

# CT Main Street Center 2009 Awards of Excellence Winners

**Charting the Course:**  
**Development Tools for Main Street**  
 Rose City Renaissance, Norwich  
*State Building Code Seminar & Guide to Renovating in Downtown Norwich*

**Main Street Partnership**  
**Main Street Waterbury & Waterbury Development Corporation**  
*Façade Improvement Program*

**Main Street Partnership (Award of Merit)**  
**Simsbury Main Street Partnership & Simsbury High School**  
*Culinary Arts Training Pilot Program*

**Fundraising Event**  
**Friends of Main Street, Winsted**  
*Bubbles & Truffles: A Chocolate-Lover's Wine Tasting*

**Main Street Master Plan**  
**Town of Windsor Locks**  
*Main Street Master Planning Study*

**Transportation**  
**Main Street Waterbury**  
*Downtown Parking Program*

**Building Rehabilitation**  
**Jasko Development**  
*Renovation of Andrews and Rao Buildings, Downtown New Britain*  
*submitted by New Britain Downtown District*

**Historic Preservation**  
**Simsbury Main Street Partnership**  
*Preservation Survey of Eno Memorial Hall*

**New Construction**  
**Harding Development Group & City of Middletown**  
*Liberty Square, Downtown Middletown*

**Adaptive Re-use of a Building**  
**University of Hartford, Smith Edwards Architects**  
*Mort & Irma Handel Performing Arts Center*  
*submitted by Upper Albany Main Street*

**Business Retention, Expansion & Attraction**  
**Rose City Renaissance, Norwich**  
*RCR Business Education Initiative*

**Business Owner of the Year**  
**Carol Gendron**  
*Café Europa in Downtown Waterbury*  
*submitted by Main Street Waterbury*

**Property Owners of the Year**  
**Baywater Properties & Frank Mercede & Sons**  
*1020 Post Road, Darien*  
*submitted by Town of Darien*

**Image Enhancement**  
**Simsbury Main Street Partnership & Dornenburg Group**  
*Branding Simsbury*

### Main Street Board Members of the Year

New London Main Street	Jerry Sinnamon
Rose City Renaissance (Norwich)	Tucker Braddock
Simsbury Main Street Partnership	Grace Connors
Main Street Waterbury	Lisa Martin
Friends of Main Street (Winsted)	John Morici

### Main Street Volunteers of the Year

New London Main Street	Betty Cole
Rose City Renaissance (Norwich)	Scott Learned, PE
Simsbury Main Street Partnership	Emil Dahlquist, AIA
Main Street Waterbury	Bryan Baker
Friends of Main Street (Winsted)	Patricia & Donald Masucci

## 2009 National Main Street Programs

National Main Street Program Accreditation is a partnership between Connecticut Main Street Center and the National Trust Main Street Center to establish standards of performance for local Main Street programs. These standards set the benchmarks for measuring an individual Main Street program's application of the Main Street Four-Point Approach™ to commercial district revitalization. Evaluation criteria determine the communities that are building comprehensive and sustainable revitalization efforts and include standards such as development and commitment to mission, fostering strong public-private partnerships, securing a stable operating budget, tracking economic progress, and preserving and bringing back to life historic buildings. The following Connecticut programs have been recognized for outstanding accomplishments toward the goal of revitalizing their historic main street districts following the Main Street methodology:

- New London Main Street
- Rose City Renaissance, Norwich
- Simsbury Main Street Partnership
- Upper Albany Main Street
- Main Street Waterbury



National, State and Local officials join the celebration at the 2009 CT Main Street Awards Gala. From left, David Bahlman, Director, Historic Preservation & Museum Division, CT Commission on Culture & Tourism; Anita Mielert, CT Advisor to the National Trust for Historic Preservation and Board of Simsbury Main Street Partnership; State Representative Linda Scofield; State Senator Kevin Witkos; Robert Hensley, Board of Selectman, Town of Simsbury; and Mark Deming, Chairman, Simsbury Economic Development Commission.

## 2009 Awards Gala, Eno Memorial Hall, Simsbury Center

Welcome to Main Street Reception sponsored by **WebsterBank**  
 We Find a Way



Simsbury First Selectwoman Mary Glassman welcomes 200 attendees from across the state to Eno Memorial Hall. She credited Simsbury Main Street Partnership with facilitating the working partnership with the Town that has resulted in a healthy and vibrant Simsbury Center.



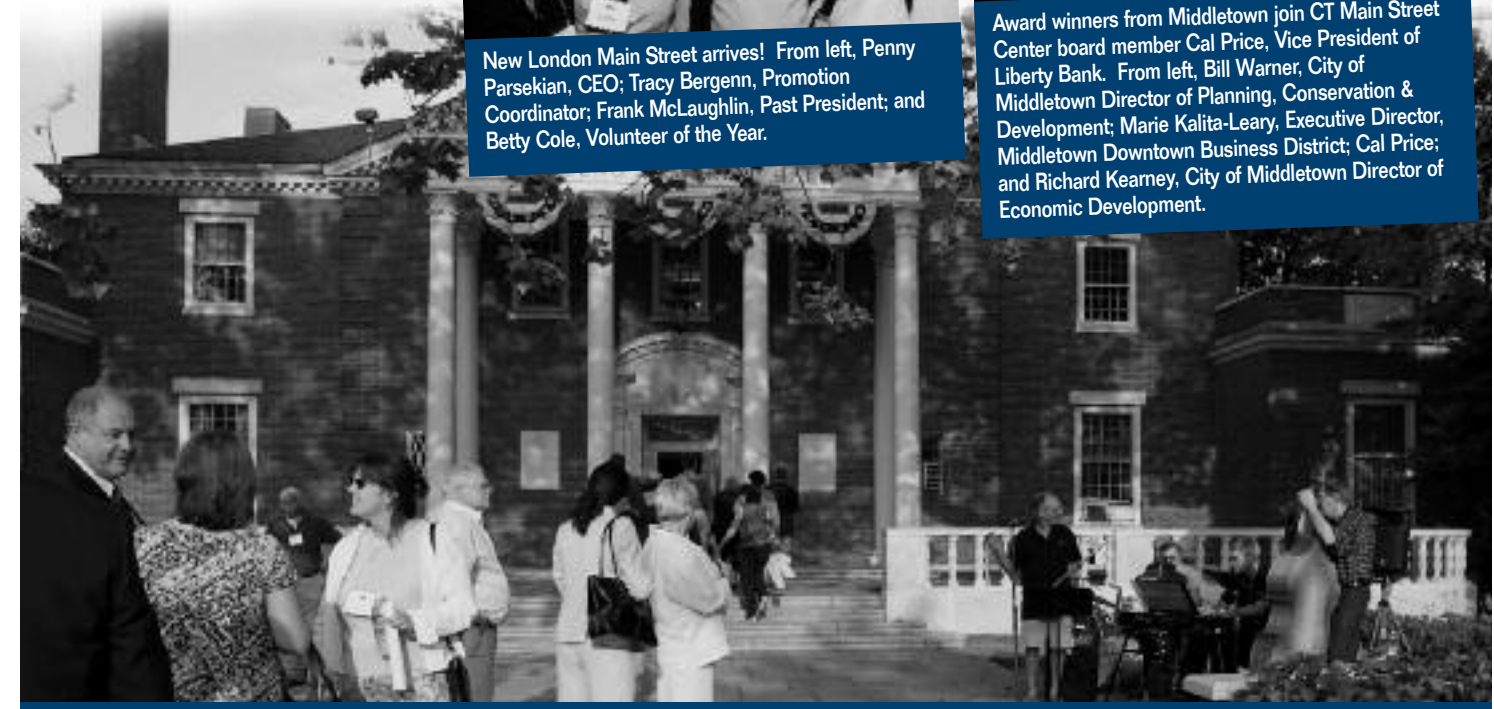
Upper Albany Main Street's partner University of Hartford accepts the Award of Excellence for Adaptive Reuse of a Building for the Mort & Irma Handel Performing Arts Center. From left, Kimberley Parsons-Whitaker, CT Main Street Center; Walter Harrison, University President; Lynn Pasquerella, University Provost; Clark Saunders, Associate Dean, The Hartt School; and Tyler Smith, FAIA, Founding Principal, Smith Edwards Architects.



New London Main Street arrives! From left, Penny Parsekian, CEO; Tracy Bergenn, Promotion Coordinator; Frank McLaughlin, Past President; and Betty Cole, Volunteer of the Year.



Award winners from Middletown join CT Main Street Center board member Cal Price, Vice President of Liberty Bank. From left, Bill Warner, City of Middletown Director of Planning, Conservation & Development; Marie Kalita-Leary, Executive Director, Middletown Downtown Business District; Cal Price; and Richard Kearney, City of Middletown Director of Economic Development.



Awards Gala attendees enjoy music on the portico as they arrive. Eno Memorial Hall was the "birthplace" of the CT Main Street program in 1994, with a conference organized by CT Preservation Action that brought National Main Street Center to Connecticut to promote and kick-start the program.

Awards Gala photos by Rich Wagner, Imagine it Framed.

NONPROFIT ORGANIZATION U.S. POSTAGE PAID HARTFORD CT PERMIT NO. 229

CHARTING YOUR COURSE TO A VIBRANT DOWNTOWN



Connecticut Main Street Center  
 P. O. Box 261595  
 Hartford, CT 06126  
 860-280-2337  
 www.ctmainstreet.org



The mission of Connecticut Main Street Center is to help build economically vibrant, traditional main streets as a foundation for healthy communities by providing training to its network of public and private partners and by advocating for positive change.

### Board of Directors 2009-2010

Shelly Saczynski, CHAIR  
The United Illuminating Company

Greg Zeller, VICE CHAIR  
Strategic Leadership Resources

Alan J. Plattus, SECRETARY  
Yale School of Architecture

John Baker, TREASURER  
Webster Bank

Keith J. Kumnick, SIOR,  
IMMEDIATE PAST CHAIR  
Colliers Dow & Condon

Lisa Bumbera  
Manchester High School

Timothy H. Coppage  
Connecticut Housing Finance Authority

Lawrence Lusardi  
State of Connecticut Department of Economic & Community Development (retired)

Thomas E. Marano  
The Connecticut Light and Power Company

Calvin Price  
Liberty Bank

Robert W. Santy  
CERC

David Sousa, R.L.A., A.I.C.P.  
CHA

Michele Whelley  
EDC New Haven

P.O. Box 261595, Hartford, CT 06126  
860-280-2337 www.ctmainstreet.org

John Simone,  
President & CEO

Kimberley Parsons-Whitaker,  
Associate Director

### Connecticut Main Street Center is generously supported by



To learn more about Connecticut Main Street membership, visit [www.ctmainstreet.org](http://www.ctmainstreet.org)

### Connecticut Main Street Center Funders & Partners

#### With grateful Appreciation

##### CMSC Founding Partners

The Connecticut Light and Power Company

The State of Connecticut Department of Economic and Community Development

##### CMSC Growth Partners

The Connecticut Commission on Culture and Tourism

The United Illuminating Company

##### CT Main Street Center's Generous Sponsors & Partners

CT Housing Finance Authority  
CT Trust for Historic Preservation  
Konover Development Corporation  
National Trust Main Street Center

New Alliance Bank  
CT Small Business Development Center  
Webster Bank  
Town of Suffield

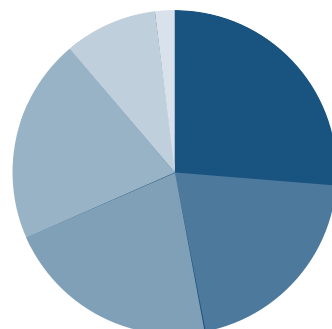
##### Additional thanks to:

Adam Baacke, AICP – City of Lowell, MA  
Kent Burnes – Downtown Management Services  
CT Economic Resource Center  
CT Economic Development Association  
CT Preservation Action  
CT Urban Legal Initiative  
James Cook – The Lowell Plan,  
Lowell Dev. & Financial Corp.  
Jeffrey C. Davis, AICP  
Kevin Gremse – National Development Council  
Hartford Foundation for Public Giving  
Lt. Emory Hightower – City of Hartford  
Tia Martinson – CT Small Business  
Development Center

Patrick McMahon – Towns of Suffield,  
Windsor Locks  
Kim M. Morque – Spinnaker Real Estate Partners  
Barbara DeBellis Naugle  
Ken Olson – POKO Partners  
Pro Bono Partnership  
Marilyn L. Risi – Upper Albany Main Street  
Carl W. Rosa – Main Street Waterbury  
Robert L. Rowson – Town of West Hartford  
Robert J. Sitkowski, Esq., AIA  
David Sousa, RLA, AICP – CHA  
David Spillane, AICP, RIBA – Goody Clancy  
William Warner, AICP – City of Middletown  
Alan Plattus – Yale Urban Design Workshop  
Greg Zeller – Strategic Leadership Resources

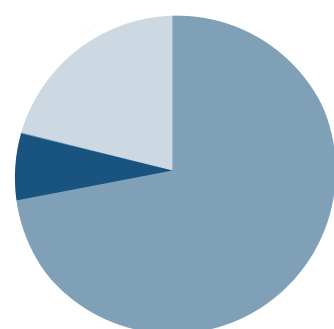
### Financial Report

Connecticut Main Street Center makes the most of the generous contributions that support our programs. 83% of CMSC's resources are focused on member services and educational and training workshops presented by CMSC's Downtown Revitalization Institute.



#### Sources of Funding

CT Light & Power Company	\$ 85,500	28%
CT Dept of Economic & Community Development	\$111,800	26%
Other contributions	\$109,500	25%
CT Commission on Culture & Tourism	\$ 75,000	17%
Fees for services	\$ 48,900	11%
Miscellaneous	\$ 4,800	1%
<b>TOTAL</b>	<b>\$435,000</b>	<b>100%</b>



#### How Our Resources Are Used

Member services	\$317,500	73%
Downtown Revitalization Institute Workshops	\$ 43,500	10%
General & Administrative	\$ 74,000	17%
<b>TOTAL</b>	<b>\$435,000</b>	<b>100%</b>

### 2009 Connecticut Light and Power Company Award for Outstanding Contributions to Main Street Revitalization presented to Keith J. Kumnick

Connecticut Main Street Center established the CL&P award in 2001 to recognize individuals and organizations who dedicate themselves to promoting an awareness of the necessity of a comprehensive management approach to the revitalization of Connecticut's historic downtowns and neighborhood commercial districts.

In 2009, CMSC chose to present this award to Keith J. Kumnick, immediate past Chair of the CT Main Street Center Board of Directors. Kumnick is managing principal of Colliers Dow & Condon, a commercial real estate firm located in Hartford, where he has worked since 1994. He achieved the SIOR industrial designation (Specialist, Industrial and Office Real Estate) awarded by the Society of Industrial



from left, John O'Toole, Project Manager, Economic Development & Community Relations, Northeast Utilities, presents award to Keith J. Kumnick, outgoing Chair of CT Main Street Center Board of Directors.



The Kumnick Family gathers to honor Keith. From left, Lynn, Keith, Sean and Lauren Kumnick

and Office Realtors®. With a background in the banking and marketing fields, Kumnick holds an MBA in Finance from University of Hartford and a B.S. in Accounting from Central Connecticut State University.

Keith Kumnick was elected to the CT Main Street Center board in 2001 and became the organizations third board chair, serving from 2004 to 2009. He became board chair as CT Main Street Center was rolling out its expanded membership campaign and the Downtown Revitalization Institute (DRI). Keith's tenure saw CT Main Street membership grow from 10 to 38 communities and annual attendance at DRI workshops increase by 86%.

Kumnick's chairmanship focused on engaging the CT Main Street Center board by the addition of guest speakers and experts in downtown development at board meetings, addressing board development and fundraising needs of the organization and establishing an employee retirement program.

Keith remains in the position of Director and he serves on the Executive Committee as Immediate Past Chair of CT Main Street Center.

### More from the 2009 Awards of Excellence Gala

#### 2009 Awards Gala Sponsors

Baywater Properties & Frank Mercede & Sons  
Connecticut Housing Finance Authority  
Terrazza Italia  
Jasko Development  
Ferrero Hixon Associates  
O'Connell, Pace & Co.  
Colliers Dow & Condon  
Keith J. Kumnick  
Corporation for Independent Living

#### Welcome to Main Street! Reception

Webster Bank

#### Additional Thanks to

Simsbury Main Street Partnership  
Simsbury Cemetery Association  
Simsbury Senior Center  
Martocchio Music  
Rich Correia  
Jackson Eno  
Sarah Nielson



from left, Howard Beach, Town of Simsbury Zoning Compliance Officer; Lynn Charest, Town of Simsbury Conservation Officer; and Rich Correia, President, Simsbury Main Street Partnership



Baywater Properties and Frank Mercede & Sons won the Award of Excellence for CT Main Street Property Owner of the Year. From left, Darien First Selectwoman Evonne Klein; Carol Wilder-Tamme, Executive Director, Darien Chamber of Commerce; Julie Genovese; David Genovese, Baywater Properties; John Simone and Kimberley Whitaker, CT Main Street Center; Geri Genovese; Rocco Genovese, Baywater Properties.



from left, the 2008 and 2007 CT Main Street Executives of the Year: Marilyn Risi, Upper Albany Main Street and Sarah Nielson, Simsbury Main Street Partnership



Dr. Diane Ullman, Simsbury Superintendent of Schools, and Rich Correia, President, Simsbury Main Street Partnership accept the Award of Merit for Main Street Partnership for the Simsbury High School Culinary Arts Training Pilot Program



CONNECTICUT MAIN STREET CENTER

### CT Main Street Center Awards 2009 Preservation of Place Grants

A total of \$60,000 has been awarded to six communities through CT Main Street Center's 2009 Preservation of Place grant program.

The purpose of the program is to provide Connecticut Main Street communities with targeted resources for preservation and revitalization initiatives in their main street districts. The Preservation of Place Grant Program provides a source of funding for new initiatives that can be integrated into, and leverage, more comprehensive preservation and revitalization programs. CT Main Street Center received support for this program from the Commission on Culture and Tourism with funds from the State of Connecticut.

2009 recipients of Preservation of Place grants:

- **City of Middletown**, awarded \$10,000 for a Downtown Signage & Wayfinding Design Study;
- **New London Main Street**, awarded \$10,000 for creation of a web portal and online gateway to District historic sites, cultural centers and shops & restaurants;
- **Rose City Renaissance, Norwich**, awarded \$10,000 for a "Talk About Self-Guided Tour and Heritage Trail Program";
- **Main Street Waterbury**, awarded \$10,000 for a Downtown Parking website and promotional materials;
- **Town of Windsor Locks**, awarded \$10,000 for a Main Street Signage & Wayfinding Design Study and Logo Design; and
- **Thread City Development Corp.**, awarded \$10,000 for a Downtown Willimantic marketing plan and map & guide.

CT Main Street Center is pleased to report that the Preservation of Place grant program will be renewed in 2010, thanks to the passage of the Community Investment Act. CT Main Street Center will notify all CT Main Street members when the application process will commence later this year.

### WELCOME ! Connecticut Main Street Members

- **Grand Avenue Village Association (GAVA)**
- **Town of Madison**
- **Norwalk Redevelopment Agency**



Bank Street, New London. Photo by Tita Williams.



Historic Downtown Willimantic



Main Street, Middletown