

January 22, 2009

Mr. William T. Birney
Acting Deputy Assistant Secretary of the Army
Department of the Army
(Installations and Housing)
OASA (I&E)
110 Army Pentagon
Washington, DC 20310-0110

Dear Secretary Birney,

Thank you for taking the time to meet with me today at your office regarding the Stratford Army Engine Plant.

I recognize that much work and progress has been made between the Department of the Army and the Connecticut Department of Environmental Protection (DEP) relative to this site. I also recognize that the Governor of the State of Connecticut has deferred the requirements of CERCLA and has agreed that the property is suitable for early transfer. The Army, General Services Administration, Connecticut DEP, the Governor and all other parties that worked toward these accomplishments are to be commended.

However, in addition to the above successes, which were conditions precedent to closing, the ability of the successful bidder to pay the entire \$9.6 million dollars to the United States Army is a critical condition that must be met. Unfortunately, this critical condition of payment has not been met.

At our meeting this morning, you informed me that the Army has again extended the deadline to close the transaction transferring the Stratford Army Engine Plant to Hollywood East to February 17, 2009. I expressed to you my objection to this extension and want to reiterate my position formally in this correspondence.

The closing of this matter has been extended several times already and the transaction was to have closed in 2008. I have concluded based on all of the information available to me that there is no compelling reason for any further extension of the closing date.

Furthermore, it seems abundantly clear that Hollywood East does not have the funds to close and is unlikely to have \$8.6 million dollars on February 17, 2009.

As Mayor of the Town of Stratford, the inability of Hollywood East to close causes me grave concern since the \$9.6 million dollars to purchase the property is a fraction of the cost that will be necessary to bring the property back to its highest and best use.

For example, taxes to the Town of Stratford, the costs to remediate the property for an adaptive reuse and the long-term operating and maintenance costs post-remediation will be significantly greater than the \$9.6 million purchase price.



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Simply put, it is my position, as Mayor of the Town of Stratford that if Hollywood East is not financially capable of closing this transaction on February 17, 2009, the Army has an obligation to the 50,000 residents and 2,700 businesses in the Town of Stratford, and indeed to the greater Bridgeport metropolitan area, to default Hollywood East and move on to an alternate method of disposal of the property.

I am calling for a meeting on February 17, 2009 with yourself, myself and members of Connecticut's Congressional Delegation to announce either the successful closing of the transaction or, alternatively, that the Army has defaulted Hollywood East and the public disclosure of a detailed alternative method of disposal with timelines and milestones will be made.

Time is of essence. We must work together to responsibly dispose of this property. My constituents, and all federal taxpayers, are paying for this dormant property by subsidizing the significant O & M costs. Additionally, my constituents, who pay state and local taxes, are also subsidizing the corresponding loss of revenue to the State of Connecticut and Town of Stratford every year this property remain dormant. Finally, this amazing piece of property continues to lay fallow and the jobs that would be created if we brought this property online sooner rather than later is exactly what my community and this state need at this time.

After well over a decade the time has come to close this transaction or move in a new direction. Please contact me to set up our meeting for February 17, 2009. I will make the arrangements with the members of Congress listed below.

Sincerely,

A handwritten signature in black ink, appearing to read "J.R. Miron", is written over the typed name.

James R. Miron
Mayor

cc: Hon. Rosa DeLauro, United States Congresswoman
Hon. Christopher Dodd, United States Senator
Hon. Joseph Lieberman, United States Senator
Hon. M. Jodi Rell, Governor of the State of Connecticut
Mr. Ralph T. Connor, General Services Administration
Richard J. Buturla, Esq., Stratford Town Attorney