



# TOWN OF STRATFORD

Mark S. Barnhart  
Town Manager

2725 MAIN STREET  
CONNECTICUT 06497

203-385-4001

December 18, 1996

Mr. Joe Hand  
U. S. Army Corps of Engineers District, Mobile  
P. O. Box 2288  
Mobile, AL 36628-0001

Dear Mr. Hand:

Below please find a listing of comments, issues and questions that the Local Redevelopment Authority (LRA) for the Stratford Army Engine Plant (SAEP) wish to have addressed in the Environmental Impact Statement (EIS) being prepared in accordance with Defense Base Closure and Realignment Act of 1990 and the National Environmental Policy Act:

1. The E.I.S. should consider comments and findings made with regard to the E.I.S. currently being prepared by the City of Bridgeport for the proposed improvements to Sikorsky Memorial Airport.
2. What effect will the Army's disposal of industrial property and buildings, at perhaps less than market prices, have on surrounding properties? How will it affect prices? How will it affect the marketability of existing unoccupied properties?
3. What impact will the lack of sufficient Federal funding to perform a timely environmental cleanup have on redevelopment of the site? How will the on-going cleanup effort affect interim leasing prospects?
4. With each alternative that will be evaluated, how many new jobs will be created and how will each alternative add to the tax base?



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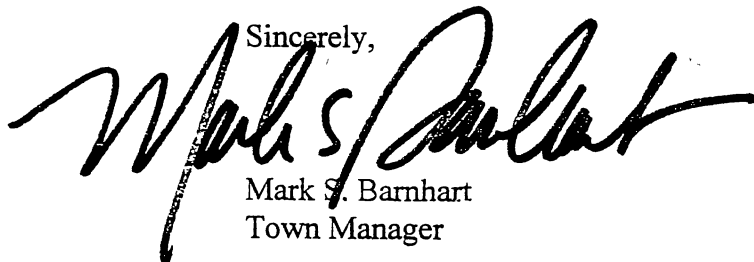
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5. The encumbrances to disposal of the property will most likely be related to environmental contamination, the effects of which could be significant. One of the alternatives to be examined has been identified as the unencumbered disposal of the property. This would require cleanup of the site to "residential" standards. The Army has emphatically stated that they are only going to remediate the site to industrial standards. Therefore, the evaluation of this alternative should not be given much effort. Furthermore, the "no action" alternative, whereby the Army retains ownership of the property and acts as its "caretaker" is not viewed favorably by the Town of Stratford. This alternative should also receive minimal effort. The Town would like to ensure that the Reuse Plan being developed by the LRA receives priority consideration and remains the focus of the E.I.S.
6. Given that some manufacturing and industrial facilities are leaving the State, how realistic is the assumption that the facility remain industrial? Where would the new users come from-- other community's, other States, new startups? Will concessions need to be granted by the Army, State, Town, private utilities, etc. to attract new business?

The Stratford LRA for SAEP considers analysis of the above to be an essential component of the communities reuse planning requirements and a contributing factor in the successful redevelopment of the SAEP property.

We look forward to your evaluations and to the timely completion of the NEPA process.

Sincerely,



Mark S. Barnhart  
Town Manager

MSB/ld

cc: James F. Neale, III - SAEP Project Coordinator  
Diane C. Toolan - Director of Economic/Community Development  
R.K.G. Associates - Stratford Reuse Consultant  
Fred Hyatt - Base Transition Coordinator for SAEP  
Pete Syzmanski - Facility Manager, TACOM  
Toby Halliday - Project Coordinator, OEA  
Tom Yourk - Base Environmental Coordinator for SAEP  
Bill McCann - Conservation Administrator, Town of Stratford  
Phil Katz - Chairman, LRA Environmental Subcommittee