

DAN BOREN
2ND DISTRICT, OKLAHOMA



DCN: 6272 COMMITTEES:
ARMED SERVICES
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Congress of the United States
House of Representatives
Washington, DC 20515-3602

July 28, 2005

BRAC Commission

AUG 01 2005

Received

Mr. Charles Battaglia
Staff Director
Base Closure and Realignment Commission
2521 S Clark St, Suite 600
Arlington, VA 22202

Dear Mr. Battaglia:

Thank you for taking the time to meet with me and the representatives from both the McAlester Army Ammunition Plant (McAAP), the Defense Ammunition Center (DAC), and the city of McAlester, Oklahoma on July 21, 2005. I also appreciate the flexibility you had in your schedule and your willingness to meet in my office.

As we discussed in our meeting, the McAlester region provides many benefits, which are conducive to the Department of Defense relocating missions to McAAP. These benefits include ample space and lack of encroachment at the 45,000 acre McAAP/DAC, a central United States location, and a low cost of living with a high quality of life. With respect to cost of living, McAlester has the *lowest* Cost of Living Index in the United States for the Fourth Quarter of 2004 according to the Council on Community and Economic Research (ACCRA). You may also be interested to know that Pittsburg County, the county which McAlester is located within, has a median home value of \$53,400 according to the U.S. Census Bureau. For your convenience, I am including a copy of both the ACCRA and the U.S. Census Bureau studies.

In addition to its low cost of living index, McAlester also has the infrastructure in place to accommodate up to 500 additional households. The water treatment facilities for the city have nine times more capacity than is required to accommodate this number of households. In fact, the city's building department has verified that 60 multifamily units and 25 single family units are being built over the next three months. For your convenience, I am including a letter from McAlester Mayor Don Lewis and City Manager Susan Monroe certifying these statistics.

Again, thank you for taking time from your busy schedule to meet with me regarding McAAP and DAC. If I can provide you with further assistance in the future, please do not hesitate to call upon me or my Military Legislative Assistant, Jason Buckner.

Respectfully yours,

Dan Boren
Member of Congress

CC: Mr. Dave Van Saun

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www.accra.org

 PO Box 100127
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ACCRA COST OF LIVING INDEX

Prepared by ACCRA

PRESS RELEASE - For Immediate Release

Among the 305 urban areas participating in the fourth quarter 2004 ACCRA Cost of Living Index, the after-tax cost for a professional/managerial **standard of living ranged from more than twice the national average in New York (Manhattan) NY to more than 20 percent below the national average in McAlester OK.** The ACCRA Cost of Living Index is compiled and published quarterly by ACCRA, the association of community and economic development research professionals.

The Ten Most and Least Expensive Urban Areas in the ACCRA Cost of Living Index (COLI)

Fourth Quarter 2004

National Average for 305 Urban Areas = 100

Most Expensive			Least Expensive		
Ranking	Urban Areas	COL Index	Ranking	Urban Areas	COL Index
1	New York (Manhattan) NY	211.6	1	McAlester OK	79.1
2	San Francisco CA	183.6	2	Laredo TX	82.6
3	San Jose CA	168.9	3	McAllen TX	83.8
4	Honolulu HI	161.6	4	Clarksville TN	84.8
5	Los Angeles-Long Beach CA	156.4	5	Hot Springs AR	84.9
6	Oakland CA	155.0	6	Jonesboro AR	85.1
7	Orange County CA	154.6	7	Conway AR	85.3
8	Stamford CT	148.7	8	Pryor Creek OK	85.4
9	San Diego CA	147.7	9	Douglas GA	85.5
10	Washington-Arlington-Alexandria DC-VA	144.5	10	Fort Smith AR	85.5

The ACCRA Cost of Living Index measures regional differences in the cost of consumer goods and services, excluding taxes and non-consumer expenditures, for professional and managerial households in the top income quintile. It is based on more than 50,000 prices covering 60 different items for which prices are collected quarterly by chambers of commerce, economic development organizations or university applied economic centers in each participating urban area. Small differences should not be interpreted as showing a measurable difference.

The composite index is based on six components – housing, utilities, grocery items, transportation, health care and miscellaneous goods and services.

Oklahoma QuickFacts**Pittsburg County, Oklahoma**

People QuickFacts	Pittsburg County	Oklahoma
Population, 2003 estimate	44,168	3,511,532
Population, percent change, April 1, 2000 to July 1, 2003	0.5%	1.8%
Population, 2000	43,953	3,450,654
Population, percent change, 1990 to 2000	7.3%	9.7%
Persons under 5 years old, percent, 2000	5.6%	6.8%
Persons under 18 years old, percent, 2000	23.5%	25.9%
Persons 65 years old and over, percent, 2000	17.1%	13.2%
Female persons, percent, 2000	49.6%	50.9%
White persons, percent, 2000 (a)	77.2%	76.2%
Black or African American persons, percent, 2000 (a)	4.0%	7.6%
American Indian and Alaska Native persons, percent, 2000 (a)	12.5%	7.9%
Asian persons, percent, 2000 (a)	0.3%	1.4%
Native Hawaiian and Other Pacific Islander, percent, 2000 (a)	Z	0.1%
Persons reporting some other race, percent, 2000 (a)	0.8%	2.4%
Persons reporting two or more races, percent, 2000	5.2%	4.5%
White persons, not of Hispanic/Latino origin, percent, 2000	76.3%	74.1%
Persons of Hispanic or Latino origin, percent, 2000 (b)	2.1%	5.2%
Living in same house in 1995 and 2000', pct age 5+, 2000	55.4%	51.3%
Foreign born persons, percent, 2000	1.1%	3.8%
Language other than English spoken at home, pct age 5+, 2000	3.6%	7.4%
High school graduates, percent of persons age 25+, 2000	76.2%	80.6%
Bachelor's degree or higher, pct of persons age 25+, 2000	12.9%	20.3%
Persons with a disability, age 5+, 2000	10,851	676,098
Mean travel time to work (minutes), workers age 16+, 2000	20.6	21.7
Housing units, 2002	21,776	1,541,518
Homeownership rate, 2000	76.0%	68.4%
Housing units in multi-unit structures, percent, 2000	6.4%	15.2%
* Median value of owner-occupied housing units, 2000	\$53,400	\$70,700
Households, 2000	17,157	1,342,293
Persons per household, 2000	2.40	2.49
Median household income, 1999	\$28,679	\$33,400
Per capita money income, 1999	\$15,494	\$17,646

Persons below poverty, percent, 1999	17.2%	14.7%
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Business QuickFacts	Pittsburg County	Oklahoma
Private nonfarm establishments with paid employees, 2001	910	85,276
Private nonfarm employment, 2001	10,215	1,212,230
Private nonfarm employment, percent change 2000-2001	4.1%	0.9%
Nonemployer establishments, 2000	2,315	219,026
Manufacturers shipments, 1997 (\$1000)	217,090	37,453,197
Retail sales, 1997 (\$1000)	326,288	27,065,555
Retail sales per capita, 1997	\$7,592	\$8,166
Minority-owned firms, percent of total, 1997	9.8%	10.2%
Women-owned firms, percent of total, 1997	23.8%	24.0%
Housing units authorized by building permits, 2002	89	12,979
Federal funds and grants, 2002 (\$1000)	317,684	24,355,046

Geography QuickFacts	Pittsburg County	Oklahoma
Land area, 2000 (square miles)	1,306	68,667
Persons per square mile, 2000	33.7	50.3
Metropolitan Area	None	
FIPS Code	121	40

(a) Includes persons reporting only one race.

(b) Hispanics may be of any race, so also are included in applicable race categories.

FN: Footnote on this item for this area in place of data

NA: Not available

D: Suppressed to avoid disclosure of confidential information

X: Not applicable

S: Suppressed; does not meet publication standards

Z: Value greater than zero but less than half unit of measure shown

F: Fewer than 100 firms

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, 2000 Census of Population and Housing, 1990 Census of Population and Housing, Small Area Income and Poverty Estimates, County Business Patterns, 1997 Economic Census, Minority- and Women-Owned Business, Building Permits, Consolidated Federal Funds Report, 1997 Census of Governments

Last Revised: Tuesday, 01-Feb-2005 15:49:45 EST

Census Bureau Links:

DCN: 6272

CITY OF McALESTER



P. O. BOX 578 • 1ST & WASHINGTON • McALESTER, OKLAHOMA 74502 • 918 423-9300 • FAX 918 421-4971

July 25, 2005

TRANSMITTAL VIA FAX

Dear Congressman Boren:

On behalf of the City of McAlester, we would like to express our appreciation of the time and interest you took to meet with representatives of the McAlester Army Ammunition Plant and with Jim Mills of our Economic Development Authority regarding expanding the mission at McAAP. We are proud that we are able to offer a low cost of living and a high quality of life to the many of employees of McAAP who make their homes in McAlester now and look forward to new residents in the future.

In discussing the City's infrastructure capacity with our City Engineer, George Marcangeli, we easily have the capability to accommodate 200-500 additional households. Our water treatment plant capacity is 12 MGD and our maximum usage has historically been 8 MGD. The additional households would represent an increase of approximately 200,000 GPD and our excess capacity is 4 MGD, which is 20 times greater (i.e. we could handle 10,000 more people). Wastewater treatment capacity is 4.2 MGD and is currently operating at 2.4 MGD, which is an excess capacity of 1.8 MGD. Therefore we have nine times the capacity than is required for 500 families. Our community is well prepared for anticipated growth.

The housing market in this area is increasing with new housing starts that include single family homes and apartments. According to our building department, over the next three (3) months, approximately 85 units are being added, 60 multifamily apartment units and 25 single family units. We have several subdivisions that are not yet built out with undeveloped lots ready for new homes and developers eager to build them.

McAlester is an ideal place to locate families with a low crime rate, a low cost of living, good schools and a high overall quality of life. We are the commercial center of southeastern Oklahoma and offer a variety of restaurants, stores, and activities for families including proximity to the largest man-made lake in the U.S., which is less than 10 miles from the city limits.

We hope this gives you the information you need to make the hard decisions that will have to be made regarding McAAP and other bases. When considering the quality of life for employees and the City's capacity to accommodate them, please be assured that McAlester is ready and well able to meet the anticipated need.

Again, thank you so much for considering McAlester in your deliberations. Please call if you have any questions or need further information.

Sincerely,


Susan Monroe, City Manager


The Honorable Don Lewis, Mayor

FAX: (202) 225-3038

COUNCIL

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