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Ms. Caroline Nunan
2171 New Holland Avenue,
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Dear Carrie:

I know it must be painful to have something criticized that has been meant as a boon to a community and undertaken with the best of motivations. But sometimes matters can go astray and people take advantage of those with good intentions.

I am enclosing herewith copies of the exhibits I made available at the Commissioners Meeting on Wednesday consisting of the American Valuation Group, Inc. analysis of the five "market" or "marketing studies" conducted over the years; the James Pickard statements to the Commonwealth on a \$15 million grant request; and Nevin Cooley's representations to the School District. I also enclose a copy of this afternoon's article "Center question: What is a feasibility study?" which is a rather feeble attempt to rationalize away what is obvious.

If you scan the American Valuation Group's analysis you will see that this is not an opinion piece at all; rather he lists definitions, then quotes how the authors of each study describe and limit their report, and then compares what is in each report with the various definitions.

I suspect that you must be as disturbed as I am about Stevens & Lee simultaneously representing the Authority, County and High organization and thus obviating the usual checks and balances of negotiations among the parties.

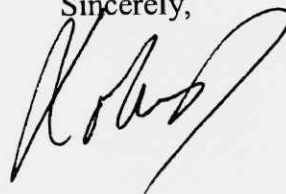
And we probably share the same misgivings about Stevens & Lee received over \$5,000,000 in legal fees reportedly by simply sending in invoices "for services rendered" without any further explanation. I fear that much of the \$17,300,000 has been spent with as little due diligence.

I suspect that until you raise concerns with Jack and Chip, that they will continue down this road which is such a departure from how a younger Willis and his predecessors would have handled these matters.

I would be glad to meet to discuss these matters.

Best wishes for the new year.

Sincerely,



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