

Board of Selectmen
Town of Brooklyn
P.O. Box 359
Brooklyn, CT 06234

December 30, 2008

First Selectman Roger Engle,

I'm writing you in the hopes that you will find a way to better protect the Town of Brooklyn before all contracts are finalized with the Wal-Mart Corporation. We must confront a possible eventuality before the Wal-Mart Corporation begins construction of a "Super Store" in our town. There are presently 8 Wal-Marts in a 25 mile radius of Brooklyn, some of them "Super Stores". It is all too likely that not all of these facilities will remain profitable enough that the corporation would allow all nine stores to remain open indefinitely.

Wal-Mart has a history of "dark box"; that is, when they close a store they leave an empty shell refusing to lease it out to competitors. This has been a piece of their strategy all over the country. Why? Clearly they do not lease the empty shell because they do not want the competition. Dark box would be the worst eventuality of all for our town: a huge empty decaying structure on wasted property over which the Town of Brooklyn would have no control. There are examples of smaller dark box in our area: consider the old Stop & Shop and the Beit Bros. building in Dayville. Consider the small dark box of CVS and Day Drug in Brooklyn on route 6.

I believe that there must be a way in which we, the Town of Brooklyn, can extract a solid contract, one which the Wal-Mart Corporation must honor such that if or when they would decide to close the Brooklyn "Super Store" then they, Wal-Mart, must offer to sell this land back to the town.

We must learn from the soured experiences of other municipalities. We can be wise and forward-looking. We must protect the Town of Brooklyn in coming years from the terrible and worst eventuality of all: dark box.

Sincerely,
Wayne Paquette
Quackin' Grass Nursery

Cc: Austin Tanner
George Meehan
Lyn LaCharite, Chairman, Economic Development
Commission

Electronic Cc: Holly Drinkuth
Donald Francis
Jeffrey Haines
Don Taylor, Brooklyn for Sensible Growth
Lisa Arends, Brooklyn for Sensible Growth