

STAMFORD DOWNTOWN

2014-2015 Annual Report

“TRENDING”

STAMFORD DOWNTOWN SPECIAL SERVICES DISTRICT

Now Trending...Stamford Downtown

In today's vernacular—**TRENDING**—denotes that which is currently popular and which also captures the public's imagination. This year's Annual Report embraces the word and all it connotes, because Stamford Downtown continues to be the center of the city's corporate, retail, residential and cultural life. The Downtown bustles with activity and excitement, from its active residential market to the dozens of programs the DSSD delivers, to its restaurants, which lure patrons from the entire region to its strong cultural offerings. Of course, all of the latter must stem from a strong financial base, which is Stamford Downtown's Grand List.

Stamford Downtown's compelling 2014 Grand List of 1.5 billion dollars has grown since last year by 7%. It now accounts for 8.3 % of the citywide Grand List. This strength is the foundation upon which Stamford Downtown builds its strong programs, which encompass Downtown Operations, Culture/Entertainment and Events, and support for the Retail, Residential and Office Sectors.

TRENDING IN THE RESIDENTIAL SECTOR

The Stamford residential market is booming! There are currently 6,388 residential units in the Downtown with 722 under construction and 209 due to be opened for leasing in June. Significantly, there are another 1,615 units, which have been approved by the Land Use Boards and will begin construction in the months ahead. The market maintains its strength with extremely high occupancy rates and leasing waiting lists in many complexes. Median income, the interest of millennials and higher education are 3 major indicators of robust residential leasing and that's where Stamford Downtown excels. Based on a survey conducted in 2013 by Witan Intelligence, Downtown residents have a median income of \$108,000, 65% of the households have a resident between the ages of 18-34, and 90% of the residents have a college degree or higher.

TRENDING IN THE RETAIL SECTOR

Ninety five restaurants call Downtown their home with 44 of them having inviting outdoor cafes. Newly opened during the last 18 months are the following fine dining venues: Brother Jimmy's, Cask Republic, Castle, F.I.S.H., Gastrobar and McFadden's. Scheduled to open this summer is Del Frisco's Grille on Broad and Atlantic St.

TRENDING IN THE OFFICE SECTOR

There are currently 9.8 million sf of office space (Class A and Class B) within the Downtown. The vacancy rate, according to Cushman and Wakefield, is at 23.3 percent, similar to last year's level but 2.6% lower than the rest of the city. Major efforts are underway to lease some of the larger corporate office complexes in the Downtown.

TRENDING IN OPERATIONS

Our strong clean, green and safe programs pour over \$750,000 into the environment to ensure that the downtown is attractive, secure and clean. Thirteen thousand shrubs and bulbs were planted this last year, 21,600 tons of snow were cleared from city streets and 23 tons of trash were removed. Our Ambassador team, which makes Downtown patrons feel safe and welcome will be grown by 10% in Fiscal 15/16.

TRENDING IN EVENTS & CULTURE

Stamford Downtown produces 27 events each year, which bring more than 300,000 people to the downtown. These patrons pour \$6,000,000+/- into the economy and contribute to an engaging and dynamic street ambiance. Adding to the excitement of the Downtown is the Palace Theatre emerging as a major regional theatric, concert and cultural draw.

TRENDING FISCALLY

The District remains on sound financial footing. Property owner assessment accounted for 49.4% of the DSSD's Budget for Fiscal 2014/15, while the amount of money raised through sponsorships and assorted fees accounted for more than 50.4% of the budget. The return on investment for our property owners is significant: for every one-dollar of assessment paid by a property owner, another \$1.98 in Downtown services and programs are returned.



Sandy Goldstein
President



Randall M. Salvatore
Chairman

follow us! >>

Facebook: www.facebook.com/stamford.downtown

Twitter: @StamfordDowntown, @AliveAtFiveCT
@BalloonParadeCT

Instagram: @StamfordDowntown

Blog: Stamforddowntownevents.blogspot.com

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

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

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: Stamford Downtown is responsible for creating, managing and promoting a quality environment for people, which enhances the economic vitality of the Downtown.

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

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

Editor: Annette Einhorn
Design and Illustration by Creative Insight, LLC
Photography by Happyhaha Photography

Trending...

Retailers celebrate longevity...

- Wolfe Cleaners celebrating 60 years
- The Original Pappa's Pizza celebrating 55 years
- Nobu Florist celebrating 35 years in the Downtown and now in their new location at 105 Broad Street

“Prospective residents are coming from NYC & other major cities. They prefer complexes with major amenities.”

Jennifer Hoysradt
Stamford Downtown, Residential Manager of 75 Tresser

Stamford Downtown:
Development On the Move



Development On The Move is now available on Stamford Downtown's website detailing projects under construction and planned through 2017.

“Restaurants host a younger urban professional who prefer high tops and like to share.”

Mary Schaffer, Owner
napa & co.

POOL AT 75 TRESSER



The Original Papa's Pizza



Wolfe Cleaners



Nobu Florist

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

2014/15 Accomplishments:

Retail Recruitment:

COMMERCIAL BROKER OUTREACH

- Hosted an informal Meet the Mayor Happy Hour at Cask Republic with area brokers.
- Co-sponsored with REFA, a luncheon program entitled, "Re-engineering Stamford's Office Market."
- Created a cover wrap for the May, 2014 real estate issue of The Fairfield County Business Journal.
- Attended three annual International Council of Shopping Center's retailer's trade shows in Hartford, New York City and for the first time, Las Vegas.

2015 DEMOGRAPHIC PROFILE

Stamford Downtown continues to update, expand and distribute a 20-page profile highlighting the latest statistics regarding population growth and the state of the Central Business District's residential, office and retail markets.

Retail Retention:

Some of the District's oldest retailers: Wolfe's Cleaners, The Original Pappa's Pizza and Nobu Florist, celebrated milestones this year. Aziza Couture and Boost Mobile relocated to more visible locations. Saks-Off 5th is coming this Summer to Stamford Town Center and Del Frisco's Grille is opening in August on the corner of Atlantic & Broad Streets.

ARTWALK IN STAMFORD DOWNTOWN

Stamford Downtown produced its third annual ARTWALK in Stamford Downtown featuring 125 artists exhibiting in Downtown stores, restaurants and galleries. The ARTWALK is yet another step towards showcasing the growing Downtown art community and collectors' market.

A HOLIDAY SALUTE IN STAMFORD DOWNTOWN

Stamford Downtown hosted its 5th annual "Holiday Salute" storefront-decorating contest. Eighteen Stamford Downtown merchants transformed the Downtown into a winter wonderland. LORCA was the "Popular Vote" winner of the \$1,000 cash prize with a creative holiday candy theme.

DOWNTOWNERS EVENTS

Stamford Downtown continues to host the popular "Downtowners" event. Now attracting 300+ people, it spotlights both new and existing businesses. The Verano & 75 Tresser hosted two popular Downtowners showing off their engaging apartments and common areas.

STAMFORD TABLES

Membership in Stamford Tables, Stamford Downtown's restaurant association, remains strong with 31 members. The membership continues to be engaged in analyzing important restaurant issues affecting their businesses. Stamford Downtown designed a successful once a month Guest Chef program at both RBS & UBS, allowing Stamford Tables members to showcase their restaurants in the large cafeterias of these corporations. Successful Restaurant Weeks were held during the last two weeks of August, and the first two weeks of March.

2015/16 Goals:

DOWNTOWNER EVENTS

Stamford Downtown will continue to host our Downtowner events at newly completed residential developments including 66 Summer Street and Summer House located at 184 Summer Street.

BROKER OUTREACH

In an effort to promote our Retail Advancement Grant Program and remain in contact with the commercial real estate broker community, Stamford Downtown will exhibit at the New York and Hartford ICSC trade shows. Co-hosting seminars with professional real estate organizations: REFA, NAIOP and BOMA, will also remain an active initiative.

STAMFORD TABLES

The Concierge Book, which is now on-line, will be updated for 2015/16 to include new restaurants.



2014 ARTWALK



Trending...

Stamford Downtown remains the most intensely developed neighborhood in the city.

Stamford Downtown Demographics

- Young:** 65% of households between ages 18-34
- Affluent:** \$108,000 median income (as compared to \$69,000 in-state)
- Smart:** 90% of households with college or advanced degree
- Employed:** 83% of households work in Stamford or Downtown



Summer House

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

Stamford Downtown monitors appropriate development in the city center ensuring a balance of intense development with environmental and quality of life objectives. Using Stamford’s Master Plan as a guide, the District helps to foster the development of a Downtown with a full array of retail, office, cultural, recreation and residential uses.

2014/15 Accomplishments:

CITY MASTER PLAN

Stamford Downtown maintained an 18-month dialogue with the Stamford Planning Board and its consultant BFJ Planning to successfully ensure that the Downtown continued its designation as the most intensely developed neighborhood in Stamford.

BOARDS AND COMMISSIONS

Stamford Downtown 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 Community Board and Stamford Police Foundation.

2015/16 Goals:

NEW DEVELOPMENT OVERSIGHT

Continue to monitor emerging development proposals both in the Downtown and in the adjacent neighborhoods through a comprehensive review and analysis process.

TRANSPORTATION CENTER

Active engagement in analysis of proposals for a new Transportation Center garage and private development as well as city and state plans to improve access, circulation and infrastructure in and around the complex.

66 Summer Street



Trending...



Fred Flintstone® at the UBS Parade Spectacular

1,465,390 Impressions: The total number of times Facebook users viewed content associated with Stamford Downtown's page

Facebook: **7195** Likes

12%

from FY 2013

85%

of Stamford Downtown's Facebook posts are viewed on a mobile device

TWITTER

4,555 followers

48% Male Followers,

52% Female Followers

Reach: **402.5K**

Total number of people who viewed tweets or retweets mentioning @StamfordDowntown



Xpogo Stunt Team at the UBS Parade Spectacular



Comicsaurus Rex by Tina Fino



Alive@Five

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

Stamford Downtown has a strong and focused calendar of events featuring a summer-long outdoor sculpture exhibit, ten outdoor summer concerts, a farmers market, an arts & crafts show, a pre-Thanksgiving Parade Spectacular as well as a star-studded Santa rappel down Landmark Square, followed by a Holiday 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.

2014/15 Accomplishments:

ART IN PUBLIC PLACES, SCULPTURE EXHIBIT

During summer 2014, Stamford Downtown hosted "Street Seats in Stamford Downtown," an art exhibit that featured 40 wooden benches, each imaginatively painted and enhanced by local/regional artists. The benches were sold at auction with a portion of proceeds donated to Curtain Call and The Palace.

ALIVE@FIVE

Successfully produced six concerts opening with KC & The Sunshine Band. The line-up also included Blues Traveler, Sugar Ray, Smash Mouth and The Beach Boys in a "Throw Back Thursday" theme. Ran a \$5@5 promotion (\$5 entrance and \$5 beer or wine before 6pm), which resulted in a dramatic increase in early evening attendance.

JAZZ-UP JULY

Produced a successful fourth season of Jazz-up July including concerts starring B.B. King, The Bacon Brothers, Delbert McClinton and Boz Scaggs.

UBS PARADE SPECTACULAR

The 2014 parade hosted grand marshal Governor Dannel Malloy, two new balloons, Abby Cadabby and Shrek, plus The World Famous Extreme XPogo Stunt Team making this year's parade an exciting day in Stamford Downtown.

HEIGHTS & LIGHTS

Celebrity rappellers, Brian Cashman, GM of the NY Yankees, Rick Reichmuth, FOX News, Duke Castiglione, FOX 5 Sports Anchor and Stamford's own, Bobby Valentine added star flair to this family favorite event.



B.B. King at Jazz-Up July

2015/16 Goals:

DOWNTOWN EVENTS

- To continue to enhance the Downtown's program of signature events, while ensuring that each event leverages economic benefits for Downtown businesses.

ART IN PUBLIC PLACES, DINOSAURS RULE! IN STAMFORD DOWNTOWN

- To produce a sculpture exhibit featuring 40 fiberglass dinosaurs painted and adorned by local artists. A portion of the proceeds of the auction will benefit Stamford EMS and the Stamford Police Foundation.

ALIVE@FIVE

- To produce a six weeks series starring Boyz II Men, Shaggy, Guster, Andy Grammer and other national headliners.

JAZZ-UP JULY

- To expand market for Jazz-Up July concert series.

ARTS & CRAFTS ON BEDFORD

- To produce arts and crafts show for the fourth consecutive year. Our goal is to secure 100 high quality crafters.

SLIDE THE CITY

- **NEW THIS YEAR** – One day event featuring a thousand foot water slide on Prospect Street in the heart of Stamford Downtown.



Bobby Valentine, Brian Cashman and Brian Van Orsdel practicing for Heights & Lights

Clean, Safe & Green



AMBASSADORS: Left to right: Garry C. Walker, William Gibson, Migdalia Rivera, Supervisor: Robert Cornell, Denise Gonzalez, Brian Leahy

Trending...

Veteran's Park Re-Design Initiative to create a welcoming and engaging park.

Enhancements to pedestrian and cycling circulation which will make Stamford a people-friendly city.

Expanding **holiday light** program with new technology designed to interactively engage the public.

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

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 Department to interface with city operations and property owners on all Downtown maintenance issues; and the Sidewalk Snow Removal program to facilitate a successful 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.



THE CLEAN TEAM: Left to right: Vincente Santos, Supervisor: Lester Milan, Hugo Enriquez



Spring in Veteran's Park

2014/15 Accomplishments:

VETERAN'S PARK INITIATIVE

Quarterbacked the Veteran's Park Ad Hoc committee, a public private partnership with the goal of redesigning the park to better serve veterans, downtown residents and visitors. Managed contractual and financial details, RFP process for Design Consultant and consultant/committee charrette sessions.

PUBLIC SPACE ADVISORY

Formed and convened a Public Space Advisory Committee to develop a plan to enhance multi-modal circulation throughout the Downtown.

STAMFORD DOWNTOWN DIRECTORY

Published & distributed 40,000 copies of the 20th annual Downtown Directory containing detailed listings for 225 Downtown businesses and 16 pages of valuable community information.

STAMFORD DOWNTOWN GUIDE

Published an annual Guide to promote Downtown retail, service and restaurant businesses.

PERFORMANCE AUGMENTATION

Monitored and maintained route verification systems for both the Downtown Ambassadors and Clean Team to ensure optimum performance and effectiveness.

GRAFFITI DOCUMENTATION & REMOVAL

Monitored all incidences of Downtown graffiti, following up with photo documentation, police reporting and immediate removal, resulting in steadily decreasing graffiti incidents.

HOLIDAY LIGHT PROGRAM

Established a new, dramatic holiday lighting plan for Latham Park.



2015/16 Goals:

VETERAN'S PARK IMPROVEMENTS

Maintain ongoing role managing Veteran's Park Ad Hoc Committee's efforts to complete a park renovation plan and then move forward with strategies to fund and implement next phase of project.

PUBLIC SPACE ADVISORY

Complete a Master Plan of improvements that will significantly enhance multi-modal circulation throughout the Downtown.

CONSTRUCTION REMEDIATION

Develop and implement a public notification plan to minimize business and traffic disruption during construction of multiple Downtown developments.

DOWNTOWN LIGHTING

Add interactive lighting feature to holiday and year-round lighting tableau.



Holiday Lights in Stamford Downtown

Funding the District Fiscal 2015/2016

Trending...

Tax & Assessment Data

The Downtown Grand List is analyzed and maintained by DSSD's Vice President of Operations. Evaluations, forecasts and sound financial record keeping are an essential part of the DSSD program.

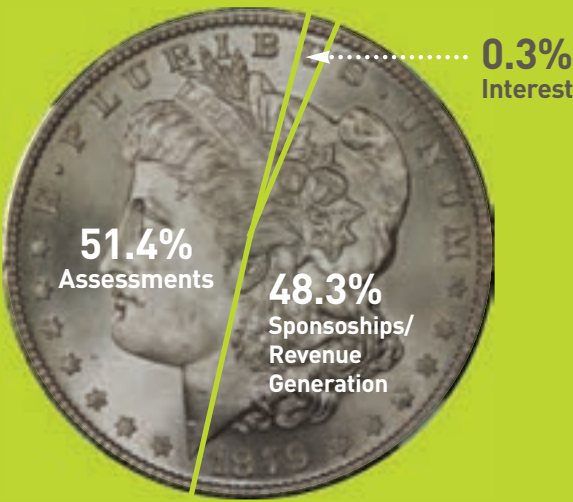
City Funding Requests

Detailed reports for the Mayor, Board of Finance and Board of Representatives are generated for city funding requests.

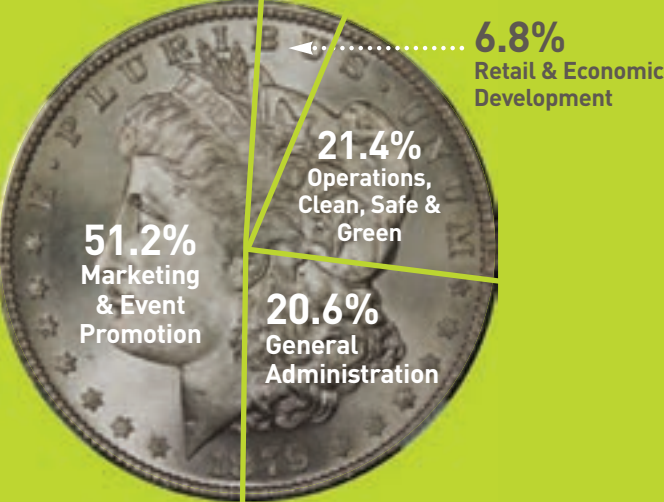
Property Owners assessment is only **51.4%** of Stamford Downtown's budget. **48.3%** of budget is from strong sponsorship and revenue-generating efforts which produce enhanced Downtown programs.

The DSSD is funded primarily by **133** 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.

Where The Money Comes From:



Where The Money Goes:



In Fiscal 2014/15, the DSSD's strong sponsorship and revenue-generating programs provided the following ratio: for every **\$1** of assessment paid by a property owner, **\$1.95** was returned in services and programs.

Top 5 property owners pay **45%** of total assessment income averaging **\$191,582 each**
Top 10 property owners pay **68%** of total assessment income averaging **\$146,425 each**

Smallest Annual Assessment **\$121**
Largest Annual Assessment **\$287,456**
Typical Office complex **\$76,148**
Typical Office building **\$38,224**
Typical Bedford Street building **\$1,597**

Typical Main Street building **\$1,497**
Typical High Rise Residential **\$54,298**
Typical High-Rise Condo pays **\$580**
Typical Department Store **\$13,178**

Funding & Support

Many District property owners voluntarily supported our 2014-2015 initiatives through donations and in-kind sponsorships, which are in addition to their tax assessment:

Atlantic Associates
Avon Theatre Film Center
Bildner Capital Corp.
Building & Land Technology
Emmett & Glander, Attorneys at Law
F.D. Rich Company
First County Bank
Frank Mercede & Sons
Gibraltar Management Co., Inc.
Heyman Properties
Hoffman Investment Partners
Kaufman Organization
Marchetti Management
MarLo Associates
Purdue Pharma L.P.
RBS
Reckson, A Division of SL Green
RFR Realty, LLC
RMS Companies, LLC
RTA International, Inc.
Seaboard Properties, Inc.
Silver Golub & Teitell LLP
Stamford Town Center
Steven Wise Associates, LLC
Trinity Financial
UBS
United Realty, Inc.
Waterton Residential

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

Avon Theatre Film Center
Bartlett Arboretum
Curtain Call
Fairfield County Foundation
The Ferguson Library
First Congregational Church
Franklin Street Works
Mill River Collaborative
The Palace
Shippin Point Garden Club
Stamford Emergency Medical Services
Stamford Garden Club
Stamford Museum & Nature Center
Stamford Symphony Orchestra
Stamford Volunteer Fire Departments
Stamford Youth Foundation
Unitarian Universalist Congregation

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

16 Handles
Aria Restaurant
Barcelona Restaurant & Wine Bar
Bar BQ Stamford
Bar Rosso
bartaco
Bobby Valentine's Sports Gallery Café
Bradford's Grill & Tavern
The Brick House Bar & Grill
The Capital Grille
Capriccio Café
Cask Republic
Castle Bar & Grille
Cotto Bistro & Wine Bar
Columbus Park Trattoria
Curley's Diner
EOS Greek Cuisine
Fairfield Pizza
The Fez
Fin II Japanese Restaurant
F.I.S.H.
Gastrobar
Hudson Grille
Kona Grill
Kotobuki Japanese Restaurant
Lola's Mexican Kitchen
Lorca
McFadden's Restaurant & Saloon
napa & co
Quattro Pazzi
Remo's Brick Oven Pizza Company
Sam's American Bistro
Tengda Asian Bistro
Tiernan's Bar & Restaurant
Tigin Irish Pub & Restaurant
Tomatillo Taco Joint
Volta Gelateria Creperia
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:

Michelle Alexander
Stephne Behrend
Jo Ann Benson
Penney Burnett
Carole Del'Aquila
Suzanne deMilt
Myra Davis
Judy DeRose

Lenore DiPalma
Paula Eytel
Libby Fatum
Jeanne Hersh
Deborah Kuhn
Pat Langley
Sharon Larson
Barbara Miller
Betty Roberts
Jim Sabia
Ed Selig
Annie Taylor-Selkovits
Re Telep
Jane Waugh

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
Harriette Ketover
Nancy Kucera
Alice Lyons
Gail Malloy
Pamela Mullender
Kathy O'Neill
Maddy Shapiro
Karen Sheftell
Jami Sherwood
Claudia Silver
Camille Tomasello

SPECIAL THANKS:

Special thanks to Mayor David Martin 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.

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:

AAA Southern New England
Bill Ackley
The Advocate
Agabhum, The Best of Bali
Agora Spa at the Stamford Marriott
AlliedBarton Security Services
Anheuser-Busch
The Ashforth Company
Ballet School of Stamford
Bank of America
Coleen Banks, Banks Wealth Partners
Bartlett Tree Experts
Billy Bemonti
Nina Bentley
Mike Berkoff
BevMax
Boulevard 18
Bowtie Cinemas
Sgt. Chris Broems
Chief Peter Brown
Bull's Head Pet Hospital
Cacace, Tusch & Santagata
Bob Callahan Design
The Campus and 1937 West Main
Canvas Eyewear
Krissey Carboni
Carolee Jewelry
Brian Cashman
Duke Castiglione, FOX 5
Orazio Cirelli
Emily Chalk
Chelsea Piers Connecticut
Tom Chukas
Sandra Ciraco
Yvonne Clayton
Les Cohn
Kathyrne Colatrella
Dan Colleluori
Conair Corporation
Connecticut Office of Tourism
Dennis Conley
Valerie Cooper
Copa di Vino

Funding&Support

County TV & Appliance of
Stamford
Crystal Rock
CT Transit
Mike Daly
Ron D'Amico
Dance Together NYC
The Davenport
Mark Delgado
Robert DeLuca
Bill Demeo
Dr. Bruce Lee Denker, DDS
Charles DeSalvo
Tommy DeSalvo
Ryan Devanney
Dichello Distributors
DiMare Pastry Shop
Donate Life Connecticut &
New England Organ Bank
Eastern Land Management
Julia Einhorn
Justin Einhorn
Elements Yoga
Empire State Realty Trust
Exhale Mind Body Spa
Charles Fazzino
Frank Fedele
Fleet Feet Sports Stamford
Chief Jon Fontneau
95.9 THE FOX and STAR 99.9
Michael Friedman
Greg Gagner
Jon Gallup
Andy Garfunkel
Gary Z of Stamford
E. Gaynor Brennan Golf Course
GB Parking
GE Asset Management
Bill Gerardi
Grade A ShopRite &
Cingari Family
Granite Stamford Executive
Center Holdings, LLC
Louisa Greene
Melissa Guardiola Fontalvo
Laurie Guzda
Happyhaha Photography
Harbor Point
Eileen Heckerling
Hey Stamford!
Liz Hirtenstein
Russ Hollander, Master
Goldsmith
Hotel Zero Degrees

Doug Hoyt
Eden Huang
The Insurance Exchange,
A Division of Cross Insurance
Michael Jacopino
Ted Jankowski
Lavrel Johnson
Alan Kalter
King Features Syndicate
David Klein
Jimmy Koplik & Live Nation
Linda Kovacs
Andre Labrosciano
Elizabeth Labrosciano
Patricia Lamothe
The Landis Group
Rich Levitt
Justin Lockwood
Lisa Lockwood
Rick Lockwood
Locust Performing Arts Center
Long Ridge School
David Macharelli
Madonia Restaurant and Bar
Martha Mahoney
Suzanne Manela
Ron Markey
Jay McKillop
Brad Meling
Jim Methany
Metropolitan Dance Center
Jon Michelson
Debbie Miller
Ron Miller
Ruth Miner
Paul Montanero
Denise Morgan
Morgan Stanley
Andrew Munce
Chris Munger
Kevin Murray
The Museum of Modern Art
Nagi Jewelers
NBCUniversal
Nestlé Waters North America
Newport Mansions
Noble Spa
Noelle Spa
Norwalk Self Storage
Barbara Occhino
Ocha Japanese Restaurant
Tony Olive

Ernie Orgera
Parade Volunteers &
Balloon Handlers
Ralph Pastore
107.1 The Peak
Michael Pelazza
People's United Bank
Mark Pesiri
Pinot's Palette Stamford
Pitney Bowes Inc.
Point72 Asset Management
Posh Spa For Dogs
Post Road Entertainment
Bill Price
Printech
Tami Raymer
Rick Reichmuth, FOX News
Channel
Riccio Sports
Trevor Roach
Jim Rockwood
Hannah Rosenberger
Royce Foundation
Anita Sabato
Jim Sabia
Michele Sabia
Sacred Heart University
Sarner Health & Fitness Institute
Salon Shahin
Steve Schneider
Serpe Brothers
Ellie Sgritta
Asst. Chief Tim Shaw
Sheraton Stamford Downtown
Jami Sherwood
Lauren Sherwood Blank
Shipman & Goodwin LLP
Signature Group
Silvermine Golf Club
Simply Signs
Robert Sollitto
Steve Soyland
Chief Charles E. Spalding
Stamford Art Association
Stamford Board of Finance
Stamford Board of
Representatives
Stamford Catholic Schools
Stamford Health Dept.
Stamford Hospital
Stamford Marriott Hotel & Spa

Stamford Parks &
Recreation Commission
Stamford Planning &
Zoning Boards
Stamford Police Department
Stamford Professional
Firefighters Local 786
Stamford Public Schools
Stamford Traffic &
Operations Dept.
Stamford Wine & Liquor
Sterling Farms Golf Course
Strada 18
66 Summer Street Luxury
Apartments
600 Summer LP
Summer High LLC – Fowler,
Mann & Hoffman Families
Jason Teitelbaum
75 Tresser
University of Connecticut
Brian VanOrsdel
Denise Veit
Vinny Vetrini
View Entertainment
Vineyard Vines
A. Vitti Construction
WEBE 108
Jim West
The Whittingham Family
The Wildlife Conservation
Society
Pat Williams
Woodloch Resort
Tom Wuennemann
Mike Zody

NOTE OF APPRECIATION:
Thank you Governor
Dannel Malloy for
continued support of
Stamford Downtown
programs.

Board of Commissioners&Staff



STAMFORD DOWNTOWN BOARD OF COMMISSIONERS: Front row from left to right: John J. DiMenna, Courtney A. Nelthropp, Sharon White, Jackie Lightfield, Robert Karp, Sandy Goldstein, David R. Martin, Mayor, Randall M. Salvatore, Meredith Keeler, Robert H. Kahn, Randall M. Skigen, Marjan Murray, Gregory Lodato, Carl Bildner **Back row from left to right:** Michael Pollard, Thomas Madden, Michael Marchetti, Stephen J. Hoffman, Norman Lotstein, Frank J. Mercede, Reyno A. Giallongo, Ronald Antonucci, Dr. Tommie Jackson, Russ Hollander, Greg Caggainello, Fernando Luis Alvarez, George Boyce, David M. Kooris **Missing from photograph:** Goitom Bellele, Norman Cole, Jack Condlin, Paul Dillane, Todd M. Kosakowski, Michael D. Larobina, Diana Lenkowsky, Robert Musumeci, Mary Schaffer, Tracie Wilson, Steven Wise

BOARD OF COMMISSIONERS

CHAIRMAN: **Randall M. Salvatore**
President, RMS Companies, LLC
VICE CHAIRMAN: **Reyno A. Giallongo, Jr.**
Chairman & CEO, First County Bank
TREASURER: **Meredith Keeler**
General Manager, Stamford Town Center
SECRETARY: **Greg Caggainello**
Sr. Vice President
Reckson, a Division of SL Green
IMMEDIATE PAST CHAIR: **Stephen J. Hoffman**
Managing Partner
Hoffman Investment Partners LLC
Fernando Luis Alvarez
Fernando Luis Alvarez Gallery
Ronald Antonucci, General Manager
Stamford Marriott Hotel & Spa
Goitom Bellele, President, GB Parking
Carl Bildner, President, Bildner Capital Corp.
George Boyce, Agent, State Farm Insurance Co.
Norman Cole, Land Use Bureau Chief,
City of Stamford
Jack Condlin, President & CEO
Stamford Chamber of Commerce
Paul Dillane, Owner, Hudson Grille
John J. DiMenna, Jr., President,
Seaboard Properties, Inc.
Russ Hollander, President
R. Hollander: Master Goldsmith Inc.
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FRIENDS OF STAMFORD DOWNTOWN



FRIENDS OF STAMFORD DOWNTOWN: Front row from left to right: Karen Sheftell, Maddy Shapiro, Harriette Ketover, Sandy Goldstein, Joan Fields, Alice Lyons, **Back row left to right:** Pamela Mullender, Lynne Fife, Kathy O'Neill, Karen Denker, Gail Malloy, Jami Sherwood, Claudia Silver, Ginny Fox
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Lynne Colatrella, Vice President, Events & Marketing
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