



New York City Economic Development Corporation

December 14, 2010

Patrick O'Brien, Director
Office of Economic Adjustment
400 Army Navy Drive, Suite 200
Arlington, VA 22202

Dear Mr. O'Brien:

The Muller Local Redevelopment Authority is the designated Local Redevelopment Authority ("LRA") for the Sgt. Joseph E. Muller Army Reserve Center ("Muller ARC") located at 555 East 238th Street, Bronx, New York. The Muller ARC was declared surplus pursuant to the 2005 Base Realignment and Closure decision. In its capacity as LRA, the Muller Local Redevelopment Authority requests an extension of the statutory due date for submittal of the Redevelopment Plan and Housing Assistance Submission ("LRA Application") for the Muller ARC as outlined below.

The current deadline for submittal of the LRA Application to the Department of Housing and Urban Development ("HUD") is December 15, 2010. The LRA remains committed to completing the planning process and submitting the completed LRA Application to HUD as expeditiously as possible. We do not, however, believe this can be accomplished by the December 15 deadline. While we have made significant progress to date, and by a majority vote the LRA has made a determination regarding the re-use of the Muller ARC, the LRA will need additional time to complete the final steps in the process, which include negotiating and drafting the Legally Binding Agreement, holding a final public hearing and appropriately documenting the entire process.

The Muller LRA is committed to finalizing the LRA Application and submitting the LRA Application to HUD by June 30, 2011 and requests an extension until then. We are confident this goal can be achieved, and appreciate all of the support your office has provided.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Padron', written in a cursive style.

Ernesto Padron

Cc: Ruben Diaz, Jr., Bronx Borough President
Tokumbo Shobowale, Chief of Staff to Deputy Mayor for Economic Development
Linda Gibbs, Deputy Mayor for Health and Human Services
Dan Glasson, Office of Economic Adjustment (via email)
Lynn Morgan, HUD (via email)
Mark Jones, Army (via email)
Linda Charest, HUD (via email)

MULLER ARC PROJECT SCHEDULE – December 14, 2010

August 30, 2010	Send out 2nd (Draft) Muller ARC Reuse Master Plan / HAS for 30-day public review and comment. Update includes final Existing Conditions Assessment, updated HAS, and Evaluation Matrix.
September 30, 2010	End of Public Review and Comment period for Preliminary (Draft) Muller ARC Reuse Master Plan / HAS
October 2010	Meet with NOI Applicants / Homeless Providers to discuss Reuse Plan accommodations proposals, Reuse Plan recommendations, and proposed selection of a single provider for Muller ARC
November 2010	Muller LRA makes recommendations on final reuse and NOI applications
<hr/>	
Week of February 14, 2011	Complete negotiations of Legally Binding Agreement with selected homeless provider for inclusion in the HAS
December 15 – February 18, 2011	Complete Final (Draft) Muller ARC Reuse Plan and Homeless Assistance Submission
February 21, 2011	Assuming negotiations of Legally Binding Agreement with homeless provider have been concluded, initiate 30 day period for public review and comment on Final (Draft) Reuse Plan / HAS Make Reuse Plan / HAS available for public review on NYC Economic Development Corporation website and through other venues
Week of February 28, 2011	Order Public Notice / Ad for publication during week of March 7, 2011 in the <i>Bronx Times</i> and <i>Daily News</i> regarding March 24, 2011 Public Hearing (specific date to be determined) – insure ad is published 2 weeks before hearing; send out email notices to all previous participants and interested parties
March 23, 2011	End Public Review and Comment period on Final Draft Documents
March 24, 2011	Public Hearing – Public Hearing on Final (Draft) Reuse Plan / HAS (specific day to be determined)
April 22, 2011	Complete Final Muller ARC Reuse Master Plan / HAS
To Be Determined	LRA Votes to Approve Muller ARC Reuse Master Plan / HAS
Late May/Early June, 2011	Submit Final Reuse Master Plan and HAS to HUD and Army



Bronx Borough President Ruben Diaz Jr.

January 4, 2011

Patrick O'Brien, Director
Office of Economic Adjustment
400 Army Navy Drive, Suite 200
Arlington, VA 22202

Dear Mr. O'Brien:

I write to advise you that the Muller Local Redevelopment Authority (LRA) for the Sgt. Joseph E. Muller Army Reserve Center (Muller ARC) is at an impasse on how to proceed with its disposition. My office strongly disputes the accuracy of the New York City Economic Development Corporation's (EDC) letter of December 14, 2010, indicating that "significant progress" has been made by the LRA; and that "by a majority vote the LRA has made a determination regarding the re-use of the Muller ARC."

At this point, I believe there is no alternative but for the Office of Economic Adjustment (OEA) to assume the role of the LRA, thereby assuring that the integrity of the Base Realignment and Closure (BRAC) process is assured.

My office had been working smoothly with the mayor's office since OEA first brought the Muller ARC to our attention in 2007. In the fall of 2009 this consensus was lost, and repeated requests to the mayor's office to move forward with the BRAC process in order to complete it within the prescribed timetable were unsuccessful. I agreed to the original extension request with the hope of giving us the opportunity of resolving our differences and successfully completing the BRAC process. I do not and cannot support a second extension request knowing that we do not have a consensus for the future use of the Muller ARC.

The LRA has not held a meeting with the required quorum since before October 28, 2010, and consequently has not made a recommendation on the reuse of the Muller ARC. The LRA bylaws stipulate that all three members' offices must be present to constitute a quorum and transact any business. As there was no quorum, I find it difficult to understand why the mayor's office, via EDC, would state that the "Muller LRA made a recommendation on the final reuse and NOI applications."

In September 2010, I pointed out to the mayor's office that I found the Homeless Assistance Submission flawed. The homeless submission indicated that the Bronx only houses 9.76 percent of the City's

sheltered homeless adults while being the source of 30 percent of all homeless entrants. The submission draft, however, omitted families, which comprise 75 percent of the City's homeless population. The New York City Commissioner of the Department of Homeless Services testified before the City Council, only in June 2010, that the Bronx accounted for 34 to 40 percent of homeless family entrants and units. The commissioner reiterated this information at a budget meeting with the community board at a September 2010 budget discussion meeting.

Additionally, the homeless submission failed to report that Bronx County houses the only family intake center in the City, a significant burden on our fair-share responsibility. I can only suspect the motivations of the mayor's office in shepherding the consultant through this report given their support for a 200-bed homeless facility at Muller ARC.

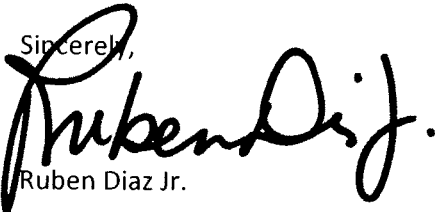
The Reuse Master Plan (Plan) is also similarly flawed. There is no mention of the June 12, 2009, submission by the New York State Division of Military and Naval Affairs (Guard) for their acquisition of the site for the relocation of their National Guard and New York Guard units stationed in the annex adjacent to the Kingsbridge Armory. The Guard's proposal was one of only four submitted before the June 23, 2009, submission deadline. This omission along with the Plan's failure to consider institutional or community facility uses despite an economic analysis that indicates that such uses are the greatest employers in Bronx County greatly disturbed me.

On October 28, 2010, the Bronx Borough Board, comprised of representatives of the Bronx City Council delegation and the chairpersons of each community board, adopted a statement, which was then forwarded to the members of the LRA, unanimously expressing their disapproval of the mayor's office plan to reuse the Muller ARC as a 200-bed homeless facility. The statement also expressed support for housing the National Guard Units from the Kingsbridge Armory Annex at the Muller ARC to facilitate school development at that site.

Finally, there has been a complete failure to undertake a balance statement. The reuse plan does not make an effort to study how any reuse proposals achieve an appropriate balance between the needs of the homeless service providers and the communities served by the LRA.

In summary, I believe the BRAC process is being severely prejudiced and, unless OEA can ensure that the City of New York will negotiate in good faith with our office to address our impasse, we believe the LRA does not merit an extension.

It would be my pleasure to discuss this further with you directly.

Sincerely,

Ruben Diaz Jr.