 in parking revenue, pays \$135,000 for off duty police officers, and spends \$1.1 million dollars at Downtown restaurants and businesses. The latter facts are a compelling case for the importance of bringing entertainment and culture to our city.

Following a successful first year in Stamford Downtown, the Big Apple Circus will once again open its Big Top at Mill River Park in June, 2011. We look forward to welcoming the many thousands of people who come to the circus and invite them to dine and shop Downtown. The DSSD and the Mill River Collaborative will host a Circus Gala to raise money for the development of the Mill River and for Stamford's outdoor art programs.

Stamford Downtown's event's agenda remains as strong as ever, purposefully providing dynamic programs designed to bring people Downtown to enjoy the events and then dine and shop. With over 400,000 people patronizing Downtown events, our programs are the strongest economic generators in the city. Business often quadruples for Downtown restaurants and clubs, during and after Alive @ 5 concerts.

**Residential Sector** There are 5,407 residential units in the Downtown with more than 11,000 residents. This bodes well for the Downtown, as residents are the eyes and ears of a city and add to its ambiance and viability. 464 new housing units came on the market this year. Two new residential developments, totaling 548 units (Canaan Lofts and the Advocate site both on Washington Blvd) have received approval from the Land Use Boards.

**Operations** The DSSD continues to maximize its Clean, Green and Safe Program. Downtown Ambassadors make 15,000 patrol circuits a year and our Clean Team, on duty 7 days a week, cleans 91/2 miles of Downtown sidewalks daily and removes over 23 tons of garbage annually. During this past snow-filled winter, the DSSD snow team cleared 4 miles of Downtown sidewalks plus 118 crosswalks and bus stops during and after every snow storm, ultimately removing 280,000 cubic feet of snow, weighing 4.2 million pounds.

**Fund Raising** Property owner assessments account for 51.2% of the DSSD's budget for Fiscal 2011/12. The District maintains a strong fund development program which raises the remaining 48.6% of the budget. Hence, property owner return on investment (ROI) is considerable; for every one dollar of assessment paid by a property owner, another \$1.96 in Downtown services and programs are returned.

*Stephen J. Hoffman*

Stephen J. Hoffman,  
Chairman

*Sandy Goldstein*

Sandy Goldstein,  
President



## RETAIL RECRUITMENT & RETENTION



**22,736** RECORD NUMBER OF LUNCHESES + DINNERS SERVED AT RESTAURANT WEEKS

**↑74%** INCREASE OVER PREVIOUS RESTAURANT WEEKS

**GOAL:** TO FOSTER THE DOWNTOWN'S ECONOMIC GROWTH THROUGH A STRONG RETAIL RETENTION AND RECRUITMENT PROGRAM.



**1<sup>ST</sup>** ANNUAL HOLIDAY SALUTE

**13** NURSERIES, FLORISTS, GARDEN CLUBS DECORATED

**16** BEDFORD STREET STOREFRONTS

Our first annual Holiday Salute in Stamford Downtown was launched in December, 2010 with 13 regional nurseries, florists & garden clubs decorating the façades of 16 Bedford Street storefronts.

A record number of 22,736 lunches & dinners were served during our annual Summer 2010 & Winter 2011 Restaurant Weeks. This represents a 74% increase over the previous year's Restaurant Weeks.

### 2010/11 ACCOMPLISHMENTS:

The creation of a vibrant retail environment is at the core of DSSD's mission. Once again, a strong focus on retail retention became top priority, with several new initiatives implemented:

**A Holiday Salute in Stamford Downtown:** DSSD hosted a regional holiday decorating contest which transformed Bedford Street into a "winter wonderland" during the months of December & January. Sixteen storefronts were professionally adorned by prominent florists & nurseries from Stamford, Greenwich & Darien, including the Bartlett Arboretum, the Shippan Point & Stamford Garden Clubs. Bedford Street was aglow! DSSD set up a website & ballot boxes along Bedford Street to invite the public to vote on best decorated storefront.

**2011 DSSD Demographic Profile:** DSSD published a 15 page document outlining the latest statistics on population growth and Stamford Downtown's residential, office & retail markets. The Demographic Profile will be updated quarterly and will be available on-line. This resource is designed for property owners, real estate brokers and prospective business owners interested in locating to Stamford Downtown.

**DSSD's "DOWNTOWNERS" Events:** This year DSSD continued to host the "Downtowners" events held at the latest new developments in Stamford Downtown on their stylish rooftops and their luxury amenity rooms. Designed for Stamford Downtown residents and workers, this "meet and mingle" social event, repeatedly attracts 150+/- people per event, while spotlighting new and existing businesses.

**STAMFORD TABLES:** This year the membership in *Stamford Tables* grew by 20%. The association welcomed new members: Siena Ristorante, Tappo, Riviera Maya Mexican Restaurant, Bar Rosso, Lola's Mexican Kitchen, Quattro Pazzi and ZAZA Italian Gastrobar. *Stamford Tables* hosted *Summer & Winter Restaurant Weeks*, in addition to publishing a 2010-11 *Stamford Tables Concierge Book* spotlighting each of the restaurants in a two page spread. This publication is distributed to area hotels and Stamford Downtown residential complexes.

**STAMFORD TABLES RESTAURANT WEEKS** were held during the last two weeks of August, and from February 27th through March 13th. A record number of 24 restaurants participated in this year's 2011 Winter Restaurant Weeks campaign, resulting in 14,200+ lunches and dinners served. The Avon Theatre renewed its partnership with DSSD by offering Restaurant Week patrons \$4.50 popcorn vouchers. The Stamford Hospital returned as the lead sponsor reintroducing their Kids' Fans 5-2-1-0 program, designed to promote nutrition and fitness in children. Many of the restaurants have continued this valuable program in their restaurants.

### 2011/12 GOALS:

**GOVERNMENT CENTER NEIGHBORHOOD:** Every effort will be made to upgrade the look of this important area of Stamford Downtown by working with adjacent property owners and the St. John Tower Urban Development Agency.

**SCOUTING EFFORTS:** There will be an increase in scouting this year with a focus on visiting new trade areas to attract prospective retailers. An emphasis will also be placed on commercial broker outreach.

**DSSD'S DOWNTOWNERS:** The "Downtowners" events will continue as new venues are developed.

**STAMFORD TABLES:** Winter & Summer Restaurant Weeks will continue with a focus on targeting new participants and sponsors. An updated 2011-12 Concierge Book is being compiled, which will feature two page spreads on 41 *Stamford Tables* restaurants.

**A HOLIDAY SALUTE IN STAMFORD DOWNTOWN:** This year's Holiday tribute will be extended south along Atlantic Street.

## HOLIDAY SALUTE ON BEDFORD STREET

**1<sup>ST</sup>** PLACE WINNER  
REMO'S BRICK OVEN PIZZA CO.  
**MOST WHIMSICAL**  
EXQUISITE ENVIRONMENTS GARDEN CENTER  
+ THE BARTLETT ARBORETUM

**2<sup>ND</sup>** PLACE WINNER  
THE BRIDAL SUITE  
**MOST COSMOPOLITAN**  
PETER'S WHOLESALE FLORIST

**3<sup>RD</sup>** PLACE WINNERS (TIE)  
THE BRICK HOUSE BAR & GRILL  
**MOST IMAGINATIVE**  
DESIGNS BY LEE  
**AND**  
CHEZ JEAN-PIERRE  
**MOST THEATRICAL**  
STAMFORD FLORIST

**↑20%**

STAMFORD TABLES MEMBERSHIP INCREASE

**150+/-**

PEOPLE PER STAMFORD DOWNTOWNERS EVENT



# ECONOMIC DEVELOPMENT



STAMFORD DOWNTOWN REVIEWED AND SUPPORTED MULTIPLE DEVELOPMENT PROJECTS IN THE DOWNTOWN.

**GOAL:** TO ENSURE THE APPROPRIATE ECONOMIC DEVELOPMENT OF STAMFORD DOWNTOWN THROUGH COMPREHENSIVE PLANNING AND ADVOCACY.



STAMFORD DOWNTOWN, IN PARTNERSHIP WITH THE STAMFORD URBAN REDEVELOPMENT COMMISSION, INITIATED A COMMUNITY-INCLUSIVE PROCESS TO PRODUCE A VISION FOR A WALKABLE, VIBRANT, AND HUMAN-SCALED STAMFORD DOWNTOWN.

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 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.

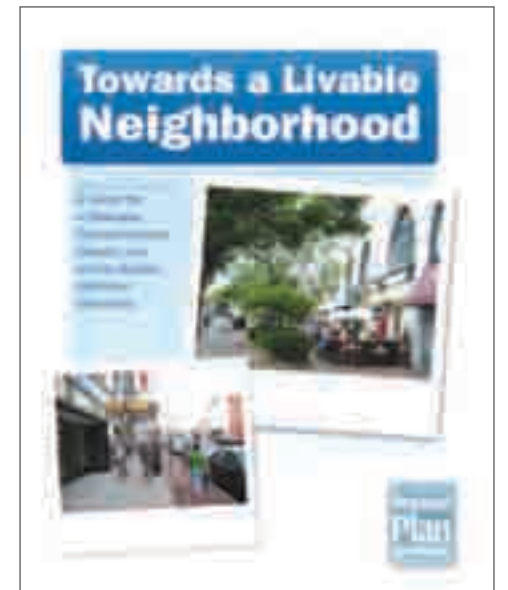
## 2010/11 ACCOMPLISHMENTS:

**NEW DEVELOPMENT OVERSIGHT:** This past year DSSD's Economic Development Committee reviewed and analyzed several development proposals which included plans for: Gateway, Canaan Lofts residential, Harbor Point, Stillwater Village, Advocate site residential, and the Chelsea Piers site. DSSD positions were developed for each of these projects and publicly communicated to appropriate city boards and committees. With each, we strove to ensure that Downtown remains the center of office, hotel and retail development, as clearly articulated in Stamford's Master Plan.

**OLD TOWN HALL:** Work on Old Town Hall's renovation was completed as was an extraordinary hardscape and landscape makeover of adjacent Heritage Park. The DSSD is a designated member of the Old Town Hall Redevelopment Agency which is working with the Administration to activate the building.

**BOARDS AND COMMISSIONS:** DSSD staff sits on the boards of numerous significant public agencies and corporations including: Stamford Center for the Arts, Mill River Collaborative, Ferguson Library, Stamford Chamber of Commerce, Stamford Partnership, Stamford EMS, Tully Health Center and Stamford Police Foundation.

**DOWNTOWN MASTER PLAN & COMPREHENSIVE REZONING:** Stamford has not had comprehensive rezoning for the Downtown since the mid 1950's. A new citywide Master Plan was developed in 1999 but the Downtown area was not covered in enough depth to serve as the basis for rezoning. The DSSD, in partnership with the Stamford Urban Redevelopment Commission, initiated a community-inclusive process to produce a Downtown Master Plan concept. The completed plan was presented to the Mayor, the Planning Board and the Zoning Board for informal review. The next step is to create new zoning regulations and present them to the Land Use Boards.



## 2011/12 GOALS:

**DOWNTOWN MASTER PLAN & COMPREHENSIVE REZONING:** Following Planning and Zoning Board approval of the Downtown Master Plan concepts, a comprehensive rezoning plan will be developed to amend underlying zoning regulations and complete the first comprehensive rezoning effort for the Downtown since the 1950's.

**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.

**TRANSPORTATION:** Active engagement in garage proposals for the Transportation Center's and the city's master plan for access to the Transportation Center and its environs.



## EVENTS & MARKETING



**360,000 +/-** PEOPLE ATTENDED STAMFORD DOWNTOWN EVENTS DURING THE 2010 SEASON

**GOAL:** TO ATTRACT PEOPLE TO THE DOWNTOWN THROUGH COMPREHENSIVE SIGNATURE EVENTS AND MARKETING PROGRAMS.



**194**  
CORPORATE AND COMMUNITY BUSINESSES PARTNERED WITH STAMFORD DOWNTOWN IN 2010.



Stamford Downtown has a strong and focused calendar of events featuring the following: an outdoor sculpture exhibit, outdoor summer concerts, a farmers' market, an arts & crafts show, a circus-related event, a wine festival, the second largest helium balloon parade in the country as well as a Santa rappel down Landmark Square coupled with a Christmas tree lighting.

The events draw renowned artists, musicians and sponsors, while successfully attracting hundreds of thousands of spectators annually, who ultimately shop, dine and enjoy all the Downtown has to offer.

### 2010/11 ACCOMPLISHMENTS:

**ART IN PUBLIC PLACES, SCULPTURE EXHIBIT:** During summer 2010, Stamford Downtown hosted "It's Reigning Cats & Dogs," a sculpture exhibit that featured 40 oversized cats and dogs, each painted or enhanced by local/regional artists. The fiberglass pets were ultimately sold at auction with a portion of proceeds donated to local pet charities.

**BATTLE OF THE BANDS:** In conjunction with 95.9 The Fox, the DSSD launched a new band competition (May 2010) at venues throughout Stamford Downtown. Winners competed at the Bedford Street Promenades; finalists won opening slots at Alive @ Five.

**BEDFORD STREET PROMENADE:** This new initiative on Bedford Street was held on three Saturdays in June and included live music from the Battle of the Bands. The event brought foot traffic and revenue to the businesses on Bedford Street which had extended sidewalk cafés.

**BIG APPLE CIRCUS:** Facilitated the arrival of the first Big Apple Circus to Stamford. Produced two successful circus-related fundraising events in conjunction with Mill River Collaborative.

**ALIVE@ FIVE:** Successfully produced seven concerts opening with dual headliners Gin Blossoms and Soul Asylum and closing with The Beach Boys. Improved gate procedures included: an age requirement of 21 and over after 7pm, an admission charge and one main gate entrance.

**UBS PARADE SPECTACULAR:** Successfully changed the parade route by moving the review stand to Atlantic and Tresser, resulting in a smoother, faster parade. Featured a spectacular 240 member band from Guatemala, *Banda Latina Pedro Molina*.

**HEIGHTS & LIGHTS:** Introduced a celebrity rappeller, Brian Cashman, GM of the NY Yankees to the event, resulting in huge crowds and national media coverage.

### 2011/12 GOALS:

**DOWNTOWN EVENTS:** To continue to enhance the district's program of signature events while insuring that each event leverages economic benefits for Downtown businesses.

**ART IN PUBLIC PLACES, WIT & WHIMSY, SCULPTURE EXHIBIT:** To produce a sculpture exhibit featuring 40 sculptures on loan to the City of Stamford from 12 artists from around the country. To develop a geocaching, GPS based online "check-in" program.

**FRENCH MARKET:** To successfully move the farmers' market to Spring Street to allow room for expansion not available at previous location.

**BANDPALOOZA ON BEDFORD STREET:** Change the event to three Thursdays in June. Incorporate the winners of the Battle of the Bands who will further compete at Bandapalooza on Bedford Street to win opening slots at Alive @ Five.

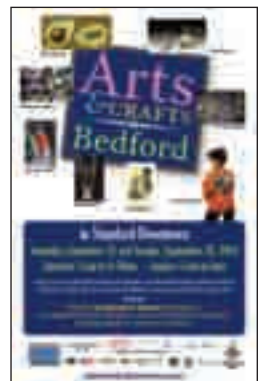
**BIG APPLE CIRCUS FUNDRAISER:** Co-host second annual fundraising event with Mill River Collaborative which includes a Friday night Circus Soiree and a Saturday 12:30pm Circus Performance.

**ALIVE @ FIVE:** To produce a concert series featuring seven national headliners such as Third Eye Blind and The B-52s.

**JAZZ UP JULY:** In hopes of increasing attendance, change theme of existing Pops in the Park to newly developed Jazz Up July, featuring national acts John Tesh and the fabulous Roberta Flack.

**ARTS & CRAFTS ON BEDFORD:** Hire a new craft production company, Castleberry Fairs & Festivals, to enhance and expand the festival.

**STAMFORD WINE FESTIVAL:** Coordinate the event logistics of a new Wine Festival in Mill River Park in September, including a fundraising event for Stamford Downtown and Mill River Park.





CLEAN, SAFE & GREEN

**2,100**  
TONS OF SNOW  
REMOVED

**4** MILES  
OF DOWNTOWN  
SIDEWALKS CLEARED



**GOAL:** TO PLAN, INITIATE AND MANAGE ENHANCED OPERATIONAL SERVICES, WHICH IMPROVE DOWNTOWN'S PHYSICAL ENVIRONMENT.



**15,000**  
PLANTS ANNUALLY  
IN **15** GARDENS,  
**6** PARKS,  
**34** SIDEWALK  
PLANTERS,  
**135** HANGING  
BASKETS



**6**  
DAYS A WEEK  
AMBASSADOR  
SERVICE

**AMBASSADORS** Left to right: Garry Walker, Iwora Wolksa, Gilbert Reyes, Giovanni Rojas, Robert Cornell

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 200 patrol-hours, 6-days a week; a Green Team to enrich the streets and parks 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 mesh together to ensure 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.

**2010/11 ACCOMPLISHMENTS:**

**STAMFORD DOWNTOWN DIRECTORY:** Published the annual Downtown Directory and distributed 38,500 copies containing paid advertising, detailed free listings for 225 Downtown businesses and 16 pages of valuable editorial information.

**STAMFORD DOWNTOWN DINING GUIDE:** Produced a sponsor-funded annual Dining Guide to promote the 78 Downtown restaurants.

**CONTRACT NEGOTIATION:** Negotiated favorable labor contracts for Downtown Ambassador and Sidewalk Cleaning programs.

**AMBASSADOR PROGRAM MONITORING:** An electronic route verification system is carefully monitored 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. In the long term this program has resulted in steadily decreasing graffiti incidents.

**DESIGN REVIEW:** Worked with Zoning Enforcement to ensure enforcement of and adherence to Downtown Design Guidelines.

**HOLIDAY LIGHT PROGRAM:** Established a new, streaming light effect in Latham Park, to be expanded in future years.

**STAMFORD CIRCUS:** Designed, launched and managed a special, short-term website and managed all ticket sales and fulfillment for the Stamford Circus fundraiser.

**PERFORMANCE AUGMENTATION:** Established a route verification system for the Downtown Clean Team to ensure optimum performance and effectiveness.

**2011/12 GOALS:**

**DOWNTOWN MASTER PLAN & COMPREHENSIVE REZONING:** Facilitate comprehensive rezoning process intended to produce new zoning regulations that match the District's Downtown Master Plan Initiative.

**VETERANS' PARK IMPROVEMENTS:** Create a program to raise the image of Veterans' Park.

**TIF PROGRAM:** Establish a committee to explore the potential of creating a TIF (Tax Increment Financing) to fund streetscape improvements.

**STAMFORD CIRCUS:** Maintain website to facilitate DSSD fundraising efforts in conjunction with the Big Apple Circus' run in Stamford.

**2010/2011 DIRECTORY:** In-house publication and distribution of 38,500 Downtown Directories on a positive cash flow basis.

**DESIGN REVIEW:** Work with Zoning Enforcement to ensure enforcement and adherence to Design Guidelines.



**Ambassador,** Garry Walker

**200**  
AMBASSADOR  
PATROL HOURS  
WEEKLY



**THE CLEAN TEAM**  
Left to right: Hugo Enriquez, Vincente Santos, Lester Milián

SIDEWALK, PARK  
AND CURBSIDE  
LITTER CONTROL

**7**  
DAYS/  
WEEK

The DSSD Snow Removal crew works around the clock to clear 4 miles of downtown sidewalk plus 118 crosswalks and bus stops. In the winter of 2010/2011 they removed 280,000 cubic feet of snow weighing, 4.2 million pounds or 2,100 tons.

DSSD Streetscape Team plants 15,000 plants annually in 15 gardens, 6 parks, 34 sidewalk planters and 135 hanging baskets.



## FUNDING THE DISTRICT

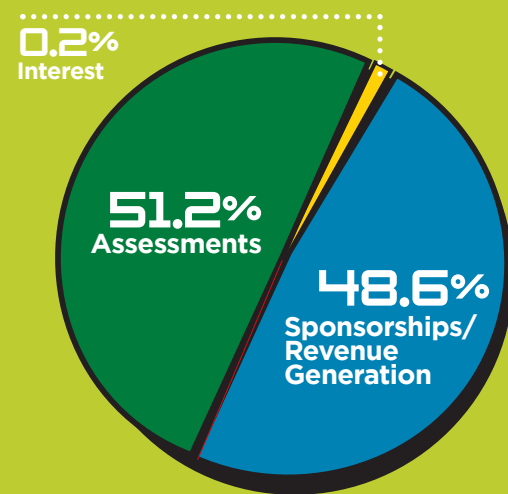


The DSSD is funded primarily by 128 property owners who pay an annual fee to the District based on their property assessments. The formula was adopted in 1992 when the District was incorporated and subsequently amended in 1998 to reflect the impact of re-evaluation. In addition to assessments, a significant portion of the DSSD's program income is derived through sponsorships.

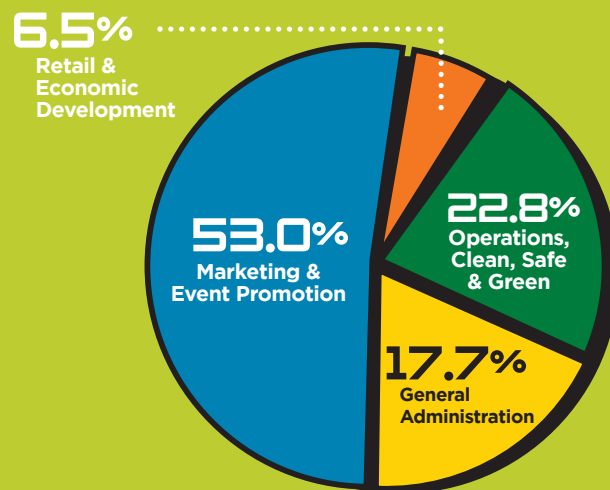
**TAX & ASSESSMENT DATA:** The Downtown Grand List is analyzed and maintained by DSSD's Vice President of Operations. Evaluations, forecasts and strategies for optimizing collections stem from the latter data.

**CITY FUNDING REQUESTS:** Detailed reports for the Mayor, Board of Finance and Board of Representatives are generated for city funding requests.

### WHERE THE MONEY COMES FROM:



### WHERE THE MONEY GOES:



Please note that because of the DSSD's strong sponsorship and revenue-generating programs, for every \$1 of assessment paid by a property owner \$1.96 is returned in services and programs.

### WHO PAYS WHAT:

- Top 5 property owners pay 56% of total program cost averaging \$193,509 each
- Top 10 property owners pay 76% of total program cost averaging \$131,305 each
- Smallest Annual Assessment \$147
- Largest Annual Assessment \$263,159
- Average Atlantic Street assessment is \$3,995
- Average Bank Street assessment is \$1,683
- Average Bedford Street assessment is \$1,459
- Average Broad Street assessment is \$18,200
- Average Main Street assessment is \$1,596
- Average Summer Street assessment is \$3,744

## FUNDING & SUPPORT

Many District property owners voluntarily supported our 2010-2011 initiatives through donations and in-kind sponsorships, which are in addition to their tax assessment:

Avon Theatre Film Center  
Bildner Capital Corp.  
Emmett & Glander, Attorneys at Law  
First County Bank  
Gibraltar Management Co., Inc.  
Heyman Properties  
Hoffman Investment Partners  
Marchetti Management  
Marlo Associates  
Nizzardo Holding LLC  
People's United Bank  
Purdue Pharma L.P.  
RBS  
Reckson, A Division of SL Green  
RFR Realty, LLC  
RMS Construction, LLC  
Saks Fifth Avenue  
Seaboard Properties, Inc.  
Silver Golub & Teitell, LLP  
Stamford Town Center  
Steven Wise Associates, LLC  
UBS  
United Realty of Connecticut, Inc.  
Valeur Realty

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

Bartlett Arboretum  
Basilica of Saint John the Evangelist Roman Catholic Church  
Boys & Girls Club of Stamford  
CTE's Lathon Wider Community Center  
Curtain Call  
The Ferguson Library  
First Congregational Church  
Mill River Collaborative  
Shippan Point Garden Club  
Stamford Arts Association Gallery  
Stamford Center for the Arts  
Stamford Chamber of Commerce  
Stamford Emergency Medical Services  
Stamford Garden Club  
Stamford Museum & Nature Center  
Stamford Symphony Orchestra  
Stamford Volunteer Fire Dept.  
Stamford Youth Foundation  
Unitarian Universalist Society  
United Way of Stamford  
University of Connecticut  
Urban Redevelopment Commission

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

84 Park  
Bar Rosso  
Black Bear Saloon  
Bobby Valentine's Sports Gallery Café  
Bradford's Grill & Tavern  
The Brick House Bar & Grill  
BUtterfield 8 Restaurant & Lounge  
The Capital Grille

Capriccio Café  
Chez Jean-Pierre Bistro & Wine Bar  
Chinese Mirch  
Columbus Park Trattoria  
Curley's Diner  
Emme of Capri  
EOS Greek Cuisine  
Ferrante  
Fin II Japanese Restaurant  
Hula Hank's Island Grille & Bar  
Jenna Marie's Deli  
Kona Grill  
Kotobuki Japanese Restaurant  
Kujaku Japanese Restaurant  
Layla's Falafel  
Lola's Mexican Kitchen  
Lucky's Classic Burger & Malt Shop  
Market Restaurant  
Mitchell's Fish Market  
Morton's, The Steakhouse  
napa & co.  
The Palms  
Pappas Pizza  
Quattro Pazzi  
Rack 'N' Roll Cafe  
Remo's Brick Oven Pizza Company  
Riviera Maya Authentic Mexican Cuisine  
Sandella's Flatbread Café  
SBC Restaurant & Brewery  
Siena Ristorante  
Sundance Café & Wine Bar  
Tappo  
Telluride  
Tengda Asian Bistro  
Tiernan's Bar & Restaurant  
Tigin Irish Pub & Restaurant  
ZAZA Italian Gastrobar

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

Alice Ballin  
Jo Ann Benson  
Penney Burnett  
Gail Calder  
Maureen Carson  
Suzanne deMilt  
Lenore DiPalma  
Clare Duffy  
Joseph Epstein  
Paula Eytel  
Libby Fatum  
Suzanne Gould  
Jeanne Hersh  
Rose Hill  
Pat Langley  
Barbara Miller  
Ricki Miller  
Georgia Norstrand  
Pat Pemberton  
Betty Roberts  
Carol Rooker  
Jim Sabia  
Ed Selig  
Sharon Slocum  
Re Telep  
Jane Waugh  
Mary-Starke Wilson

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  
Eileen Heckerling  
Elayne Jassey  
Phyllis Kapiloff  
Harriette Ketover  
Nancy Kucera  
Alice Lyons  
Gail Malloy  
Pamela Mullender  
Shae Rosenthal  
Maddy Shapiro  
Jami Sherwood  
Claudia Silver  
Susie Swirbul  
Camille Tomasello

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 which, through their funding, recognize the importance of a revitalized downtown:

Mayor Michael A. Pavia and his Team of Dedicated Workers from the City of Stamford

A. Vitti Construction  
Bill Ackley  
The Advocate  
Affinion Group  
Agabhum, The Best of Bali  
Agora Spa  
Pamela Akgun  
Mary Alipranti  
AlliedBarton Security Services  
Jim Anderson  
Sharon Anderson  
Sarah Arnold  
The Ashforth Company  
Ashforth Management Services  
Atria Stamford  
Captain Roman Balzar  
Bank of America  
Bartlett Tree Experts  
Peggy Bates  
Mike Berkoff  
Bensidoun USA  
BevMax  
Big Apple Circus  
Bilansky Photography  
Board of Finance, City of Stamford  
Board of Representatives, City of Stamford  
Bobby Valentine's Sports Academy  
Bull's Head Pet Hospital  
By the Bay Designs  
Chief Barry Callahan  
Bob Callahan Design  
Care of Trees  
Krissy Carboni  
Brian Cashman  
Castleberry Fairs & Festivals



Ceebraid-Signal  
Tom Chukas  
City Carting  
City of Stamford Health Dept.  
City of Stamford Operations Dept.  
Les Cohn  
Kathyrne Colatrella  
Dan Colleluori  
Conair Corporation  
Connecticut Film Center  
Connecticut Light & Power Company  
Megan Costello, Easton-Malloy  
County TV and Appliance  
of Stamford  
Courtyard by Marriott Stamford  
Cox Media Group  
Crystal Rock  
CT Cigar Company  
CT Transit  
Karen Cusato  
Ron Damico  
Jeff Dean  
Denise DeFrancisco  
Robert DeLuca  
Dr. Bruce Lee Denker DDS  
Charles DeSalvo  
Tommy DeSalvo  
Kathleen Devanney  
Dichello Distributors  
Sgt. Ryan Devanney  
Monsignor DiGiovanni  
DiMare Pastry Shop  
Carol Duggan  
E. Gaynor Brennan Golf Course  
Wendy Epstein  
Event Management, Inc.  
Fairfield County Bank  
Fairfield County Weekly  
Fairway Market  
Frank Fedele  
Alainah Fensore  
Fernando Luis Alvarez Gallery  
Flowerworks, Inc.  
Frank Mercede & Sons  
GB Parking  
GE Asset Management  
Bill Gerardi  
Bob Goldstein  
John Gill  
Jessica Gorman  
Grade A ShopRite-Cingari Family  
Stephanie Gramps  
Louisa Greene  
Greenfield Partners  
Grunberger Jewelers  
Happyhaha Photography  
Eileen Heckerling  
Heineken USA Incorporated  
High Ridge Plaza  
Hilton Stamford  
Jim Himes  
Hotel Zero Degrees  
Doug Hoyt  
Joe Hoyt  
HSBC  
The Insurance Exchange  
Michael Jacopino  
Judith's Studio Original Jewelry  
Creations  
Juner William Pitt Sotheby's  
International Realty  
Alan Kalter  
Mike Kamszik  
King Features Syndicate  
Arnold Knittel

Jimmy Koplik & Live Nation  
Todd Kosakowski  
La Jolie Salon & Spa  
Patricia Lamouthe  
Rich Levitt  
Betsy Lewis  
Living Stone Plant  
Lisa Lockwood  
Rick Lockwood  
Kimmie Loop  
Lord & Taylor  
Mary Ann McLeod  
Martha Mahoney  
Maiden Lane Company  
Malkin Properties  
Governor Dannel Malloy  
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Irwin Milch  
Ruth Miner  
MINI of Fairfield County  
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Paul Montanero  
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Bruce Moore Jr.  
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Captain Bill Mullins  
Andrew Munce  
Kevin Murray  
Nagi Jewelers  
National Realty & Development Corp.  
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Ralph Pastore  
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Michael Pelazza  
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Eric Ratkowski  
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Stamford Wine and Liquor  
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Sterling Farms Golf Course  
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Wells Fargo  
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Dan West  
Jim West  
Jon Wu  
Woodloch Resort  
Yankee Gas  
Jim Zielinski  
Zody's 19th Hole Restaurant

**SPECIAL THANKS:**  
**Special thanks to Mayor Michael A. Pavia whose vision of a strong and vital Downtown is essential to the Downtown's success. 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.**

**NOTE OF APPRECIATION:**  
**Thank you Governor Malloy for giving the DSSD's Annual Dinner Key Note Address and for continued support of Downtown programs.**

## BOARD OF COMMISSIONERS & STAFF



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**Lynne Colatrella**, Vice President, Events & Marketing

**Kate Cook**, Coordinator, Events & Marketing

**Annette Einhorn**, Director, Events & Marketing

**Marion Glowka**, Streetscape Coordinator

**David Klein**, Manager, Events & Marketing

**Maryann Rockwood**, Executive Administrator

**John Ruotolo**, Vice President, Operations

**Cheryl Vukelic**, Project Manager, Operations

**Jacqueline R. Wetenhall**, Director, Retail Development



### STAMFORD DOWNTOWN STAFF

**Front left to right:** John Ruotolo, Sandy Goldstein, Lynne Colatrella

**Back left to right:** Kate Cook, Maryann Rockwood, Marion Glowka, David Klein, Jacqueline Wetenhall, Annette Einhorn, Cheryl Vukelic



### FRIENDS OF STAMFORD DOWNTOWN

**Front row, from left to right:** Ginny Fox, Nancy Kucera, Jami Sherwood, Joan Fields, Sandy Goldstein, Camille Tomasello, Alice Lyons, Shae Rosenthal, **Back row, from left to right:** Gail Malloy, Claudia Silver, Karen Denker, Lynne Fife, Elayne Jassey  
**Missing from Photograph:** Eileen Heckerling, Phyllis Kapiloff, Harriette Ketover, Pamela Mullender, Maddy Shapiro, Susie Swirbul





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