

SUPPLEMENTAL INFORMATION **FOR FACTSHEET**

TITLE: CHANGE OF ZONE NO. 05054, PRAIRIE VILLAGE NORTH PLANNED UNIT DEVELOPMENT, requested by Engineering Design Consultants on behalf of Prairie Home Builders, Inc., on property generally located at 84th & Adams Streets.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 08/31/05
Administrative Action: 08/31/05

ASSOCIATED REQUESTS: Annexation No. 05013 (05-164) and Annexation Agreement (05R-262).

RECOMMENDATION: Conditional Approval, as revised on August 31, 2005 (6-3: Esseks, Carroll, Taylor, Sunderman, Krieser, and Bills-Strand voting 'yes'; Carlson, Pearson and Larson voting 'no').

The following additional information was received by the Planning Commission and Planning Department concerning Annexation No. 05013 and Change of Zone No. 05054, Prairie Village North Planned Unit Development, and is hereby submitted for the record:

1. Petition in support submitted by Wal*Mart consisting of 2,592 signatures has been placed on file with the City Clerk and a copy provided to the City Council office.
2. Thirty-seven (37) letters and e-mails in support (p.002-039).
3. Petition in opposition consisting of 243 signatures (p.040-048).
4. Twenty-three (23) letters, e-mails and additional information in opposition (p.049-089).
5. Letter in opposition from Jane Raybould, Director of Buildings and Equipment for B&R Stores, Inc., with "A Thesis" on "*The Effect of Wal-Mart on the Economic Growth of Nebraska Counties*" attached (p.90-119).
6. The e-mails received from residents in California in response to phone messages they received from Wal*Mart as a result of computer error and technical difficulties have not been submitted for the record, but are on file in the Planning Department office.

cc: Mayor
City Council
City Clerk
City Law Department
Peter Katt, Attorney at Law
Engineering Design Consultants
Prairie Home Builders, Inc.
Tom Huston, Attorney at Law

PREPARED BY: Jean L. Walker

DATE: October 25, 2005

REVIEWED BY: _____

DATE: October 25, 2005

REFERENCE NUMBER: FS\CC\2005\CZ.05054 Supplemental

SUPPORT

ITEM NO. 3.4a&b: ANNEXATION NO. 05013
CHANGE OF ZONE NO. 05054
(p.135 - Public Hearing - 8/31/05)



"mdbrady"
<mdbrady@inebraska.com>
07/21/2005 05:13 AM

To <council@lincoln.ne.gov>
cc <mayor@lincoln.ne.gov>
bcc

Subject: Walmart Saga

Dear City Council Members and Mayor Seng:

My family and I live near the 81st and Holdrege area. We have been reading with interest the articles concerning the Walmart saga. We are ANXIOUSLY awaiting the retail development in this part of town as well as the Walmart that should have been built at 84th and Adams.

Currently we drive to southwest OMAHA to shop there because (you can believe this) it is closer--timewise--and easier to get to than the other two Walmarts in Lincoln. However, the reason we shop Walmart is primarily price. Both my wife and I are state employees. We are that 35ish percent of Lincoln's current state work force. We will shop where it is affordable for us. We will not shop Hyvee at 70th and 'O' or Russ's at 66th because they are very expensive, congested and difficult to get to. Super Saver has said the land is too expensive out here for them to build a store.

I am disgusted with Patty Newman's comments about locating a Walmart in Northwest Lincoln. Are we forgetting, Miss Newman, whom you represent?and Jon Carlson's comments roughly paraphrased in the Saturday paper that we need a hardware and a grocery store. Apparently he does not know and has never been in a Walmart. The Comprehensive plan (Lincoln's Holy Grail) is a complete joke. It is disturbing that the Planning Commissioners are unelected and have entirely too much power. Both Miss Newman and Mr. Carlson haven't a clue!!!

Walmart wants this location and it should be given to them. They will bring in the other retail that you want such as the SuperSavers, Bag n Saves or Hyvees and a hardware store (I personally would love to see Lowes). Without Walmart, the city of Lincoln (and my family) will not get "your" retail in this section of town.

So, it is up to you Lincoln City Council and Mayor Seng. Do you want the sales tax to stay in Lincoln or would you rather continue your idiotic utopian ideas, bury your head and watch \$2 million in potential retail (plus huge property tax revenues) to evaporate before your eyes. Get with the picture and start serving the people who elected you.

PS: We are anxiously waiting for the new 300+ acre retail development near Gretna. We know that one will be built and will be 10 minutes closer.

Sincerely yours
Dave and Mary Brady
7912 Yellow Knife Drive
Lincoln, NE 68505
466-1534
mdbrady@inebraska.com

8-15-05

Dear Commissioners

Hopefully you will approve the Super Walonart near 84th & Havelock, since some people were not in favor of the 84th & Adams St. We definitely need a grocery store in this area. Plus more business & nice restaurants.

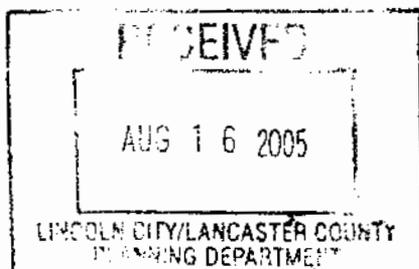
We have ample apts on 84th & town homes on 82nd & Holdrege but sure lack the business.

We feel like we are totally being ignored. Especially when you see all the construction going on at 70th & Pioneer & 91st & Hiway 2 area. Lets focus on No 84th Please. It would even help us for the job situation instead of driving across town.

This area could easily attract the traffic from the Interstate & build more revenue.

Thanks for your attention.

Bernice Hegel



SUPPORT FOR WAL-MART

ITEM NO. 3.4a&b: ANNEXATION NO. 05013
CHANGE OF ZONE NO. 05054
(p.135 - Public Hearing - 8/31/05)



OLG63@aol.com
08/29/2005 09:49 PM

To plan@lincoln.ne.gov
cc
bcc

Subject TO WHOM IT MAY CONCERN

I AM IN SUPPORT OF A NEW SUPER WALMART STORE HERE IN THE LINCOLN VICINITY . I DO NOT WORK FOR WALMART OR DO I KNOW ANYONE EMPLOYED BY THE WALMART CHAIN. I THINK WALMART HAS LOW PRICES AND I CAN GET ALL MY SHOPPING DONE IN ONE TRIP INSTEAD OF MULTIPLE TRIPS ACROSS TOWN. I HAVE A BUSY LIFE STYLE JUST LIKE IM SURE YOU GUYS DO. WALMART SAVES ME TIME, MONEY AND I GET TO HAVE MORE QUALITY TIME AT HOME BY GETTING ALL MY STUFF AT ONE STOP. I AM IN FULL SUPPORT OF WALMART BUILDING.

SUSAN OLBERDING
639 WEST D STREET
LINCOLN, NEBRASKA 68522
477-1355

SUPPORT FOR WAL-MART

ITEM NO. 3.4a&b: ANNEXATION NO. 05013
CHANGE OF ZONE NO. 05054
(p.135 - Public Hearing - 8/31/05)



Hlindy52@wmconnect.com
08/29/2005 10:56 PM

To plan@lincoln.ne.gov
cc
bcc
Subject new Walmart

I support the new Walmart at 84th and Adams. Lincoln needs the jobs it will provide. It will also route some of the traffic from the 27th Street Walmart. I sometimes avoid going to that Walmart because it is so hard to find parking and the lines are so long.

Thankyou

Linda Hageman
230 Belmont



"d.c. parker"
<baldredeagle@yahoo.com>
08/30/2005 07:52 AM

To plan@lincoln.ne.gov
cc
bcc
Subject New Walmart

I think a new Walmart, here in Lincoln is good thing. I don't know 84 and Adams area but somewhere in LINCOLN northeast side. How about area of 44 and vine st. that big lot that sat there. Are somewhere in that area.

Do You Yahoo!?
Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>



"sdarnall"
<sdarnall@neb.rr.com>
08/30/2005 11:30 AM

To <plan@lincoln.ne.gov>
cc
bcc
Subject support for Wal-Mart-84th and Adams

History:  This message has been replied to.

To Whom it May Concern,

I am writing in support the construction of a new Wal-Mart 84th and Adams. I am a home owner and business owner in the immediate area of the proposed Wal-Mart and would welcome the opprotunities it would bring. It seems that Northeast Lincoln is the only area of Lincoln not booming with new opportunities. The bottom line is that we are in definite need out here. If this Wal-Mart is not built here, I would bet that it will be built right outside of the city limits, thus the city loosing out.

Sincerely,

Stephanie Darnall



Chris Adamek
<cadamek@ameritas.com>
08/30/2005 11:59 AM

To plan@lincoln.ne.gov
cc
bcc
Subject New Walmart store

I am in support if the Wal-mart going in at 84th and Adams.

Chris Adamek

This message may contain confidential information intended only for the use of the addressee(s) named above and may contain information that is legally privileged. If you are not the addressee, or the person responsible for delivering it to the addressee, you are hereby notified that reading, disseminating, distributing or copying this message is strictly prohibited. If you have received this message by mistake, please immediately notify us by replying to the message and delete the original message immediately thereafter. Thank you.



Property Damage Appraisers
<pdalincn@pdaorg.net>

08/30/2005 01:36 PM

To plan@lincoln.ne.gov

cc

bcc

Subject LOUD AFFIRMATIVE FOR WAL-MART ON 84TH &
ADAMS!!!!!!!!!!!!!!

IT'S ABOUT TIME EAST LINCOLN GOT A DEVELOPMENT LIKE THIS EVERYTHING HAS
ALWAYS BEEN OUT SOUTH, OUT NORTH, OR OUT WEST. PLEASE APPROVE THIS PROPOSAL.
THANKYOU.



"Kendy Brock"
<kbrock1@neb.rr.com>
08/30/2005 01:41 PM

To <plan@lincoln.ne.gov>
cc
bcc
Subject New Wal-Mart

I am sending this in my support of the proposed Wal-Mart supercenter at 84th & Adams. I live and work in Northeast Lincoln and see how this area has nothing. Every other part of Lincoln is booming with growth except the NE area. The Wal-Mart would bring a lot of business to the struggling area. I hope that Wal-Mart will be allowed to build at 84th and Adams. It would definitely be a huge benefit to NE Lincoln.
Thank You,
Kendra Brock Lincoln, NE



"j-b-p1@juno.com"
<j-b-p1@juno.com>
08/30/2005 01:45 PM

To plan@lincoln.ne.gov
cc
bcc
Subject Wal-Mart

Hello my name is Jason Pierce. I am writing in support of the building of a third Wal-Mart in Lincoln. Thank you.
Jason Pierce



"Susan Snitily"
<susancsnitily@attel.net>
08/30/2005 01:50 PM

To <plan@lincoln.ne.gov>
cc
bcc
Subject

I support a new Walmart at 84th and Adams.

Susan Snitily



"Debra Heald"
<debencore@microlnk.com>
08/30/2005 01:50 PM

To <plan@lincoln.ne.gov>
cc
bcc
Subject Wal-Mart Plan

Hello,

I would like to let you know that I would strongly support a Wal-Mart located in the 84th and Adams area in Lincoln. Please consider the needs of the area (there is a definite need for retail, especially grocery in the northeast), not just vocal few who oppose the plan.

Thank you,
Debra Heald



raymond danczek
<rdanczek@yahoo.com>
08/30/2005 02:09 PM

To plan@lincoln.ne.gov
cc
bcc
Subject Walmart

Sirs-

I am sending you a resounding YES vote to request that you please let us have a new Walmart store in Northeast Lincoln. I think it would be a good investment, and is needed.

Raymond Danczek
624 North 67th street
Lincoln, 68505
464-0937

Start your day with Yahoo! - make it your home page
<http://www.yahoo.com/r/hs>

To The Planning
Community

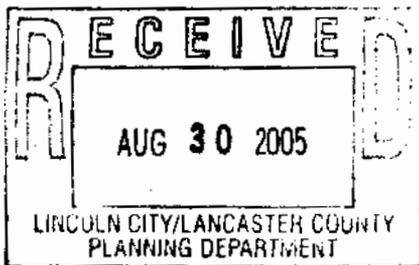
Alan Ratkovec

526 Lamont Dr.

Lincoln, Ne - 68528

IS FOR THE
WALMART STORE

Thank
Alan Ratkovec





w.linder@att.net
08/30/2005 02:40 PM

To plan@lincoln.ne.gov
cc
bcc
Subject Walmart

I am sick and tired of this city council that won't let in any new businesses to Lincoln!!!! If the rejections keep coming up there won't BE any more businesses asking to come to Lincoln. What is wrong in bringing in new revenues to this city??????????? Every time a big company wants to come to Lincoln it is voted down. These businesses sure will be getting the message and won't even try anymore. It would be so convenient for me to have a Walmart close to where I live. I get all my medicines at the Walmart pharmacy. What harm can another store do this town????? You people need to get your heads out of the sand and start to make this city grow instead of just dying when there will be no more building and no work. Walmart will bring in revenues and will HIRE people!

VOTE YES FOR THE NEW WALMART SUPER CENTER!



"Bruce Brinkman"
<Bruce_Brinkman@alltel.net>

08/30/2005 03:07 PM

To <plan@lincoln.ne.gov>

cc

bcc

Subject North 84th Street Wall Mart Support

Dear Sir,
I support the additional Wall Mall on North 84th Street.
Thank You.
Bruce Brinkman



Julie McLean
<jmclean01@yahoo.com>
08/30/2005 03:30 PM

To plan@lincoln.ne.gov
cc
bcc

Subject Walmart

Dear Planning Commission members, I am writing to you in support of a Walmart store in the northeast part of Lincoln. I live in Vintage Heights in the southeast part of Lincoln and frequently shop at the Walmart store on Highway 2. I support building a Walmart store in the northeast because: Placing it along North 84th would provide good access to the store, there is a lot of new home construction in the north that would support the store, Lincoln needs the revenues and benefits of a Walmart at that location rather than having the store go to Waverly and I feel the growth of Lincoln should be evenly distributed in all directions not just in the southern part of the city. Thank you for your considerations. Julie McLean, 6031 South 88th Street Lincoln 68526.

Julie McLean jmclean01@yahoo.com

Do You Yahoo!?

Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>



"ALLTEL-Email"
<rcchapps@alltel.net>
08/30/2005 04:02 PM

To <plan@lincoln.ne.gov>
cc
bcc
Subject New Walmart

Hello,

I see no reason why a small group of people should decide what is right and good for all the community. We have a super Walmart in our area and it has added so much growth and prosperity to it. Since the Walmart went into our area it has grown to our benefit. I enjoy shopping for all my needs at Walmart and I support totaly to have one built in the North east Lincoln.

Mrs. Roger Chapp



"Lori Yaeger"
<lyaeger@neb.rr.com>
08/30/2005 04:56 PM

To <plan@lincoln.ne.gov>
cc
bcc
Subject

Hello,

My name is Lori Yaeger and I live in the Bethany area in Northeast Lincoln. I would ask that you please strongly consider adding a 3rd Wal-mart to Lincoln. Lincoln is a large enough city that it can easily handle a 3rd Wal-mart and I don't see it impacting small businesses anymore than the 2 Wal-marts already have. Many shoppers in Lincoln are looking for quality products at reasonable rates. Why not add the additional jobs and revenue for Lincoln? Whether you drive to the North or South Wal-mart, if you're a Wal-mart shopper, you will continue to shop there. By adding that 3rd Wal-mart, it will lessen the traffic at the existing 2 stores while employing our neighbors, friends and family. If the 3rd Wal-mart is built in an area before the neighborhood grows up around it, people will know that by moving to that area, they may be in a higher traffic area. And really, aren't most main streets of Lincoln anymore, high traffic areas?

My sister dislikes Wal-mart and choses to shop at Shopko. Last I knew, we have 3 of those. I don't recall such hassles trying to get an additional Shopko built. If there was a Wal-mart 2 blocks from her home, she would continue to drive a mile to shop at Shopko. There are many others like her that dislike Wal-mart and will continue to support their favorite stores, whether a Shopko, Ace Hardware, or Ben Franklin.

If a large company wants to come to Lincoln, bring revenue and JOBS with it, why are we turning them down? Please, vote for more jobs and revenue for our community.

Thank you,

Lori Yaeger



LEAGO2@aol.com
08/30/2005 05:43 PM

To plan@lincoln.ne.gov
cc LEAGO2@aol.com
bcc
Subject Walmart at 84th and Adams

We do support a new Walmart at the location of 84th and Adams. If any questions please feel free to e-mail us. Sincerely, Kevin D. Leago and family



BrockBusch@aol.com
08/30/2005 07:18 PM

To **plan@lincoln.ne.gov**
cc
bcc
Subject **Walmart**

I support the Wal-Mart expansion. Why is Lincoln so anti-business, you make it so hard for businesses to open all the hoops we make them go through, I am surprised Lowe's and Walmart even want to come into Lincoln



"James & Sandra Pelton"
<jpelton@inebraska.com>
08/30/2005 09:14 PM

To <plan@lincoln.ne.gov>
cc
bcc
Subject Wal-Mart in NE Lincoln

To Whom It May Concern,

As a resident of Northeast Lincoln, I am writing the planning commission in support of a Wal-Mart in Northeast Lincoln.

I shop regularly at the Wal-Marts in Lincoln out of economic necessity. But, the North 27th store is always so busy that it is often difficult to find parking, and the check-out lines are incredibly long. Lately, I've been driving the 7+miles to the south store, but due to the construction on south 84th, even this has become a real hassle, let alone speak of the gas consumed.

It is my conviction that northeast Lincoln is overdue in getting some decent retail stores. One has to drive either to Havelock or 66th and "O" Street to even get near a grocery store.

I've heard it said that a Wal-Mart in the area would hurt the current retail business already in place. What retail? Walgreen's? Which by the way, just came to the area within the last year. And hardly gives one adequate choice for groceries and other consumer goods.

I support the additional 3rd Wal-Mart in Lincoln, and it is my hope that the Planning Commission will see the need for better retail development in our area. We've added a lot of housing to the northeast, it is time that this part of town get some retail business, and Wal-Mart would be a good choice to begin with.

Sincerely,
Sandra Pelton



"Sheena and Jake
Halverstadt"
<Halverstadt@alltel.net>
08/30/2005 10:00 PM

To <plan@lincoln.ne.gov>
cc
bcc
Subject Walmart Super Center

To Whom It May Concern:

I am writing in support of a new Walmart Supercenter located at 84th and Adams. I do all of my shopping at Walmart, being a Married College Student with a family, we are on a strict budget. Walmart is the best place for me to shop, we get the most for my money. I would really like a new Super Center because the store on North27th is so busy and living in Havelock, the newer store on 84th and Andermatt Drive is way too far for me to visit.

I feel that a new store on this end of town would ease up the congestion that you find, especially on the weekends. It will also be a great resource for smaller towns like Waverly. It would be easily accessable for them, and it would bring revenue to Lincoln.

Thank you for your time and consideration on this matter. I Do support a new Walmart Super Center in Lincoln

Sheena Halverstadt
4300 North 61st Street
Lincoln, NE 68507
(402) 467-1120

MSGTAG has notified the sender that this message has been received.



"Cheryl Piontek"
<cheryl.piontek.arm8@statefarm.com>

08/31/2005 06:42 AM

To <plan@lincoln.ne.gov>

cc

bcc

Subject 84th Area Wal-Mart

Our family would like to see the Wal-Mart go in on 84th and Adams area, we like shopping at Wal-Mart and feel this would be a good area to build a new one and it would be much closer to our house than the other two Wal-Mart's in Lincoln.

Think of all the jobs it would create and there isn't another grocery store on 84th street and with all the development it would be a good investment for Lincoln. Why let these business go else where we need the money right here in Lincoln...



"Autumn Einfalt"
<autumn.einfalt@cwfb.com>
08/31/2005 08:26 AM

To <plan@lincoln.ne.gov>
cc
bcc
Subject New Wal-Mart

Hello,

I am in support of a new Wal-Mart at 84th and Adams.

Autumn Einfalt

WFB Project Coordinator

Phone: (402) 323-4380

Fax: (402) 323-4344

E-mail: autumneinfalt@cwfb.com

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rseward@cwjins.com
08/31/2005 08:42 AM

To plan@lincoln.ne.gov
cc
bcc
Subject Wal-Mart - Today's Meeting

I just wanted to let you know that I support putting in a Wal-Mart at 84th & Adams. I do not live in Lincoln, but work here and do all my shopping in Lincoln so to me its important to consider not just what the people of Lincoln want, but those who work and do business here as well. Thank you for your time.

Rhonda L. Seward

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"Suzie Hemenway"
<SHemenway@cwfb.com>
08/31/2005 08:56 AM

To <plan@lincoln.ne.gov>
cc
bcc
Subject Walmart

Yes I'm in favor of the new Walmart.on 84th. GO FOR IT!!!

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Stoller90@aol.com
08/31/2005 11:18 AM

To plan@lincoln.ne.gov
cc ryan.horn@wal-mart.com
bcc
Subject Wal-mart Northeast Lincoln

Dear Sirs:

I will be unable to attend the meeting to discuss Wal-marts proposed site in Northeast Lincoln, so I am sending you this in support of that proposal.

I am a Retail District Leader and my business often waits for Wal-mart locations to build before we move into that area. Northeast Lincoln is growing and I have looked at that site for 2 years. Wal-mart would ensure the success of my business and allow other retailers to feel more confident in moving into the area.

Having several business units already in close proximity to Wal-mart I can tell you they are a good neighbor and a strong community supporter. You have only to look at their track record in community service and charities to see they want to fit in the community.

Opening this Wal-mart in my opinion would be good for several reasons:

1. Jobs in that area.
2. Reduce the pressure on 27th and Superior which has need of relief overcrowded.
3. More retailers will move in once Wal-mart is locked in.
4. Wal-mart supports smaller business around them by donations for road repairs, etc.
They work hard to maintain the area.

Gentleman and Ladies in a nutshell Lincoln is growing, support that growth, have a say so in what and how many restrictions the neighbors require, but don't stymie Lincoln's growth.

All we have to do is look at the Lincoln school boards, and City Officials failure to react to a growing student population 5 years in a row to see what impact that is having on our community.

Thank you for your time,
Debra Stoller



tim.schlegelmilch@usbank.com
m
08/31/2005 01:10 PM

To plan@lincoln.ne.gov
cc
bcc

Subject Support for the Prairie Village Development in NE Lincoln
-Public Meeting

Please share these comments with the commissioners:

I am unable to attend the public meeting in person, as I had hoped I would be able to. Instead, I am writing to voice my support for the approval of the Prairie Village North Planned Unit Development. I am pleased to see that both agenda items 3.4a & 3.4b are recommended for approval. I am a resident of east Lincoln in the 84th & Holdrege area (Northern Lights) and am favor of the annexation & zoning change for the Prairie Village Development near 84th & Adams St.

East Lincoln, primarily northeast Lincoln, is completely underserved when it comes to certain services (banking & restaurants are not included). A primary example is the lack of a grocery store in a densely populated area of the city. Thus, I am in favor of a Wal-Mart or other development (Super Target, etc.) in the area of 84th & Adams to fill a void that the city of Lincoln currently experiences.

I also wish to state that I think it is not the role of government to police the individual businesses that are a part of a development. Simply, it should be up to entities such as the planning commission to regulate the general conditions of a particular development, and NOT for the purpose of hindering development. With the recently announced plan for a development at Hwy 77 & W Denton Rd, Karl Fredrickson stated that the area is 'underserved' by retail & service oriented businesses. I ask for clarity on the difference between the need in SW Lincoln versus the need in NE Lincoln.

A number of years ago, when Wal-Mart wished to place their 1st Lincoln store at 84th & O St, residents were concerned with traffic & noise, much the same as a few outspoken residents were on the original 84th & Adams proposal. Instead, a Kohl's is there, and along with SECC, the traffic & noise is no less than it would have been if it were a Wal-Mart there. I think it should be duly noted that Wal-Mart is a respected business partner in the city of Lincoln & has proven its willingness to create an amenable solution for everyone. It has been no secret what the land use was zoned for within the comprehensive plan. With all do respect to the families with loved ones in the cemetery on the NW corner, I have loved ones laid to rest at Lincoln Memorial, and just 10 short years ago it was well outside of the city's reach. It is now across the street from homes, a high school, shopping, etc. and I don't feel that it's disrespectful for all that to be going on around there. Wyuka was in the same boat many years ago.

84th St is a major thoroughfare in the city of Lincoln, and with its near completion of the widening project, it absolutely should be able to handle the traffic volume. I certainly hope that this feeling is shared, because I can't figure out what our tax dollars were spent for to widen 84th if this wasn't the goal. I am sure that the developers & Wal-Mart would be willing to pick up some or all of the improvements that need to be made to satisfy any concerns, and I also urge that to take place.

Growth is happening in this city whether people like it or not, want it to or not, and I urge the Commission to approve these items and recommend to the City Council that the project move forward. Lincoln & Lancaster County need to encourage growth in this quadrant of the city & embrace the opportunities that lie down the road. Waverly & Eagle, among others, will also benefit, and I hope that it was a message that was taken to heart that other communities are going to be aggressive with respect to economic development, even at the expense of Lincoln. We need to embrace the I-80 corridor, and more importantly, bring vital services & opportunities to the citizens of this city equally & unbiased especially in

a place where there is a demonstrated need like there is in this case, AS WELL AS SUPPORT. My wife & I were among the many that made the trek to Wal-Mart southeast to sign the petition and I hope that message also rings loud and clear that there is a great deal of support for this issue. Last time, the majority was too silent, including myself. That's exactly why I needed to speak up today, and I will make my feelings known to the City Council yet again at the appropriate time. Thank you for your consideration.

Tim Schlegelmilch
7959 Medicine Hat Rd
Lincoln, NE 68505

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"Brian Einfalt"
<Brian.Einfalt@cwfb.com>
08/31/2005 08:23 AM

To <plan@lincoln.ne.gov>
cc
bcc
Subject FW: Wal-mart

I'm e-mailing to show my support for a new Wal-mart in Lincoln at 84th & Adams. The sooner the better!!

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Paula McClung
<pmcclung@lps.org>

09/07/2005 08:35 AM

Please respond to
pmcclung@lps.org

To plan@lincoln.ne.gov

cc

bcc

Subject Yes for Walmart

Dear Planning Commission,

I just wanted to let you know that I am highly in favor of a Walmart in the NE Lincoln area. I feel many of the families in Waverly and this part of our town would benefit greatly. Each week it seems that my grocery budget shrinks due to higher costs for gasoline and utilities, and though my salary as a teacher is good, it doesn't have a lot of wiggle room. There are many families in Lincoln, who don't have it as good as I do.

So what has Walmart brought to me, personally? I am able to buy higher quality food products than I can at Hyvee or Super Saver. When I buy a can of LeSeur peas, they are only 59 cents at Walmart, but they are \$1.09 at Hyvee. I can get two cans for my family at Walmart for almost the same price as one at another store. I have been doing many cost comparisons, and there are many items that I pay a full 50 cents less per item at Walmart. This comes down to a twenty or thirty dollars savings per trip, which is another tank of gas, my water bill or a copay on a doctor visit. I am sorry if those other stores are hurting, but most people want to shop where they can get an item for the lowest cost possible.

Please help us have a Walmart in the NE part of town.
Thank you!
Paula McClung

--

Paula McClung
Library Media Specialist Lincoln High School
2229 "J" Street Lincoln, NE 68510
402-436-1534 or 402-436-1301
pmcclung@lps.org

"Life offers us tickets to places which we have not knowingly asked for. Then it makes us pay the fare." - Maya Angelou



pmcclung.vcf



DO NOT REPLY to this-
InterLinc
<none@lincoln.ne.gov>
08/30/2005 12:09 PM

To General Council <council@lincoln.ne.gov>
cc
bcc
Subject InterLinc: Council Feedback

InterLinc:City Council Feedback for
General Council

Name: Sandy Wagner
Address: 431 Edwood Dr.
City: Lincoln, NE 68510

Phone: 483-4314
Fax:
Email: bswag@sn.com

Comment or Question:

I support the building of a Wal Mart in the Northeast area of Lincoln. This area has long been overlooked and now is the time to start providing services to these homes. We have plenty of housing and now it needs to be looked at how we can support these families in this neighborhood.

Please don't let Waverly get this store if the WalMart Corp. is looking at only building one more in this area.

I wish I could be at the meeting to give my support to building this store in this part of town.

Thank you ,
Sandy Wagner

SUPPORT

ANNEXATION NO. 05013

CHANGE OF ZONE NO. 05054

PRAIRIE VILLAGE NORTH PLANNED UNIT DEVELOPMENT

BPO50913-2



Jean L Walker/Notes

09/13/2005 10:18 AM

To "Linda Lieb" <lfdunn@frontiernet.net>

cc Marvin S Krout/Notes@Notes, Gregory S
Czaplewski/Notes@Notes, lawkatt@pierson-law.com,
thuston@clinewilliams.com, jthiellen@edc-civil.com

bcc Jean L Walker/Notes

Subject Re: 84th and Adams: Support (Annex.05013 and CZ.05054,
Prairie Village North PUD) 

Dear Ms. Lieb:

Thank you for submitting your comments, which have now become part of the record. A copy is also being distributed to the City Council members for their consideration. The public hearing before the City Council has not yet been scheduled; however, you will receive notice of the hearing date.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365

"Linda Lieb" <lfdunn@frontiernet.net>



"Linda Lieb"

<lfdunn@frontiernet.net>

09/13/2005 10:19 AM

To <plan@lincoln.ne.gov>

cc

Subject 84th and Adams

would like to lend my support to the proposed WalMart at 84th and Adams in Lincoln, NE.
Linda F. Lieb

035

SUPPORT

ANNEXATION NO. 05013
CHANGE OF ZONE NO. 05054
PRAIRIE VILLAGE NORTH PLANNED UNIT DEVELOPMENT



Jean L Walker/Notes
09/13/2005 09:16 AM

To "Melinda Nolan" <kmcnmolan@neb.rr.com>
cc Marvin S Krout/Notes@Notes, Gregory S
Czaplewski/Notes@Notes, lawkatt@pierson-law.com,
thuston@clinewilliams.com, jthiellen@edc-civil.com
bcc Jean L Walker/Notes

Subject Re: WalMart Support (Annex.05013 and CZ.05054, Prairie
Village North PUD) 

Dear Ms. Nolan:

Thank you for submitting your comments, which have now become part of the record. A copy is also being distributed to the City Council members for their consideration. The public hearing before the City Council has not yet been scheduled; however, you will receive notice of the hearing date.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365

"Melinda Nolan" <kmcnmolan@neb.rr.com>



"Melinda Nolan"
<kmcnmolan@neb.rr.com>
09/13/2005 09:13 AM

To <JWalker@ci.lincoln.ne.us>
cc

Subject Re: WalMart Support

Please consider this our note of support of a new WalMart at 84th and Adams. We believe it is just what our area needs. I know many people who are in support of it but not enough people are speaking up. I will forward this contact email address on to others.

Thank you very much!

Ken and Melinda Nolan
Lincoln, NE

SUPPORT

ANNEXATION NO. 05013
CHANGE OF ZONE NO. 05054
PRAIRIE VILLAGE NORTH PLANNED UNIT DEVELOPMENT

BP050913-5



Jean L Walker/Notes
09/13/2005 12:37 PM

To Cindy.Manulak@us.telex.com
cc Marvin S Krout/Notes@Notes, Gregory S
Czaplewski/Notes@Notes, lawkatt@pierson-law.com,
thuston@clinewilliams.com, jthiellen@edc-civil.com
bcc Jean L Walker/Notes

Subject Re: Walmart: Support (Annex.05013 and CZ.05054, Prairie
Village North Planned Unit Development)

Dear Ms. Manulak:

Thank you for submitting your comments, which have now become part of the record. A copy is also being distributed to the City Council members for their consideration. The public hearing before the City Council has not yet been scheduled; however, you will receive notice of the hearing date.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365
Cindy.Manulak@us.telex.com



Cindy.Manulak@us.telex.com

09/13/2005 12:37 PM

To plan@lincoln.ne.gov
cc

Subject Walmart

I just wanted to show my support for the Walmart trying to be built in Northeast Lincoln. It would be great to not have to drive across town to do my shopping, especially with the cost of gas now. I also prefer to spend my money to promote my own neighborhood.

Thanks, Cindy Manulak



Jean L Walker/Notes
09/15/2005 08:02 AM

To "Terri Bierbower" <terriebierbower@hotmail.com>
cc Marvin S Krout/Notes@Notes, Ray F Hill/Notes@Notes,
Gregory S Czaplewski/Notes@Notes,
lawkatt@pierson-law.com, thuston@clinewilliams.com,
bcc Jean L Walker/Notes

Subject Re: New Wal-Mart - 84th & Adams (Annex.05013 and
CZ.05054, Prairie Village North PUD: Support

Dear Ms. Bierbower:

Thank you for submitting your comments, which have now become part of the record. A copy is also being distributed to the City Council members for their consideration. The public hearing before the City Council on the Prairie Village North Planned Unit Development at 84th & Adams has not yet been scheduled; however, you will receive notice of the hearing date.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365

"Terri Bierbower" <terriebierbower@hotmail.com>



"Terri Bierbower"
<terriebierbower@hotmail.com
>
09/14/2005 10:04 PM

To plan@lincoln.ne.gov
cc
Subject New Wal-Mart - 84th & Adams

To whom it may concern:

Please move forward with the plans to build a new Wal-Mart Supercenter in the 84th and Adams area. This area of town desperately needs a retail store of this nature.

As I'm sure you're aware, there isn't much retail development in this part of Lincoln yet, but the city is definitely growing in that direction. This is shown by the burst of housing, fast food restaurants, banks and Walgreens along 84th Street in the past 2 years.

The closest stores of similar nature are the other 2 Wal-Marts, Target on 48th & R, or Shopko at 66th and O -- and none of these are exactly close.

Finally, there is the unmistakable benefit to Lincoln. Increased tax revenue and additional jobs for Lincoln. More likely than not, Wal-Mart would be an anchor store, drawing in other businesses that piggyback, thereby generating even more tax revenue and additional jobs. And a Wal-Mart located near 84th and Adams will draw customers from Waverly, Greenwood, Ashland, etc. -- customers who would otherwise travel to Omaha.

Thank-you for taking the time to read this e-mail.

Sincerely,

Terri Bierbower

BPO50916



Jean L Walker/Notes

09/16/2005 10:46 AM

To <tamik_d@nmhc-clinics.com>

cc

bcc Jean L Walker/Notes

Subject Re: Walmart Support (Annex.05013 and CZ.05054, Prairie Village North Planned Unit Development) 

Dear Ms. Kuehn-Damme:

Thank you for submitting your comments, which have now become part of the record. A copy is also being distributed to the City Council members for their consideration. The public hearing before the City Council on the Prairie Village North Planned Unit Development at 84th & Adams has not yet been scheduled; however, you will receive notice of the hearing date.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365

"Tami Kuehn-Damme" <tamik_d@nmhc-clinics.com>



"Tami Kuehn-Damme"
<tamik_d@nmhc-clinics.com>

To <plan@lincoln.ne.gov>

cc

09/16/2005 10:12 AM

Please respond to
<tamik_d@nmhc-clinics.com>

Subject Walmart Support

I support the building of Walmart at 84th and Adams area.

Tamara Kuehn-Damme
2220 Coldwater Bay
Lincoln NE 68505

Tuesday, August 27, 2005

Russ's Market
 Havelock
 AM



ANNEXATION NO. 05013
 CHANGE OF ZONE NO. 05054

We believe in good business and development for North 84th Street. We say **NO** to another Wal-Mart at North 84th and **YES** to a smaller more neighborhood friendly development.

Print Name	Signature	Zip Code	Email (optional not for distribution)
NORMA J. HANSEN	Norma J. Hansen	68507	
Kristal Dittgen	Kristal Dittgen	68604	
Dale Finkelman	Dale Fink	68507	
John Burke	John Burke		
Dan Jared Northrup	Dan Jared Northrup	68104	
P. Cheryl Starkweather	P. Cheryl Starkweather	68507	
STEVE BIEBER	Steve Bieber	68507	
Matt King	Matt King	68507	
Jolynn Brown	Jolynn Brown	68507	
Dave Brown	Dave Brown	68507	
Cheri Krahn	Cheri Krahn		
Cheri Krahn	Cheri Krahn	68507	
Betty Northrup	Betty Northrup	68507	
Jared Teichmeyer	Jared Teichmeyer	68507	
Chris Chlebana	Chris Chlebana	68507	
Tina Semmes	Tina Semmes	68516	
Galaxia Pedersen	Galaxia Pedersen	68507	
Chris Jackson	CHRIS JACKSON	68507	
Ed Stitt	Ed Stitt	68521	
Janet S. Terry Read	Janet S. Terry Read	68507	
Mike Peters	Mike Peters	68454	
FURRETT SCHIFFERT	Furrott Schiffert	68507	
Barbara Owen	Barbara Owen	68504	
Eric Olson	Eric Olson	68507	
Jola Pierson	JOLA PIERSON	68507	
Jay Olson	Jay Olson	68462	
Blades Jakob	Blades Jakob	68507	
Janett L. Bodfield	Janett L. Bodfield	68507	
Lori Lutz	Lori Lutz	68507	
Steve Wright	Steve Wright	68504	
Steve Wright	Steve Wright	68507	
Jeremy Revvitt-Alexander	Jeremy Revvitt-Alexander	68507	
Kirk Bender	Kirk Bender	68524	
Celestine Wollen	Celestine Wollen	68507	
Peggy L. West	Peggy L. West	68507	
Dale E. Wismer	Dale E. Wismer	68507	
Mickey Lindstrom	Mickey Lindstrom	68507	



Saturday, August 27, 2006
 Russ's Market
 Havelock
 AM

We believe in good business and development for North 84th Street. We say **NO** to another Wal-Mart at North 84th and **YES** to a smaller more neighborhood friendly development.

Print Name	Signature	Zip Code	Email (optional not for distribution)
RALPH PERKINSON	Ralph Perkinson	68507	
Ranely Irons	Ranely Irons	68507	
Roxann Gutzmer	Roxann Gutzmer	68507	
Jo Ann Ladd	Jo Ann Ladd	68507	
Jennifer Luhr	Jennifer Luhr	68130	
Ben Berucha	Ben Berucha	68507	
Kerry Fine	Kerry Fine	68507	Kfine@neb.cc.com
Geraldine Boudocky	Geraldine Boudocky	68065	
Phillip Keys	Phillip Keys	68505	
Don Davis	Don Davis	68507	
Denise Norton	Denise Norton	68505	
BEET CARLSON	Beet Carlson	68521	
Luke BERGMUER	Luke Bergmuer	68521	
Michael Whitlow	Michael Whitlow	68507	
Keriv Knopf	Keriv Knopf	68507	
Jennifer Knopf	Jennifer Knopf	68507	
Megan Ketravski	Megan Ketravski	68507	
Anthony Marano	PER ANTHONY MARANO	68510	
Frank Schmitt	Frank Schmitt	68507	
Louise Hansen	Louise Hansen	68507	
Tami Pieck	Tami Pieck	68507	
LESLIE BLYER	Leslie Blyer	68507	
Howard Bentz	HOWARD BENTZ	68507	
Brad Sivvers	Brad Sivvers	68507	
Wayne Bensen	Wayne Bensen	68507	
Barry Shultz	Barry Shultz	68507	
John Chapman	John Chapman	68507	
Ned Eckman	Ned Eckman	68507	
BRUCE SLAD	Bruce Slad	68507	
Della Slad	Della Slad	68507	
Rick Hense	Rick Hense	68507	
Rita Campbell	Rita Campbell	68507	
SHANNON MISTEK	SHANNON MISTEK	68507	
Donald J. Mook	Donald J. Mook	68507	
JANARA King	Janara King	68507	
D. J. Fitzgerald	D. J. Fitzgerald	68509	
Mike Peters	Mike Peters	68507	



Saturday, August 27, 2005
 Russ's Market
 Hawick
 AM

We believe in good business and development for North 84th Street. We say **NO** to another Wal-Mart at North 84th and **YES** to a smaller more neighborhood friendly development.

Print Name	Signature	Zip Code	Email (optional not for distribution)
ELLEN BOCKELMAN	Ellen Bockelman	68506	
Brian Bergquist	Brian Bergquist	68507	
Kate Janssen	Kate Janssen	68507	
Rosemary Bryant	Rosemary Bryant	68507	
DEAN GREENFIELD	Dean Greenfield	68507	
Tyanna Talbot	Tyanna Talbot	68507	
Kim Tjapera	Kim Tjapera	68507	
MICHAEL BARRY	Michael Barry	68507	
MAGDELIN CASSIANO	Magdelin Cassiano	68507	
John Wilhelm	John Wilhelm	68507	
Rachel Krause	Rachel Krause	68507	
Morgan Krause	Morgan Krause	68507	
David Brummer	David Brummer	68507	
Wanda Brummer	Wanda Brummer	68507	
JAMES PACE	James Pace	68504	
NANCY AKIM	Nancy Akim	68507	
Anthony Hall	Anthony Hall	68507	
Audreyanna Hall	Audreyanna Hall	68507	
Aaron Steitzer	Aaron Steitzer	68507	
Steve Gottula	Steve Gottula	68507	
Kelly Ebert	Kelly Ebert	68507	
Jayel Ebert	Jayel Ebert	68507	
MARION CASBURN	Marion Casburn	68504	
Shola Rich	Shola Rich	68507	
George D. Evans	George D. Evans	68507	
Harold Parker	Harold Parker	68507	
Loni Mary	Loni Mary	68507	
ALAN D. PARROTT	Alan D. Parrott	68507	
David D. Benfenc	David D. Benfenc	68507	
Rebecca Anthony	Rebecca Anthony	68507	
Dorey Anthony	Dorey Anthony	68507	
Beverly Goldsby	Beverly Goldsby	68507	
Constance Cox	Constance Cox	68507	
GERALD MEHURON	Gerald Mehuron	68507	
Tony Robinson	Tony Robinson	68507	
ROBERT PETERSON	Robert Peterson	68505	
Heather DeBra	Heather DeBra	51401	

Saturday, August 27, 200

Puss's Market

Havelock

Art



We believe in good business and development for North 84th Street. We say **NO** to another Wal-Mart at North 84th and **YES** to a smaller more neighborhood friendly development.

Print Name	Signature	Zip Code	Email (optional not for distribution)
Rough Wetzlauffer	[Signature]	68505	
Derek Sell	[Signature]	68505	
Shannon Tucker	[Signature]	68504	
Susan M Combs	[Signature]	68507	
Kathy Oberg	[Signature]	68462	
Doris Teichmeyer	[Signature]	68507	
RACHYL BUSA	[Signature]	68507	
Russell Lichtenfeld	[Signature]	68507	
Christie White	[Signature]	68507	
Michael T. Lichtenfeld	[Signature]	68507	
Donna Lichtenfeld	[Signature]	68507	
Della Reinhardt	[Signature]	68504	
Ruth Westling	[Signature]	68507	
Peggy Debaek	[Signature]	68507	
Lanette Cleveland	[Signature]	68507	
CAVIN FELIX	[Signature]	68505	
AG Fleming II	[Signature]	68507	
Barbara Ringstuth	[Signature]	68507	
Kim McManley	[Signature]	68017	
Jennifer Phillips	[Signature]	68507	
John Fischer	[Signature]	68507	
Janice L. Hyblak	[Signature]	68507	
Chloe East	[Signature]	68507	
Walter E. Shipp	[Signature]	68507	
Elaine Null	[Signature]	68507	
Nicole Martin	[Signature]	68507	
Gina Harman	[Signature]	68503	
Erin Shaker	[Signature]	68508	
Richard Nemeec	[Signature]	68050	
Joe Smith	[Signature]	68507	
Terri Cebular	[Signature]	68507	
Shelly Paces	[Signature]	68507	
Jeffery Paces	[Signature]	68507	
Levi Arnold	[Signature]	68507	

Saturday, August 27, 2005

Russ's Market

Handbook

AM



We believe in good business and development for North 84th Street. We say **NO** to another Wal-Mart at North 84th and **YES** to a smaller more neighborhood friendly development.

Print Name	Signature	Zip Code	Email (optional not for distribution)
LALAY LOGAN	Lalay Logan	68507	
Vicki Rybinski	Vicki Rybinski	68507	
SAM Oate	Sam Oate	68506	
KEVIN HUDCROFT	Kevin Hudcroft	68507	
Eric Miller	Eric Miller	68434	
Synola Hyale	Synola Hyale	68512	
John Catana	John Catana	68404	
Cindy Thrash	Cindy Thrash	68	
Frank J. [unclear]	Frank J. [unclear]	68507	
Beverly J. Dilsaver	Beverly J. Dilsaver	68505	
Donald R. Dilsaver	Donald R. Dilsaver	68505	
Yvonne Shaw	Yvonne Shaw	68507	
Kew Northrup	Kew Northrup	68507	
Michael Harmon	Michael Harmon	68505	
Elvira da Góies	Elvira da Góies	68506	
Cheryl Swenson	Cheryl Swenson	68507	
Harrison Woods	Harrison Woods	68507	
Harvey Woods	Harvey Woods	68507	
Don Schult	Don Schult	68510	
Chuck Stouber	Chuck Stouber	68507	
STEVEN KAHLER	STEVEN KAHLER	68507	
Esperanza T. Arnold	Esperanza T. Arnold	68507	
KELLY STECKMEYER	KELLY STECKMEYER	68504	
Todd Berland	Todd Berland	68507	
Elsie Hodges	Elsie Hodges	68507	
Chris Landreth	Chris Landreth	68521	
Jane Erlomungu	Jane Erlomungu	68507	
James H. Cover	James H. Cover	68502	
Chris Williams	Chris Williams	68521	
Shane Caldwell	Shane Caldwell	68507	
Jana Stone	Jana Stone	68505	
Rebecca Osinas	Rebecca Osinas	68416	
Jane Carter	Jane Carter	68507	
Sharon Clauson	Sharon Clauson	68514	
Jane Winkelman	Jane Winkelman	68505	
JOHN ROBINSON	JOHN ROBINSON	68507	

OPPOSED TO WALMART

ITEM NO. 3.4a&b: ANNEXATION NO. 05013
CHANGE OF ZONE NO. 05054
(p.135 - Public Hearing - 8/31/05)



"Denise Hoffman"
<denise.hoffman@tieroneban
k.com>

08/22/2005 02:51 PM

To <jwalker@lincoln.ne.gov>

cc "Newman, Patte" <pnewman@ci.lincoln.ne.us>, "Dave Cole"
<dclisles@neb.rr.com>, "Sue Cover"
<scover1@neb.rr.com>, "Deb Maguire"

bcc

Subject Wal-Mart

Please distribute to all planning commissioners.

August 22, 2005

Lincoln City Planning Commissioners
Lincoln NE

RE: Wal-Mart

Dear Commissioners:

I am writing in regards to the PUD development at 84th & Adams streets. At this time Wal-Mart is not the mentioned subject but it may be and our association feels that the city planning commissioners need be aware of our stance.

The Havelock Business Association is not in favor of Wal-Mart coming in on North 84th Street. The Association is very concerned about the traffic congestion it will cause and the impact on our business district is of utmost importance. We have read reports on other cities and how it has had negative effects on their communities.

We urge the planning commission to say "NO" to Wal-Mart coming to Lincoln's North 84th Street.

Sincerely,

Denise Hoffman
Havelock Business Association
President
473-6291 :)

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ALL MESSAGES TO: OR FROM: THIS SYSTEM MAY BE MONITORED

049



GMatson311@aof.com
08/23/2005 01:30 PM

To plan@lincoln.ne.gov
cc
bcc
Subject Annexation-Zone change

Jean Walker
Administrative Officer,

Dear Ms. Walker,

Thank you for including Dodie and me in your announcement of the public hearing on the application for annexation and Zone change.

Although I am always reluctant to exchange green flora for cement and buildings in this area, it seems the destiny of areas such as this one. And so we would abide by the decisions of the planning commission and the council as long as the applicants are not still planning to insert the opportunity for a Wal-Mart.

Sincerely, Guy Matson, MD

ITEM NO. 3.4a&b: ANNEXATION NO. 05013
CHANGE OF ZONE NO. 05054
GUY M. MATSON, M.D. (p.135 - Public Hearing - 8/31/05)
8001 Adams
Lincoln, Nebraska 68507

July 25, 2005

Mary F. Bills-Strand, Chair
City Planning Commission
555 South 10 Street
Lincoln, Nebraska 68508

Dear Ms. Bills-Strand

Once again I am riding the White Stallion, I guess. At least that is the word I have from my wife, Dodie. But at the same time, someone has to vent in regards to the Wal-Mart giant.

Enclosed is a copy of the letter written to the Journal Star and which may never see print. In order to make good decisions, it seems to me that the involved populace and the city need to know the various facets of condoning the presence of a Supercenter in the area relished by Wal-Mart.

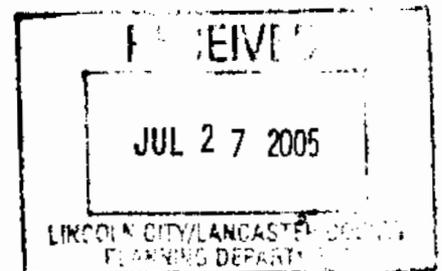
In addition, Mr. Horn suggests that Wal-Mart may well do better if and when our good people on committees and council are replaced in May by others that may have more sympathy. In the ordinary course of events, it is possible that large monies may attempt to install those who would look with favor on Wal-Mart. Surely this would not occur in a place like Lincoln.

Anyway, here it is. I sincerely hope the Commission will again use good judgment.

Sincerely,

Guy M. Matson
Guy M. Matson, MD
8001 Adams Street
Lincoln, NE 68507

GMatson311@AOL.com



051

July 25, 2005

Letters to Editor
Lincoln Journal Star
P.O. Box 81689
Lincoln, Nebraska, 68501

Dear Editor,

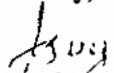
The Matt Olberding article in the Journal Star Saturday July 21 clearly indicates the giant, Wal-mart has persisted in the attempt to locate a Supercenter near 84th and Adams streets. On two occasions their efforts have been defeated by the City Planning commission and the Lincoln City Council. These defeats were distinct indication that the presence of Wal-Mart in this area was not welcome.

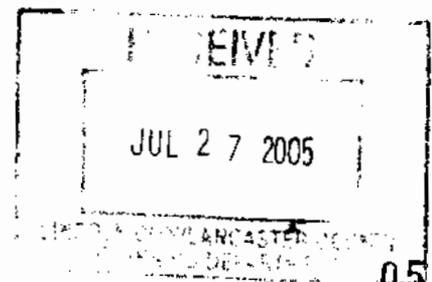
The new location Wal-Mart prizes is too closely adjacent to the church school and cemetery to negate the factors that made their presence defeated recently. The same problem of proximity to the church school and cemetery still exists. The same traffic congestion problem still exists. The same certainty of aborting the building of a grocery store and other businesses in this area still exists.

Mr. Horn of Wal-Mart states that the proposed store would furnish \$1 million dollars a year in sales tax and \$300,000 a year in real estate taxes. If this is true, it is also true that four or five businesses in this same area patronized by the same customers would furnish the same amount of tax money to the city. There are only a specific number of people who can shop this area. A grocery store, hardware store and other businesses would nicely supplant a monster super center and would not exclude the opportunity for other similar developments from entering the community. Businesses already functioning on 84th would not be jeopardized.

Wal-Mart already has two stores here in Lincoln. According to Mr. Horn, both are busy. Wal-Mart has just in the last few days discontinued using some of their stores as dating aisles for singles. Other features of this giant can be found by searching the internet clicking "Wal-Mart". If Wal-Mart really cherishes the idea of another store, perhaps it would be best for them to build real distance away from 84th and Adams.

Sincerely,


Guy M. Matson, MD
8001 Adams Street
Lincoln, NE 68507



COPY FOR
YOUR INFORMATION

Joan V Ray/Notes
08/26/05 02:12 PM

To CouncilPacket/Notes@Notes
cc
bcc
Subject 08-29-05 DirAddendum (Or 09-05-05 Dir)

--- Forwarded by Joan V Ray/Notes on 08/26/2005 02:13 PM ---



"Melinda Wulf"
<melinda@brstores.com>
08/26/2005 11:17 AM

To <council@lincoln.ne.gov>
cc
Subject

As an associate for B&R Stores, no more Wal-Mart stores PLEASE! Isn't two too many?

If Wal-Mart drives my employer out of business, who is going to pay for my retirement? Not Wal-Mart.

Please vote no for another Wal-Mart.

Thank you.

Melinda Wulf

OPPOSITION

ITEM NO. 3.4a&b: ANNEX. NO. 05013
CHANGE OF ZONE NO. 05054
(p.135 - Public Hearing - 8 /31/05)



"Jane Raybould"
<jane@brstores.com>
08/27/2005 02:55 PM

To <plan@lincoln.ne.gov>
cc
bcc

Subject 2 Wal-Marts for Lincoln is Enough!

Please vote NO to Annexation No. 05013 and Change of Zone 5054. We are for competition but Lincoln does not need another Wal-Mart. Please see attached list of reasons.

Thank you.

Jane

Jane Raybould

Buildings and Equipment Director

B & R Stores, Inc.

4554 W Street

Lincoln, NE 68503

(402) 464-6297

(402) 434-5733 FAX

jane@brstores.com



Wal-Mart Call Request Revised 2.doc

Please call, write or email the city council and the city planning commissioners regarding Annexation No. 05013 and Change of Zone No. 5054, North 84th Street and Adams Street if you believe:

- 1) Lincoln is all for development – good development that brings a genuine increase in good paying jobs with good benefits and not a reshuffling of the same workers for lower wage jobs and taking the same retail dollars away from our local independent merchants.
- 2) We, the taxpayers, not Wal-Mart or the developer, would end up paying for the additional road construction and roadwork necessary for this development.
- 3) As a result, we are creating a corridor of traffic congestion with such a large big box retail operation.
- 4) Impact studies show that Wal-Mart requires more in services than is offset by the taxes collected.
- 5) We are not unfriendly to new businesses. We already have two Wal-Marts that service our Lincoln community very well and we welcomed both stores. It takes less than 15 minutes to get to either of those stores.
2 is Enough!
- 6) We know many of the local independent businesses would close because of this new Wal-Mart. This is bad for our local economy and our community.
- 7) Our independent merchants and businesses and their associates are some of the most generous supporters and contributors to local churches, schools and charitable events in Lincoln. As a percentage of sales, Wal-Mart doesn't even come close to donating back to communities when compared to donations by local independents. Wal-Mart would have to contribute over \$15 million not just \$25,000 to come even close to the percentages our businesses give and give on an annual basis!
- 8) **We need to listen to the community that this development impacts. The community was very clear and the decision of the City Council was very clear (in May 2005) that they want a smaller more neighborhood friendly development at this location and not a Wal-Mart. 2 is Enough!!!**

Joan V Ray/Notes
08/29/2005 11:50 AM

To "Joyce Jaixen" <jajaixen@msn.com>
cc
bcc
Subject Re: Annexation No. 05013 and change of zone No. 5054

Dear Ms. Jaixen: Your message has been received in the Council Office and will be forwarded to the Council Members for their consideration. Thank you for your input on this issue.

Joan V. Ray
City Council Office
555 South 10th Street
Lincoln, NE - 68508
Phone: 402-441-6866
Fax: 402-441-6533
e-mail: jray@lincoln.ne.gov

"Joyce Jaixen" <jajaixen@msn.com>



"Joyce Jaixen"
<jajaixen@msn.com>
08/29/2005 11:14 AM

To pnwman@lincoln.ne.gov, jcamp@lincoln.ne.gov,
jcook@lincoln.ne.gov, amcroy@lincoln.ne.gov,
reschliman@lincoln.ne.gov, ksvoboda@lincoln.ne.gov,
dmarvin@lincoln.ne.gov, council@lincoln.ne.gov
cc
Subject Annexation No. 05013 and change of zone No. 5054

My name is Joyce Jaixen. My family just moved from Murray, Utah, where we lived just 5 minutes away from a Super Wal-Mart that was added to our previous community last fall. I can't tell you how much additional traffic that store brought into our neighborhood, and how much more we felt inclined to keep our children locked away in the back yard because people literally came out of the woodwork to shop there. The K-mart accross the street that had been a community landmark for 30 years was on the verge of closing when we left in June, and another grocery store in the neighborhood suffered greatly as a direct result of Wal-Mart's competition. As convenient as it would be to have a grocery outlet closer to our new home at 8019 Colby Street, we would much rather see a Hyvee or Super Saver build in that area. We already have easy access to Kohl's, Ace Hardware, and Shopko for department store and hardware items. We would hate to see these businesses disappear due to a Wal-Mart. Thank you for allowing me to share my experience and voice my concern.

Sincerely,

Joyce A. Jaixen
8019 Colby Street
Lincoln, NE 68505

(402) 465-5809



"Patte Newman"
<newman2003@neb.rr.com>
08/30/2005 12:21 PM

To <JRay@ci.lincoln.ne.us>
cc
bcc
Subject Fw: 2 is enough

Please distribute to the Council if this was not sent to all.

----- Original Message -----

From: <dnmretired@juno.com>
To: <pnewman@lincoln.ne.gov>
Sent: Tuesday, August 30, 2005 11:16 AM
Subject: 2 is enough

> Patte, we elected you to do what is best for our Northeast Lincoln
> neighborhood. Please, please, do NOT allow another Wal-Mart to come into
> the Northeast Lincoln area. Again, this community was very clear and you,
> as part of the City Council, made it very clear in May of this year...we
> do not want a Wal-Mart in Northeast Lincoln. 2 Wal-Marts in Lincoln IS
> ENOUGH!!

> This plea is from Northeast residents and tax-payers. Dale & Marylyn
> Rowe, 7948 Colby Street.

>

>

>

>

> --

> No virus found in this incoming message.

> Checked by AVG Anti-Virus.

> Version: 7.0.344 / Virus Database: 267.10.17/84 - Release Date: 8/29/2005

>

>

**COPY FOR YOUR
INFORMATION**



"Patte Newman"
<newman2003@neb.rr.com>
08/30/2005 01:49 PM

To <JRay@ci.lincoln.ne.us>
cc
bcc
Subject Fw: NE Walmart

For the Council if it was not sent to all.

----- Original Message -----

From: <depp@lps.org>
To: <pnewman@lincoln.ne.gov>
Sent: Tuesday, August 30, 2005 1:17 PM
Subject: NE Walmart

>I am writing with respect to Annexation No.05013 and Change of
> Zone No. 5054 which impact the request of Wal-Mart to build a
> new megastore on north 84th and Adams. I am opposed to the
> installation of this business at this location for the following
> reasons:
>
> Lincoln already has two Wal-Mart stores within 15 minutes driving
> distance or less for anyone in Lincoln. This is enough.
>
> It has been clearly shown that Wal-Mart's enormous retail ability
> undercuts small business owners and opening a third location
> would cause small businesses in NE Lincoln to close with the
> subsequent loss of jobs - jobs which are not replaced with ones of
> the same quality or pay scale by a large retailer.
>
> Impact studies show that Wal-Mart requires more in services than
> is offset by the taxes collected so it will be the taxpayers of Lincoln
> who will have to subsidize this retail giant.
>
> 84th street is becoming a prime business corridor and it is
> encouraging to see small businesses which are springing up in this
> area however traffic patterns in the area would be seriously
> affected by the placing of Wal-Mart at this location.
>
> The City Council made a very clear decision in May of 2005
> concerning this issue based on significant input from the
> community. PLEASE STAND BY YOUR DECISION.
>
> Sincerely,
> Dianne N. Epp
>
>
>
>
> --
> No virus found in this incoming message.
> Checked by AVG Anti-Virus.
> Version: 7.0.344 / Virus Database: 267.10.17/84 - Release Date: 8/29/2005
>



"Patte Newman"
<newman2003@neb.rr.com>
08/30/2005 07:17 PM

To <JRay@ci.lincoln.ne.us>
cc
bcc
Subject Fw: Wal-mart .

Please share with the Council if it was not received by all. Thanks.

----- Original Message -----

From: kathy stemper
To: pnewman@lincoln.ne.gov
Sent: Tuesday, August 30, 2005 6:11 PM
Subject: Wal-mart

I am not impressed with the 2,000 signatures considering the population of Lincoln. Please continue to recognize 84th & Adams is NOT the place. Thank you. Kathy Stemper

No virus found in this incoming message.
Checked by AVG Anti-Virus.
Version: 7.0.344 / Virus Database: 267.10.17/84 - Release Date: 8/29/2005

IN OPPOSITION TO WAL-MART

ITEM NO. 3.4a&b: ANNEXATION NO. 05013
CHANGE OF ZONE NO. 05054
(p.135 - Public Hearing - 8/31/05)



Nichole Palmer
<npalmer1@neb.rr.com>
08/30/2005 03:11 PM

To plan@lincoln.ne.gov
cc
bcc
Subject Walmart

As I cannot attend tomorrow's meeting regarding yet another Walmart in the Lincoln Community, I would like to pass my comments on through e-mail. Please do not allow another Walmart into our city. The one thing I think Lincoln has going for it, is that we have a tight knit community that supports locally owned businesses. We will be running those owners out of town. People that want to shop at Walmart now have two locations to choose from and they will drive if necessary. Compared to the billions of dollars that Walmart makes, they are doing nothing to help our people.

Nichole Palmer



TBABAKER@aol.com
08/30/2005 03:21 PM

To plan@lincoln.ne.gov
cc
bcc
Subject NO TO WALMART.

Please do NOT consider building yet another Walmart in this town. Already downtown Lincoln is dying and Walmart is sapping up customers from local boutiques and locally owned stores. Walmart is a megalomaniac and must be halted. I'm frankly disappointed that we have any Walmart's in this town, we certainly don't need more. I had more faith in the people and planners of Lincoln Nebraska and believed they would be smart enough to stomp the behemoth out. We don't need any more purveyors of cheap and nasty plastic trash destined for the landfill. Walmart are inconsiderate employers, pay minimal salaries, employ on only a part time basis, offer lousy health care packages and frankly, we don't need them.

Let's hold ourselves up as an example of a better town. Fight against Walmart and all that it stands for. Let's think of the future, the environment and our culture.

Just Say NO.

Tiffany Baker
Hickman, Nebraska.



Karanutt@aol.com
08/30/2005 08:10 PM

To jwalker@lincoln.ne.gov
cc
bcc
Subject 84th & Adams Again!

Please forward this to the Planning Commissioners.

Dear Commissioners:

Again the rezoning for the 84th & Adams development is here. What has changed?

The traffic problem is still the same. Moving a store of that size down the hill a few feet does not solve the problem. To solve the problem would be to put it somewhere else. Not next to the church and school, not across the street from the church and school, but at a totally different location. Put it where the traffic won't be a problem. How about 84th & Hwy 6!!!!

Bring the Waverly people here. People from Lincoln that buy at a Wal-Mart in Omaha is probably because they work in Omaha. Why would I drive to Omaha????? We already have two stores and that takes me 10 mins. to get to either.

I live on 75th & Adams. Adams cannot handle that volume of traffic. You cannot expand Adams enough to handle it. The same is for Vine St., Holdrege and Havelock Ave. The streets that run east & west were not meant to handle that much traffic. This is residential only.

Wal-Mart will not create new jobs. They will just be hiring the people that went out of business.

I have never heard of putting a Super Sized Box Store in the middle of a residential area.

Lincoln will grow. We can grow without another Wal-Mart. Let's put smaller businesses where smaller businesses belong.

You made the right choice the first time. Please vote no again.

Thank you,
Kathy Nuttelman
3224 N 75th

SUBMITTED AT PUBLIC HEARING
BEFORE PLANNING COMMISSION: 8/31/05
IN OPPOSITION

ANNEXATION NO. 05013
CHANGE OF ZONE NO. 05054

NEA: National Education Association

Great Public Schools for Every Child

The Facts About Wal-Mart

NEA has joined "Wake-Up Wal-Mart," a national campaign to educate the public about the effects of Wal-Mart on its employees, their communities and the economy, as well as the anti-public education activities of founder Sam Walton's family.

Participation in the campaign, which is organized by the United Food and Commercial Workers Union (UFCW), the AFL-CIO union with primary jurisdiction for employees of retail stores, was approved by the NEA Executive Committee in May 2005 and endorsed by the 2005 Representative Assembly in July 2005.

Our society and economy pay for Wal-Mart's low prices. Because of its enormous size (the world's largest and richest corporation and with 1.2 million U.S. employees, the country's largest employer), Wal-Mart's practices have an impact far beyond its own stores and employees.

The company's low wages and benefits drive down wages and benefits throughout the economy, negatively impacting the families of students in NEA members' classrooms. The tax subsidies Wal-Mart receives could be used to help fund schools and other public services.

The following are among the Wal-Mart practices that caused NEA's elected leadership to decide to join "Wake-Up Wal-Mart" to educate its members and the public about this company.

Wal-Mart profits fund the anti-public education movement.

- The Walton family dedicates the bulk of its philanthropy to pushing vouchers, tuition tax credits and charter schools, giving at least \$250 million to such efforts over the past six years. (USA Today, 3/11/04)
- Since 1998, the Walton Family Foundation has given more than \$100 million to private organizations that finance vouchers to private schools, undermine support for public education, and are intended to increase political pressure for publicly funded vouchers. (Mediatransparency.org)
- The late John Walton was the biggest paycheck in the anti-public education movement, providing tens of millions of dollars of his own money to support anti-public education ballot initiatives and organizations and sitting on the boards of the major pro-voucher organizations.

Wal-Mart is a low-wage, low-benefit employer.

- The 2003 poverty line for a family of three was \$15,260. In 2003, sales associates (the most common job at Wal-Mart) earned an average of \$8.23 an hour for annual wages of \$13,861. (Business Week, 10/6/03)
- Sales clerks at Wal-Mart earned an average of \$8.50 an hour, or about \$14,000 a year in 2004 -- \$1,000 below the poverty level for a family of three. (New York Review of Books, 12/16/04)
Many low-wage Wal-Mart employees qualify for public assistance.

Know the Facts

- [NEA Wal-Mart Campaign](#)
- [The Facts About Wal-Mart](#)
- [Do Something](#)
- [See Documentary Film Trailer](#)
- [Read "Everyday Low Standards" from NEA Today](#)
- [Get More Information](#)

063

- Wal-Mart employees must pay 33% of their health insurance premiums (compared to a national average of 16%) -- and then pay deductibles of \$1,000 a year.
- Wal-Mart reports that its health insurance covers only 48% of its 1.2 million U.S. employees. On average, large U.S. firms (100 or more workers) cover 68% of their employees. If Wal-Mart were to reach the average coverage rate, it would cover another quarter-million-plus employees. (Kaiser Family Foundation & Health Research and Educational Trust, 2004)
- An analysis by the Massachusetts Department of Health and Human Services found that in 2003, Wal-Mart covered only 52% of total health care premium costs compared to K-Mart which covered 66%, Target which covered 68%, and Sears which covered 80%.

US taxpayers subsidize Wal-Mart.

- US taxpayers provide medical insurance for many Wal-Mart employees who cannot afford or are not eligible for the company's insurance. California, for example, spends \$86 million each year on public assistance for Wal-Mart workers, including \$32 million on health care. (Hidden Cost of Wal-Mart Jobs, UC Berkeley Institute of Labor Relations, August 2004) In Georgia, over 10,000 children of Wal-Mart employees rely on state-funded health care. (Atlanta Journal Constitution, 2/27/04) In Tennessee more than 9,000 Wal-Mart workers -- one-quarter of the company's total employees in the state -- are enrolled in the TennCare low-income medical program. (Chattanooga Times Free Press, 1/20/05) In Alabama and at least seven other states, Wal-Mart tops the list of the state's largest employers whose employees receive publicly funded health care.
- Wal-Mart has received over \$1 billion in subsidies from state and local governments. This money could be used for education and other public services. ("Shopping For Subsidies: How Wal-Mart Uses Taxpayer Money to Finance Its Never-Ending Growth," Good Jobs First, May 2004)
- A Congressional report estimates that every 200-employee Wal-Mart store costs federal taxpayers \$420,750 a year: \$36,000 for free and reduced school lunches; \$42,000 for housing assistance; \$125,000 for federal tax credits and deductions for low-income families; \$100,000 for Title 1; \$108,000 for the federal share of state children's health program costs; \$9,750 for low income energy assistance (Committee on Education and the Workforce Democratic Staff, U.S. House of Representatives, 2/16/04).
- Wal-Mart employees were eligible for \$2.5 billion in federal assistance (paid for by American taxpayers) in 2004. (Harper's Magazine, 3/2005)

Wal-Mart will do anything to stop its employees from unionizing.

- The company does everything in its considerable power to prevent its employees from unionizing. It trains managers to recognize signs of union organizing campaigns, provides each one with a "Toolbox to Remain Union-Free," and rushes anti-union squads to any store where there's sign of union activity.
- Wal-Mart's labor law violations range from illegally firing workers who attempt to organize a union to unlawful surveillance, threats, and intimidation of employees who dare to speak out. (Report by the Democratic Staff of the Committee on Education and the Workforce, 2/16/04)
- When Wal-Mart workers do vote to join a union, the company eliminates their jobs. In 2000 a small meat cutting department successfully organized a union at a Texas Wal-Mart store; a week later the company announced it was shutting down in-store meat cutting company-wide. ("Is Wal-Mart Wrapped in Union Phobia?" Food & Packaging 76, August 1, 2003)
- In 2005, after employees in a Wal-Mart store in Quebec, Canada voted to unionize, the company announced it was closing the store. (Supermarket News, April 22, 2005)

Wal-Mart hurts local businesses and communities.

- The average Wal-Mart store gets 84% of its business from existing stores in the area. (Wal-Mart Stores Annual Report, www.walmartstores.com) Retail Forward predicts that for every new Wal-Mart SuperCenter that opens, two local supermarkets will close. (Business Week, 10/06/03)
- Town centers and Main Streets are shuttered when Wal-Mart opens its big box stores. In towns without Wal-Marts that are close to towns with Wal-Marts, sales in general merchandise declined immediately after Wal-Mart stores opened. After ten years, sales declined by a cumulative 34%. ("Impact of the Wal-Mart Phenomenon on rural Communities," Professor Kenneth Stone, Iowa State University)
- The San Diego Taxpayers Association calculated that an influx of big-box stores into San Diego would result in an annual decline in wages and benefits between \$105 million and \$221 million.

Wal-Mart's low prices rely on low-wage Chinese labor.

- If Wal-Mart were a country, it would rank as China's 8th largest trading partner, ahead of Russia, Australia, and Canada. (China Business Weekly, 12/02/2004)
- Wal-Mart reports that it purchased \$18 billion of goods from China in 2004. It is responsible for about 1/10th of the U.S. trade deficit with China. (Taking Stock, Bloomberg, 7/1/05)
- Workers in China's Guangdong Province who made toys for Wal-Mart toiled as much as 130 hours per week for wages averaging 16.5 ¢ per hour (below the minimum wage) and no health insurance. (National Labor Committee, "Toys of Misery 2004," February 2004)

Wal-Mart violates child labor laws.

- An internal Wal-Mart audit found "extensive violations of child-labor laws and state regulations requiring time for breaks and meals." (New York Times, 1/13/04)
- One week of time records from 25,000 employees in July 2000 found 1,371 instances of minors working too late, during school hours, or for too many hours in a day. There were 60,767 missed breaks and 15,705 lost meal times. (New York Times, 1/13/04)
- Wal-Mart agreed to pay \$135,540 to settle child labor violation charges in January 2005 for allegedly breaking child labor laws in 24 incidents. (Wall Street Journal, 2/12/05)

Wal-Mart discriminates against women.

- In 2001, while more than two-thirds of Wal-Mart's hourly workers were female, women held only one-third of managerial positions and constituted less than 15 percent of store managers. This is despite women having had on average longer seniority and higher merit ratings than their male counterparts. (Financial Times 11, 11/20/03)
- In 2001, six women sued Wal-Mart in California claiming the company discriminated against women by systematically denying them promotions and paying them less than men. The lawsuit, *Dukes v. Wal-Mart*, has expanded to include more than 1 million current and former female employees, and was certified on June 21 2004 as the largest class action lawsuit ever.
- In 2001, Wal-Mart's women managers on average earned \$14,500 less than their male counterparts. Female hourly workers earned on average \$1,100 less than male counterparts. ("Statistical Analysis of Gender Patterns in Wal-Mart's Workforce," Dr. Richard Drogin, 2003)

Wal-Mart hires undocumented workers.

- In March 2005, Wal-Mart agreed to pay \$11 million to settle federal allegations it used

undocumented immigrants to clean its stores. (CNN Money, 2005)

- Since 1997, federal authorities have uncovered the cases of at least 250 undocumented immigrants who were employed by janitor contracting services and hired by Wal-Mart in 21 states. Many of the janitors -- from Mexico, Russia, Mongolia, Poland, and a host of other nations -- worked seven days or nights a week without overtime pay or injury compensation. Those who worked nights were often locked in the store until the morning. (CNN Money, 2005)

Wal-Mart has a negative effect on the environment.

- In October 2004, the United States sued Wal-Mart for violating the Clean Water Act in 9 states, calling for penalties of over \$3 million and changes to W-M building codes. (U.S. v. Wal-Mart Stores Inc., 2004 WL 2370700)
- The United States Environmental Protection Agency fined Wal-Mart \$1 million, settling allegations that Wal-Mart violated the Clean Water Act with dirt discharges while building stores in Massachusetts, New Mexico, Oklahoma, and Texas. (Wal-MartLitigation.com)
- Wal-Mart was fined \$765,000 for violating Florida's petroleum storage tank laws at its automobile service centers. Wal-Mart failed to register its fuel tanks, failed to install devices that prevent overflow, did not perform monthly monitoring, lacked current technologies, and blocked state inspectors. (Associated Press, 11/18/04)

Hometown Merchants Association Presentation

August 31, 2005

Lincoln Planning Commission

HMA is a multi-industry Association. Our membership includes pharmacies, jewelry stores, nursery, general retail, grocery, newspaper, bank and insurance companies.

HMA has gathered information and completed research on the impact a national mega box store has on communities in which they locate. We gathered taxable sales information from all supercenters located outside Omaha and Lincoln. Several supercenters opened in 1995 – in the middle of some of the most explosive growth Nebraska has experienced. Our research covers a 10-year span: 5 years prior to the opening of a supercenter and 5 years after the opening.

HMA conducted sales tax research on each community with a projected new supercenter along with the 4 supercenters in Nebraska that had been open since 1995 and developed a comparison. We found that:

- **Communities with supercenters** (Norfolk, Kearney, Fremont and McCook) show an annual average growth of **3.98%** per year.
- **Communities without supercenters** (York, Hastings, Grand Island and Columbus) showed an annual growth of **4.78%** per year.
- The **Statewide average** for the same 12 year period was **growth of 4.45%** per year.
- Our research found that the proposed supercenter cities had **.8%** per year higher average growth than the cities with supercenters.

Most cities believe new jobs will be created

- San Diego County Taxpayers Association study showed for every $\frac{1}{2}$ job created, the city lost one and one-half full time jobs.
- Salaries in the new jobs were 22% below industry average.
- The average supercenter employee makes between \$11,000-\$15,000 annually.
- National poverty level for a family of 3 is \$14,630.
- Full time is 32 hours per week and at this wage, employees can't afford to pay for benefits offered.
- 38% of Wal-Mart employees are covered by company insurance; 61% is the national average of employees covered by company insurance.
- Wal-Mart spokesman said, "Our associates who opt out of our insurance plan are either covered by a spouse or the state or federal government." When the government pays for health insurance it is really the taxpayer who is footing the bill.
- The study showed when supercenters arrive, an expected increase of \$1-9 million per year would be needed for public health in that county alone. \$20 million will be needed for the State of California.

The Atlanta Journal completed a survey of the State of Georgia Peachcare Program that covered 166,000 children. They found:

1. Wal-Mart was the largest corporate user of the Peachcare Program with 10,261 children of employees covered, or 1 out of every 4.
2. Publix grocery stores were the second largest user with 1 out of every 22 employees having a child on the program.

“Everyday Low Wages-The Price We All Pay For Wal-Mart”

US Congressman George Miller, the Senior Democrat on the Workforce and Education Committee, completed a study. The study found that for every supercenter with 200 employees, the costs to taxpayers came to \$420,000 per year, or \$2,100 per employee.

“Hidden Costs Of Wal-Mart Jobs”

Use of Safety Net programs by California workers was studied. The UC Berkeley Labor Center found that:

- 44,000 Wal-Mart employees in California would cost \$86 million annual for public assistance due to the cost of \$32 million for healthcare and \$54 million for other assistance programs.
- Wal-Mart uses 40% more in healthcare than other large retailers and 38% more in other subsidies than other large retailers.
- In comparison, if other retailers adopted Wal-Mart’s wage and benefits standards, the cost would be an additional \$410 million per year through taxpayer assistance.

“Wal-Mart and Rural Poverty”

Penn State study conclusion: “Wal-Mart unequivocally raise family poverty rates in U.S. counties in The 1990’s”

“Wal-Mart and Economic Growth of Nebraska Counties”

UNL study just completed and being sent on for peer review

Finding: “Counties where a Wal-Mart is located experienced lower economic growth than counties Without a Wal-Mart”

Wal-Mart claims to be the low price leader while we contend that they are only as low as they need to be
HMA conducted a survey in all 11 Nebraska supercenters then actually purchased the same products in the highest and the lowest priced locations. We found a difference of almost 18% in pricing between Omaha and Chadron. A Wal-Mart manager actually stated “We price according to competition” then said later “Our customers love us because we will not be undersold.” HMA’s purchases show that the price remains low until there is no competition left. Once competition is eliminated the prices increase.

We have the largest trade deficit in history of the US with China

Wal-Mart buys \$12 million per year from China and has even placed their world procurement headquarters there. Wal-Mart is responsible for 10% of the US trade deficit with China. Minimum wage in China is \$.31 per hour. Each year suppliers are pressured to lower prices and we’ve seen the gradual movement of manufacturing overseas.

Money spent locally recycles 3-7 times

Money spent with local companies recycles within the community 3-7 times. Money spent at Wal-Mart pays Wal-Mart wages and the rest is wired out of the community within hours.

Charitable giving declines

Giving declines due to the closing of local businesses and a decrease in revenues by those who do survive. Churches, schools and other charitable events suffer as a result. Wal-Mart claims to be the number one corporate giver but in reality the percentage of sales given by Wal-Mart is so much smaller than that given by independent business that communities suffer. An example in Nebraska was the \$28,000 contribution that Wal-Mart made to 7 schools when the distribution center opened. In comparison an independent grocer donated \$3500 to his school for computers. As a percentage of sales, Wal-Mart would have to have donated \$42 million to stay even with the small independent. Wal-Mart gives \$150 million nationwide. As a percentage of sales Wal-Mart doesn't even come close to donating back to communities when compared to donations by local independents.

Why is this just not normal competition

- Wal-Mart is the largest retailer in the world. Wal-Mart is 3 times larger than the 2nd largest business
- Wal-Mart is larger than the world's 2nd, 3rd, and 4th largest companies combined
- Wal-Mart is 8 times larger than Microsoft
- Wal-Mart does more business than Target, Sears, K-Mart, Safeway and Kroger combined
- If Wal-Mart's economy were a country it would be the 13th largest economy of the world
- Wal-Mart has publicly stated they want to double in size in the next 6 years
- Where will our schools, our community, our state and our country be with one business of that size?

Wal-Marts Future Ambitions

Currently trying to get authorization in Utah to own an Industrialized loan bank for credit cards

Country music star Garth Brooks signed an exclusive deal with Wal-Mart

Future Garth Brooks music will not be able to be purchased anywhere else-that's market domination

Average supercenter sales are over \$1 million per week. Retail is NOT new business. Retail is a shift in where dollars are spent. These are not new sales – they are coming from existing businesses that support your community. I would conclude that when we allow a supercenter to build in our community we are actually driving out our locally owned independents for a larger retailer who we subsidize with tax dollars paid by the very people whose businesses will close. Impact studies show that Wal-Mart requires more in services than is offset by the taxes collected.

Wal-Mart was the NO. 1 Political Giver in the last U.S. Congressional Elections

Five years ago they gave very little

Eyebrows are raised when their contributions increase drastically as they are being opposed across the Country

Tough battle-consumers love Wal-Mart

The answers are not easy because consumers don't understand the long-term impact Wal-Mart will have on our communities. Education of both business owners and consumers is part of the answer. We must begin to consider the impact of our individual shopping habits. Community members must begin to think in more personal terms, such as "what will be the status of my job, my community and my school in 10-20 years if we don't do our part today."

280 Communities Voting No to Big Box Retailers

Chandler, AZ	Rethobeth, DE	Manhattan, KS	Burnsville, MN	New Paltz, NY	Coolleyville, TX
Gilbert, AZ	Estero, FL	Overland Park, KS	Blue Springs, MO	New Rochelle, NY	Dallas, TX
Glendale, AZ	Gainesville, FL	Siltwell, KS	Columbia, MO	No. Greenbush, NY	Fort Worth, TX
Kingman, AZ	Bonita Springs, FL	Wichita, KS	Oliverette, MO	Queens, NY	Houston, TX
Mesa, AZ	Cherment, FL	Fort Wright, KY	Springfield, MO	Saranac Lake, NY	Kennedale, TX
Phoenix, AZ	Crystal River, FL	Henderson, KY	St. Louis, MO	Green, OH	Lakeway, TX
Tucson, AZ	Deland, FL	Chalmette, LA	Warsaw, MO	Westerville, OH	McKiney, TX
Woodland, CA	Barnstable, MA	Barnstable, MA	Bitou, MS	Beavercreek, OH	Murphy, TX
Auburn, CA	Hallandale, FL	Billerica, MA	Winston-Salem, NC	Broadview Hts, OH	Richardson, TX
Eureka, CA	Holiday, FL	Bordoxo, MA	Ashville, NC	Cleveland, OH	Heber City, UT
Grass Valley, CA	Jacksonville, FL	Braintree, MA	Belmont, NC	Harrison, OH	Layton, UT
Inglenood, CA	Lake Forest, FL	Easthampton, MA	Durham, NC	Highland Hts, OH	Taylorsville, UT
Lincoln, CA	Naples, FL	Greenfield, MA	Manteo, NC	Hickory, NC	Accomac, VA
Marinez, CA	North Miami, FL	Hadley, MA	Hickory, NC	Winston-Salem, NC	Ashland, VA
North Auburn, CA	Ocala, FL	Lee, MA	Winston-Salem, NC	Bedford, NH	Charlottesville, VA
Oakland, CA	Pembroke Pines, FL	Leominster, MA	Bedford, NH	Clarendon, NH	Front Royal, VA
Ocean Beach, CA	Sarasota, FL	Northboro, MA	Clarendon, NH	Littleton, NH	Rosnoke, VA
Reedley, CA	Seminole City, FL	Plymouth, MA	Reading, MA	Nashua, NH	Warrenton, VA
San Francisco, CA	St. Petersburg, FL	Reading, MA	Saugus, MA	Peterboro, NH	Williamsburg, VA
S.J. Capistrano, CA	Temple Terrace, FL	Saugus, MA	Somerset, MA	Seabrook, NH	St. Albans, VT
Santa Maria, CA	Covington, GA	Somerset, MA	Somerville, MA	Stratham, NH	St. Johnsbury, VT
San Louis Obispo, CA	Cobb County, GA	Sutton, MA	Sutton, MA	Walpole, NH	Williston, VT
San Marcos, CA	Fulton County, GA	Westford, MA	Westford, MA	Vineland, NJ	Gig Harbor, WA
Santa Rosa, CA	Gainesville, GA	Yarmouth, MA	Yarmouth, MA	Brick, NJ	Lacey, WA
Simi Valley, CA	Athens, GA	Atlanta, GA	Atlanta, GA	Depford, NJ	Medford, OR
Turlock, CA	Avondale Estates, GA	Hawaii Kai, HI	Decorah, IA	Easton, MD	Hillsboro, OR
Upland, CA	Decorah, IA	Mason City, IA	Bellevue, ID	Gaithersburg, MD	Hood River, OR
Yucaipa, CA	Hayden, ID	Chicago, IL	Evergreen Park, IL	Lake in the Hills, IL	Lower Makefield, PA
Monument, CO	Chicago, IL	Evergreen Park, IL	Lake in the Hills, IL	Lisle, IL	Lower Makefield, PA
Thornton, CO	Mokena, IL	Plainfield, IL	Wheaton, IL	Terre Haute, IN	Greenwood, IN
Fort Collins, CO	Wheaton, IL	Decatur, IN	Terre Haute, IN	Fishers, IN	Westfield, IN
Jefferson City, CO	Decatur, IN	Terre Haute, IN	Fishers, IN	Greenwood, IN	New Albany, IN
Longmont, CO	Terre Haute, IN	Fishers, IN	Greenwood, IN	Westfield, IN	Washington, D.C.
Silverthorne, CO	Greenwood, IN	Westfield, IN	New Albany, IN	Lawrence, KS	
Windsor, CO	New Albany, IN	Lawrence, KS			
Woodland Park, CO					
Canlon, CT					
Cockchester, CT					
Killingly, CT					
New Milford, CT					
Old Saybrook, CT					
Orange, CT					
Plainville, CT					
Tolland, CT					
Vernon, CT					
Windsor, CT					
Washington, D.C.					

Some of these communities have since allowed some stores to open.

Source: Sprawl-Busters.com



Joan V Ray/Notes
08/31/2005 09:07 AM

To "Patte Newman" <newman2003@neb.rr.com>
cc
bcc
Subject Re: Fw: Please vote NO

"Patte Newman" <newman2003@neb.rr.com>



"Patte Newman"
<newman2003@neb.rr.com>
08/31/2005 08:34 AM

To <JRay@ci.lincoln.ne.us>
cc
Subject Fw: Please vote NO

Please pass on to the Council if it was not sent to all.

----- Original Message -----

From: Vicki Melton
To: pnewman@lincoln.ne.gov
Sent: Wednesday, August 31, 2005 8:33 AM
Subject: Please vote NO

Patte Newman,

Please vote no regarding Annexation No. 05013 and Change of Zone No. 5054 regarding Walmart construction at 84th & Adams. Lincoln needs more diversity in our economic development, not more of the same commercial developments that are common to EVERY suburb across the US.

Thanks for your consideration,

Vicki Melton
7400 Adams Street
Lincoln

No virus found in this incoming message.

Checked by AVG Anti-Virus.

Version: 7.0.344 / Virus Database: 267.10.17/85 - Release Date: 8/30/2005
No virus found in this outgoing message.

Checked by AVG Anti-Virus.

Version: 7.0.344 / Virus Database: 267.10.17/85 - Release Date: 8/30/2005



Joan V Ray/Notes
08/31/2005 09:04 AM

To LCElias5@aol.com
cc
bcc
Subject Re: Say No to Walmart

Dear Mr. Elias: Your message has been received in the Council Office and will be forwarded to the Council Members for their consideration. Thank you for your input on this issue.

Joan V. Ray
City Council Office
555 South 10th Street
Lincoln, NE - 68508
Phone: 402-441-6866
Fax: 402-441-6533
e-mail: jray@lincoln.ne.gov
LCElias5@aol.com



LCElias5@aol.com
08/30/2005 09:27 PM

To pn Newman@lincoln.ne.gov, jcam@lincoln.ne.gov,
jcook@lincoln.ne.gov, amcroy@lincoln.ne.gov,
reschliman@lincoln.ne.gov, ksvoboda@lincoln.ne.gov,
dmarvin@lincoln.ne.gov, council@lincoln.ne.gov
cc
Subject Say No to Walmart

Members of the City of Lincoln Planning Commission and Lincoln City Council,

I'm sending this email to express our opposition to allowing a Walmart Supercenter on the N 84th Street development. I am opposed to any development on 84th St. that would include a Walmart Supercenter for numerous reasons.

84th street already carries a huge traffic load. It is a major corridor and the addition of Walmart or any other big box retailer will compound the traffic problems. As is usually the case, the tax payers will end up paying for street improvements, wear and tear, etc., required by a big development like this.

I'm not opposed to development that is sound and brings true growth to our city. I am pro business and pro growth. My wife and I opened a new retail business in Lincoln last year. We know the hard work, commitment and risk it takes to operate a small business. It's very frustrating to see how so many communities around our state are welcoming Walmart with open arms, giving them huge tax breaks, free land and infrastructure development, when many small business owners put their own money on the line to start a business.

The amount of services including road construction, maintenance, police, fire, etc., that is required by Walmart will be more than what they will pay for in taxes. Walmart regularly uses storage units on their parking lots and behind their buildings to store merchandise at the busy times of the year, so they can construct their buildings smaller and pay fewer property taxes. I've even seen these storage units parked on city streets or access roads (including behind the Walmart on N 27th street).

Walmart already has two supercenters in this city--that's enough. Anyone who wants to go to Walmart can get to one of their stores within 15-20 minutes. Every Walmart that opens means more stress on current businesses, especially small and locally owned businesses. Walmart will add very little to the

economy of this city. As a retailer, they will simply shift dollars from one retailer to another. And because they employ fewer people per sales dollar, there will be a net effect of fewer jobs in the long run. Study after study from across the country has shown that for every 2 jobs Walmart adds, 3 other jobs are lost.

Studies also show that states with large numbers of Walmart employees have a much higher burden of public assistance. Walmart has an alarmingly high percentage of employees on welfare because they pay less, give fewer benefits, and will force other companies out of business.

This may sound like I'm against free enterprise. I am a pro-business Republican, but I can't support Walmart. They are so large that they absolutely have an advantage over anyone they compete against. They can outlast any competitor and raise their prices when they force competition to close. When that happens the consumer and our city loses. This is what happened in Chadron, one of the first cities in Nebraska to get Walmart Supercenters. It's happening in North Platte. Walmart opened a store in York in March and grocery store there closed a few weeks ago. Walmart opened TWO supercenters on the same day in Grand Island last month, and earlier this week a large Bag n Save store announced that they are closing. Mark my word, within the next few months, at least one more store there will close, possible two more. Walmart has no desire to coexist with anyone--don't be fooled. On a daily basis they have a cheer with their employees prior to opening their stores. Sometimes they name their competitors and proclaim who their next victim will be, hoping to "smash" them. They have a culture of total domination. Their size will allow them to sell as cheaply as they want to outlast competition.

Walmart is the Americas largest jeweler, largest toy store, and largest supermarket chain. Why do they need any breaks from any municipality regarding zoning, infrastructure, taxes, or anything else? When I think about the local independent merchants that will go broke when Walmart comes in, it hurts to know Walmart can run nearly anyone out of business because their pockets are so deep.

Did you know that a local Walmart store manager can (and must) lower any price on hundreds of items if any competitor goes below them, but the local manager must get approval from headquarters to raise the price, even if competition is higher? This is part of the predatory pricing strategy that Walmart employs.

Walmart implied that they might go to Waverly if the city of Lincoln wouldn't allow them to build on 84th. I can assure you that is part of their strategy--to bully and bluff. People in Northeast Lincoln will not go to Waverly to shop at Walmart. Walmart knows that and they will not build a supercenter in Waverly.

Walmart also implied that they only want one more supercenter in Lincoln. Then I see in the Sunday Journal Star that someone wants to build a supercenter on highway 77. I wonder who that is? In a city of our size, Walmart won't be satisfied until they have at least a half dozen supercenters. Springfield Missouri, population 150,000 has seven Walmart Supercenters. The Springfield SMSA has a population of 390,000 and Walmart's website lists sixteen supercenters in that area. Joplin Missouri has a population of only 46,000 and Walmart has four supercenters there. These areas may be closer to Walmart's headquarters, but Walmart's oldest supercenter was built in 1989. All 20 of the supercenters mentioned above were built in the last 15 years. They will continue to spread out all over our country until they are (nearly) the only game in town.

Walmart ran an ad in the Sunday Journal Star to take credit for raising \$26,000 for Friendship Home. That money came from Walmart customers stuffing coin boxes at the checkout, not Walmart. The sad thing is there are many local businesses that donate money to charity and they don't run full page ads to brag about it. They just do it because they love and support the community they live in. Walmart takes credit for everything they do (and much of what they don't do). If Walmart was truly generous, they'd match that \$26,000 because it is nothing for a company of their size. They come into a community and brag about how much they donate to local charities (it's all part of their grand opening PR strategy). Then as time goes on, the donations die down to a trickle, but the local dollars spent at Walmart get wired out of town daily to Bentonville without fail.

I think about locally owned supermarkets and other businesses that donate food, money and time to serve our community and if Walmart did that in the same proportion, they would be the world's largest

philanthropic organization. I can assure you they are not.

I hope and pray that you, the governing leaders of our community will have the objectivity and courage to take a stand against a company that will do everything in their power to tell you they are good for our city, when in fact they are not. A decision to say "NO" to more Walmarts will be criticized by many, but it is the wisest decision you can make.

Thank you for your consideration,

Larry Elias
7621 Karl Drive
68516



lcelias5@aol.com
08/31/2005 10:48 AM

To plan@lincoln.ne.gov
cc
bcc
Subject Impact of Walmart on Lincoln

Members of the City of Lincoln Planning Commission and Lincoln City Council,

I'm sending this email to express our opposition to allowing a Walmart Supercenter on the N 84th Street development. I am opposed to any development on 84th St. that would include a Walmart Supercenter for numerous reasons.

84th street already carries a huge traffic load. It is a major corridor and the addition of Walmart or any other big box retailer will compound the traffic problems. As is usually the case, the tax payers will end up paying for street improvements, wear and tear, etc., required by a big development like this.

I'm not opposed to development that is sound and brings true growth to our city. I am pro business and pro growth. My wife and I opened a new retail business in Lincoln last year. We know the hard work, commitment and risk it takes to operate a small business. It's very frustrating to see how so many communities around our state are welcoming Walmart with open arms, giving them huge tax breaks, free land and infrastructure development, when many small business owners put their own money on the line to start a business.

The amount of services including road construction, maintenance, police, fire, etc., that is required by Walmart will be more than what they will pay for in taxes. Walmart regularly uses storage units on their parking lots and behind their buildings to store merchandise at the busy times of the year, so they can construct their buildings smaller and pay fewer property taxes. I've even seen these storage units parked on city streets or access roads (including behind the Walmart on N 27th street).

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I hope and pray that you, the governing leaders of our community will have the objectivity and courage to take a stand against a company that will do everything in their power to tell you they are good for our city, when in fact they are not. A decision to say "NO" to more Walmarts will be criticized by many, but it is the wisest decision you can make.

Thank you for your consideration,

Larry Elias
7621 Karl Drive
68516



Teri Hlava
<teri_hlava@yahoo.com>
08/31/2005 10:12 AM

To plan@lincoln.ne.gov
cc
bcc

Subject Planning Commission before your 1:00 mtg - I do NOT approve of a new Wal-Mart, as was suggested to Superior&27 WM customers yesterday by stuffing their bags with this plea.

Planning Commission,

Yesterday people who shop at a different location than where a W-M would be, had their purchase bags stuffed by clerks as they left. Blue sheets were put in, urging them to contact you before your 1:00 meeting today and gave explicit contact information. The rationale was to provide low-prices, goo-paying jobs, and convenience for the Lincoln community.

However, I do not support this effort for several reasons. I will list only a few.

1) We can pay now or we can pay a LOT more later. I have noticed in Lincoln and the same is happening everywhere, that once the competition is squashed (by unfair business practices inre China, etc.) then WM's prices begin to rise. The same is true for SAMS Club.

Because some people are so hurting for \$, it is hard to not shop at Wal-Mart. However, small business finds it hard to compete because of the documented, researched unfair foreign business practices that are going on to make a few in the US rich.

2) The jobs are more, but are very low-paying, especially for WM is able to pay.

To me, this is not right -- and after other job opportunities for people have been destroyed by destroying other small businesses, WM again will have the monopoly for keeping their jobs as low-paying, non-living wages.

3) WM is actually not that convenient other than if they can box in the city on all four corners in order to have it all. By the time one finds and parking place, wasting gas doing so, and you travel by foot great distances within the store, and wait in line or check yourself out -- one can rarely get through in less than an hour. Unfortunately, some people are compelled to do this because they need to save all the money they can and at this time the prices are often lower.

4) Finally, the Planning Commission needs to be aware of who is flooding the calls at the last minute. I don't think they are from the people who will have this big-box in their neighborhood and I don't think they are people who are necessarily aware of the "bigger picture of the overall economic interests of Lincoln". It is your responsibility to accurately have this bigger picture and look after the total planning of Lincoln's economy for now and for the future of it.

5) It appears that now there is, in the works, possible development that includes two more big box businesses (yet unnamed) in the very southwest part of Lincoln (which appears to be hardly a mile away from the Southpoint mall business community).

Think of community, think of the individuals in small business who try their best to look after their employees and still make a non-excessive living for themselves and their families.

I do live 5 minutes away from the 27th/Superior WM, so I speak more from the viewpoint of an overall view of the community's future welfare. And I do shop at WM in order to save money, but I am making a SINCERE and concrete effort to shop at other stores with comparable lower prices but not in a monopoly, take-over mode.

Sincerely,
Teri Hlava

Start your day with Yahoo! - make it your home page

OPPOSITION

ITEM NO. 3.4a&b: ANNEXATION NO. 05013
CHANGE OF ZONE NO. 05054
(p.135 - Public Hearing- 8/31/05)



bmccall@lps.org
08/31/2005 09:59 AM

To plan@lincoln.ne.gov
cc
bcc
Subject Walmart.

We do not need another Walmart in Lincoln..... please the two we have are
enough. I vote NO!!!! BMccallum



Shane - Helen
<shane5@sonic.net>
09/06/2005 09:35 PM

To <plan@lincoln.ne.gov>
cc
bcc
Subject Walmart

Greetings:

I was astonished to be the recipient of a taped telephone message thanking me for supporting WalMart, I was asked to contact the Planning Commission in Lincoln, NE. and urge you to permit WalMart to open a store in your town.

Odd for two reasons. I am a former planning commissioner in my small town of Sebastopol in Northern California, and I am absolutely, without exception against the WalMart empire, for many reasons.

To state just a few: They gobble up local businesses by offering merchandise at very low prices. They can do this because they buy the merchandise from distributors and manufacturers whose employees work for pennies, literally pennies a day in third world countries.

WalMart in the U.S. pays its employees the barest minimums, schedules most of its employees as part time so they won't have to provide health insurance; consequently their employees use emergency rooms in hospitals and their health care is subsidized by local and state governments.

WalMart is truly the worst of its kind.

Please do not allow them to pollute your town.

Sincerely,

Helen Shane
Sebastopol, California

Oct. 5, 2005

Ken Svoboda
City Council Office
County-City Building
555 S. 10th St.
Lincoln, NE 68508

COPY FOR
YOUR INFORMATION

RECEIVED
OCT 07 2005
CITY COUNCIL
OFFICE

Dear Councilman Svoboda,

In recent months, the Lincoln City Council and Planning Commission have deliberated the merits of allowing a Wal-Mart in the 84th and Adams area. Now I understand that another Wal-Mart may be built southwest of the city, essentially allowing Wal-Mart to surround the city.

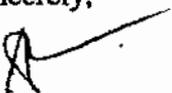
Two concerns: First, I believe the 84th and Adams site is unsuitable for a Wal-Mart, particularly given the residential area, the church and the cemetery in that neighborhood. If we're forced to accept another Wal-Mart, I'd much rather see it much further north, on the west side of 84th and north of Havelock Ave. While the zoning for that area may be industrial, I believe it would be much more conducive to Wal-Mart's needs, to the neighborhood, and to the city's tax base by allowing more residential growth around 84th and Adams.

On a second concern: I've enclosed an article from this past Sunday's Journal Star regarding Wal-Mart and other "big box" retailers. I've highlighted some of the text. One only needs to see the empty storefronts in Beatrice, Fairbury, York and other communities to see what these big stores can do to a community's core business and retail sector. Are we in Lincoln cashing in on the short term excitement of hosting a third and maybe fourth Wal-Mart, while selling out our community's long-term prosperity? Would we rather have two more Wal-Marts or dozens upon dozens of locally-owned Mom and Pop businesses that otherwise could not compete with Wal-Mart.

Perhaps it's time to step back, review the Maine studies, or to conduct some studies of our own.

Thank you for your interest.

Sincerely,



Al Koontz
4830 Fleetwood Circle
Lincoln, NE 68516

Maine town fights fast-food invasion

Ogunquit might be the next to ban 'formula' businesses if voters approve it.

BY CLARKE CAMPFIELD
The Associated Press

OGUNQUIT, Maine — You won't find McDonald's golden arches or pink-and-orange Dunkin' Donuts signs in this seaside town. It'll stay that way if voters approve a proposed ordinance that would outlaw chain restaurants.

Ogunquit is the latest town nationwide to consider a law over so-called "formula" businesses. From Maine to California, more than a dozen municipalities now have laws that ban or restrict chain restaurants, motels, retailers and other establishments.

Supporters of the chain restaurant ban say they don't want their seaside town to turn into just another congested strip of Subways, Applebee's restaurants and Burger Kings.

"This is a pristine and special community that we are stewards of," said Mary Breen, the owner of a high-end bakery who spearheaded a petition drive to get the question on the Nov. 8 ballot. "It's not about finance and marketing, it's about preserving this small fishing and arts community."

Opponents say Ogunquit's existing ban on drive-thrus and its design review process are enough to help the town maintain its character. Market forces — not government regulation — should determine which restaurants locate in town, said Brian Aromando, who owns Art and Soul art gallery with his wife.

"I think an antiformula ordinance goes too far and isn't necessary to address the problem," said Aromando, who is on the town planning board.

As chain stores have spread in recent years, so has the movement

to control them on the local level, said Stacy Mitchell, a senior researcher with the nonprofit Institute for Local Self-Reliance.

In the mid-1990s, Carmel-by-the-Sea, Calif., became the first city to enact a formula restaurant ban. Since then, other communities in California, Washington, New York, Florida, Rhode Island and Maine have passed similar laws, she said.

Local communities are given a lot of leeway over local zoning and land-use issues, and there have been few challenges of the laws. In Coronado, Calif., land owners sued over a formula retail ordinance but lost in a state court, Mitchell said.

In New England, Bristol, R.I., last year adopted an ordinance restricting formula businesses in the town's historic downtown. York, which is next to Ogunquit, last year banned formula restaurants.

The issue is about more than just signs or drive-thrus — it's about economics, Mitchell said. Studies show that more money stays within a community when it is spent at locally owned businesses, she said.

A 2003 study in Maine, for instance, showed that 45 cents of every dollar spent at local businesses in three midcoast towns stayed in the communities and another 9 cents stayed in Maine. By contrast, the study found that only 15 cents of every dollar spent at national big-box retailers stayed in the state, she said.

While Mitchell supports the free-market concept, she also thinks communities have a responsibility to plan.

"This isn't a free-for-all, because there are costs and benefits borne by the community as a whole," she said. "There is a point where the community has to say, 'What direction are we going?'"

Ogunquit, a community of 1,200 year-round residents on the southern Maine coast, is a popular summer destination known for its quaint bed and breakfasts, art sal-

eries, restaurants, summer playhouse and white-sand beaches.

Breen, who started the Bread and Roses Bakery in 1989, became alarmed last spring when rumors spread that a Dunkin' Donuts was coming to town.

She and others circulated a petition and collected 125 signatures to force a vote on whether to ban formula restaurants, defined as establishments with the same name, employee uniforms, color schemes, architectural design, signage or similar standardized features as another restaurant regardless of location or ownership.

While chains might be appropriate elsewhere, Breen said they don't belong in Ogunquit.

"Once you have a Dunkin' Donuts, you're going to have a

TCBY, a Subway and a McDonald's," she said.

Dick Grotton, president and chief executive officer of the Maine Restaurant Association, said if people don't want chain restaurants in town, they won't support them.

"It doesn't get done by the ballot box. People vote with their feet," he said.

But if the town doesn't approve the ban, Ogunquit could end up looking like just any other place, Breen said. On a recent bike ride from Boston to the Cape-Cod Canal, she said she counted 54 Dunkin' Donuts signs.

"It's changing the whole color of our landscape," she said. "I don't have anything against Dunkin' Donuts or other restaurants, but where are the local flavors?"



A series of fast-food chain restaurants are seen on 21. Mary Breen, the owner of a high-end bakery, hopes to get voters to approve a proposed ordinance to ban chain restaurants.

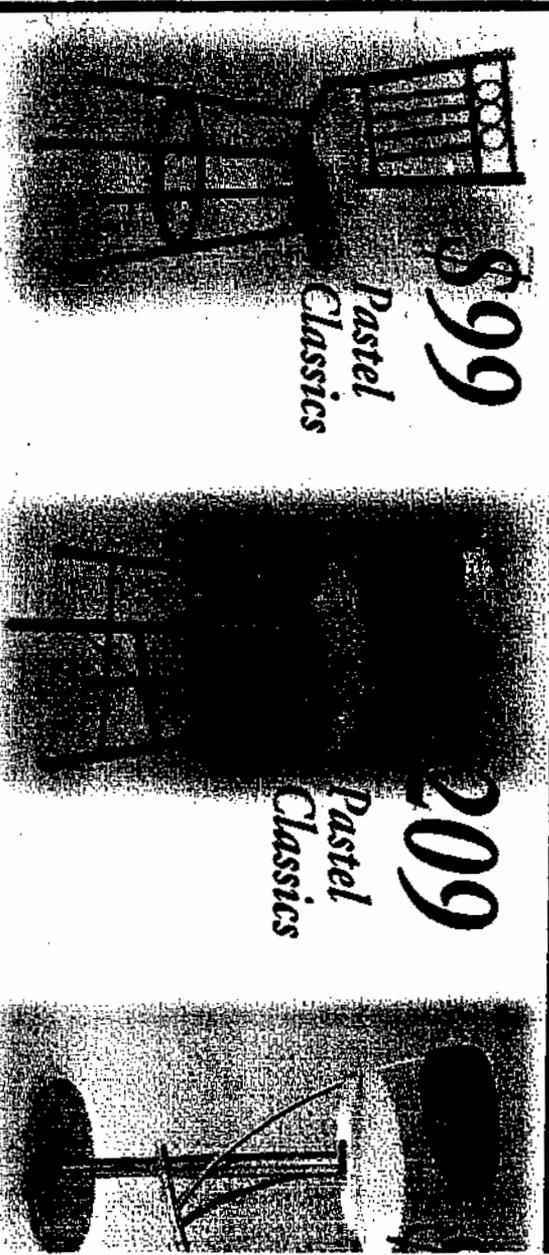
Barstool Headquarters
hundreds to choose from!

\$99

Pastel Classics

209

Pastel Classics



OPPOSITION

ANNEXATION NO. 05013
CHANGE OF ZONE NO. 05054
PRAIRIE VILLAGE NORTH PUD

BPO50913-4



Jean L Walker/Notes
09/13/2005 08:15 AM

To thfxr@neb.rr.com
cc Marvin S Krout/Notes@Notes, Gregory S
Czaplewski/Notes@Notes, thuston@clinewilliams.com,
lawkatt@pierson-law.com, jthiellen@edc-civil.com
bcc Jean L Walker/Notes

Subject Re: WalMart (Annex.05013 and CZ.05054) - Opposition

Dear Mr. Kimball:

Thank you for submitting your comments, which have now become part of the record. A copy is also being distributed to the City Council members for their consideration. The public hearing before the City Council has not yet been scheduled; however, you will receive notice of the hearing date.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365
thfxr@neb.rr.com



thfxr@neb.rr.com
09/12/2005 07:51 PM

To plan@lincoln.ne.gov
cc

Subject WalMart

Hello

I have been watching this WalMart debate. And now with this information about a deep pocket corporation, running a phone campaign, to drum up support for their northeast location. This has got to raise some questions. But there are other issues.

1. Adams street, west bound from 84th street is not, and can not be made into a high traffic street. So how can the 84th and Adams crossing be deemed capable of carrying the predicted traffic.
2. How can anyone, who cares at all for the local business climate, including established business, support a THIRD WalMart in the Lincoln market.
3. To give any stock in a signature campaign, that gets signatures from inside a WalMart store is just plain dumb. Of course they are going to sign. They are their customers.
4. WalMart is a LARGE very powerful company, with money. And the way Lincoln government has just folded up in front of this corporate giant, smacks of payoffs, of some sort. The Lincoln grocery climate is so fragile now, that even established home town companies are scared to expand, just what do you think is going to happen with a third WalMart.

Your job is to support Lincoln people, which includes those who

own and work in Lincoln stores not WalMart

Show some honesty and integrity.

Mark Kimball
8948 Prairie Village Drive
Lincoln NE



Jean L Walker/Notes
09/13/2005 04:00 PM

To "Jennifer Sheaff" <jsheaff@neb.rr.com>

cc Marvin S Krout/Notes@Notes, Gregory S
Czaplewski/Notes@Notes, lawkatt@pierson-law.com,
thuston@clinewilliams.com, jthiellen@edc-civil.com

bcc Jean L Walker/Notes

Subject Re: Enough! Opposition to Wal-Mart (Annex.05013 and
CZ.05054, Prairie Village North PUD)

Dear Ms. Sheaff:

Thank you for submitting your comments, which have now become part of the record. A copy is also being distributed to the City Council members for their consideration. The public hearing before the City Council on the Prairie Village North Planned Unit Development at 84th & Adams has not yet been scheduled; however, you will receive notice of the hearing date.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365

"Jennifer Sheaff" <jsheaff@neb.rr.com>



"Jennifer Sheaff"
<jsheaff@neb.rr.com>
09/13/2005 03:56 PM

To <plan@lincoln.ne.gov>

cc

Subject Enough!

I am voting against one more Wal-Mart in this city. We have 2, are expecting a 3rd and now you want a 4th one on W Denton Road. We have strip malls all over town, some units of which are not even occupied. Everytime I go into the retail stores in Lincoln I wonder who is buying all this merchandise? The stores are full to the brim.

I was driving through Grand Island last weekend. There was a Wal-Mart building, vacant so they could build a bigger one right next to it. Now the city landscape is stuck with an empty building that will continue to deteriorate. Is that going to start happening in Lincoln?

I don't want W Denton Road developed so we can pass empty retail every day and wonder what were they thinking? The all mighty dollar of course. Why don't we work on the vacant retail space we have.

Jennifer Sheaff

jsheaff@neb.rr.com



Jean L Walker/Notes
09/14/2005 04:28 PM

To mwolfe@deeter.com
cc Marvin S Krout/Notes@Notes, Ray F Hill/Notes@Notes,
Gregory S Czaplewski/Notes@Notes,
thuston@clinewilliams.com, lawkatt@pierson-law.com,
bcc Jean L Walker/Notes
Subject Re: Fw: Development near 84th & Adams: Opposition to
Wal-Mart (Annex.05013 and CZ.05054, Prairie Village North
Planned Unit Development) [PDF]

Dear Ms. Wolfe:

Thank you for submitting your comments, which have now become part of the record. A copy is also being distributed to the City Council members for their consideration. The public hearing before the City Council on the Prairie Village North Planned Unit Development at 84th & Adams has not yet been scheduled; however, you will receive notice of the hearing date.

--Jean Walker, Administrative Officer
City-County Planning Department
441-6365
Ray F Hill/Notes

----- Forwarded by Ray F Hill/Notes on 09/14/2005 03:57 PM -----



"Mary Wolfe"
<mwolfe@deeter.com>
09/14/2005 03:23 PM

To <rhill@lincoln.ne.gov>
cc

Subject Development near 84th & Adams

Mr. Hill,

I do not believe the city should approve building a Wal-mart between Adams and the Lancaster Event center. There is considerable residential housing already existing in the area and moving in a large retailer like Wal-mart with other commercial areas that will spring up around it will drastically change the nature of the area. North 40 golf course fits well with the residential neighborhood, heavy commercialization just north of it could put pressure on the North 40 owners to put the land to more commercialized use. Roads in that area can not support heavy traffic. I don't think we need another Wal-mart but if we must have one, it should go into an undeveloped area as the first two did. When the existing Wal-marts were built the nearest residential to the 2 sites were a good distance away. Looking at the roads leading up to them, the closest residential lots to Hwy-2 and Superior & 27th have quit a bit of set back. Not so on Adams St., back yards are fairly close to Adams going West of 84th.

Sincerely,
Mary Wolfe
7921 Seth Court
Lincoln, NE 68507
402/466-8657

TO: Lincoln City Council Members
FROM: The Vickeridge, Havelock Furniture and Cosmic Cow
merchants in Historic Havelock
DATE: September 29, 2005
SUBJECT: Proposed Wal-Mart or Big Box retailer on North 84th Street

RECEIVED
OCT 03 2005
CITY COUNCIL
OFFICE

We, as Historic Havelock business owners have concerns regarding the proposed Wal-Mart Super Center to be built on 84th Street

First, we ask that you stand by the decision you made earlier this year to not allow a big box retailer such as Wal-Mart at 84th Street. The earlier action was for land to be annexed and zoned as a "community center." Council members did not pass this and we are grateful for your decision. Now this issue has come back again, proposing that a big box retailer such as Wal-Mart be allowed to build in the newly annexed and zoned "neighborhood center." The planning commission materials stated what the city considers a neighborhood center. Clearly, a Wal-Mart Super Center does not fit into the vision of a neighborhood center. Many people have complained that the 27th Street Wal-Mart Super Center is too large for the space that it occupies. How can even a larger Super Center or big box retailer even be proposed for this location?

Please do not be fooled by the tax revenue that a Wal-Mart Super Center would generate. Small retailers in this community pay taxes as well and there will be less tax revenue gained by the city if all the small retailers in the city are forced out of business by retailers such as Wal-Mart. This "big box" retailer jeopardizes the free enterprise system and entrepreneurship. Revenue made by local retailers is more likely to stay in Lincoln, whereas revenue made from Wal-Mart is not invested back into the community.

Will the law enforcement of this city be able to handle the number of calls to Wal-Mart on a daily basis? Recently, in one day's time, there were 12 calls to the Wal-Mart on North 27th Street. What about transients or those who loiter in the Wal-Mart parking lot? How will they be handled? The Lincoln Police Department does not have the resources to patrol Havelock as they should. Can we who live and work in this area be assured our safety by local law enforcement? Perhaps a study should be done on police calls to our local Wal-Marts each day to determine if law enforcement has enough resources to handle the volumes of calls received.

Recent newspaper reports indicate that Wal-Mart is not the best employer. A lawsuit is currently pending by current and former employees stating that Wal-Mart has denied employees lunch breaks. This city has many fine employers who are good corporate citizens that treat employees with the respect they deserve. It has also been published that all Wal-Mart employees do not participate in insurance provided by Wal-Mart because they cannot afford it. Instead, many Wal-Mart employees rely on insurance and social programs provided by the state. Does Lincoln, Lancaster County and the State of Nebraska need to carry the burden of a substandard corporate citizen?

Another issue that still exists is the closeness in proximity of Wal-Mart to the church school. Moving a quarter to half mile down the road still does not take care of the problems associated with the school. How we can assure the safety of our children? A big box retailer such as a Wal-Mart Super Center would generate traffic in and around the neighborhood where children are pedestrians at certain times of the day.

Will traffic also be handled in such a way that the neighborhood will not be disturbed by a "big box" retailer? Can the neighborhood be assured that drivers will not take "short cuts" through their neighborhood to access the main arterial?

Will additional traffic signals and turn lanes be added between Adams and Havelock Avenue to accommodate traffic entering the neighborhood center? The road needs to be modified so it is as safe as it can be for all who travel. Remember, not all people who are traveling 84th Street will be visiting a big box retailer. Many people are those who live in the immediate neighborhood who have the right to travel safe roads to and from their home every day.

Is a solid plan in place to accommodate the volumes of additional traffic that will travel 84th Street to Wal-Mart? The corner of 84th and Adams currently poses a problem as it is land locked and the widening needed will interfere with the golf course and cemetery.

How will additional traffic on 84th Street affect Havelock Avenue? We as business owners in Havelock are proud of our historic designation. We are able to offer curbside parking to our valued customers. Historic Havelock has a small town feel and we would be concerned if our streets were ever widened and curbside parking was taken away to accommodate another route to 84th Street. We are currently witnessing the "dying" of a business district in University Place. Parking is not convenient for businesses on 48th Street. The proposed traffic pattern changes in University Place will make it even harder to access businesses. In the last two years at least 10 businesses in University Place have closed.

How will a Wal-Mart Super Center affect the proposed expansion of the Lancaster County Events Center? With the proposed development to the land near the events center, will the area be too congested and cluttered? Will the intersection of 84th and Havelock Avenue be able to accommodate additional traffic?

We are in favor of Lincoln Nebraska growing, but feel this location is not the best fit for a Wal-Mart Super Center or other big box retailer. Please deny Wal-Mart's request. Please keep the vision of a neighborhood center alive by allowing appropriately sized businesses for a neighborhood center to build and lease space instead. Thank you for your consideration.

Shirley Spence
Vickeridge

Susan C. Miller
Havelock Square

Ed Oltroe
Cosmic Cow

Joseph M. Atkinson
Cosmic Cow

10-01-05

5814 Enterprise Dr
Lincoln, NE 68521

City Council Office
County-City Building
555 S. 10th Street
Lincoln, NE 68508

RECEIVED
OCT 04 2005
CITY COUNCIL
OFFICE

Dear City Council members:

I am writing to express my strong opposition to another Wal-Mart in Lincoln. Two is enough, if not too many. Vote "NO" to anymore Wal-Marts in Lincoln.

As you all know, Wal-Mart is the largest retailer in the World. Much of its business practices demonstrate it's not above seeking to become one of just a few retailers in the entire world.

Wal-Mart has demonstrated, similar to most multi-national corporations, it feels no loyalty to the communities where it builds its stores – none! Its corporate staffs have no problem with lobbying or suing communities to force rezoning of areas within cities or smaller organized communities to build its box stores on inexpensive real estate. One difference between many other multi-national corporations and Wal-Mart is the much lower wages paid by the latter.

We tax payers, not Wal-Mart or the developer, would pay for the additional road construction required. That is the typical pattern with Wal-Mart developments. There would be needless traffic congestion resulting from the existence of such a huge, big-box-retail operation. And, as I understand, the so-called revised square footage and latest survey indicate even more traffic than an earlier survey. **Impact studies show that Wal-Mart stores require more services than are offset by the taxes collected.**

The proposed current location in Lincoln could devastate businesses in near by Havelock – one of the oldest communities in the Lincoln area. **Local independent businesses are some of the best neighbors in supporting communities. Historically, Wal-Mart is not a good neighbor. Its "charity work" is primarily volunteer hours contributed by its low-wage employees. Its fiscal contributions to local charities or to nation-wide charities aren't remotely comparable to the revenue it sucks out of communities.** *It's an exceptionally low percentage of its profits.*

Listen to the affected community and remember you, the city council, in May 2005 knew then what you must remember now. The community affected by a Wal-Mart at 84th St and Adams, or anywhere near the proposed site, wants a neighborhood friendly development at that location – not a Wal-Mart. (Treatment of employees? See Saturday's Journal Star.)

Sincerely,

Del Ridder
Del Ridder

Sources included *How Wal-Mart is Destroying America (and the world)*, Ten Speed Press, Box 7123, Berkely, CA 94702, copyright 2000, author: Bill Quinn.



August 4, 2005

Patte Newman
Lincoln City Council
555 South 10th Street
Lincoln, NE 68508

RECEIVED
AUG 05 2005
CITY COUNCIL
OFFICE

Re: Proposed Wal-Mart Super Center North of 84th and Adams

Dear Ms. Newman:

Thank you for your past support in rejecting changes to the comprehensive plan that would have allowed a Super Wal-Mart at 84th and Adams. It took courage to take a stand but it was the fiscally and ethically responsible course of action. In the Lincoln Journal editorial remarks of 6/9/05 where the editors were supporting Wal-Mart, they admit, "Wal-Mart has a deserved reputation as a ruthless competitor. The giant Retailer has been demonized by everyone from small-town, mom-and-pop operators to distinguished academicians." And for good reason. They are bad employers and bad corporate citizens. They claim to create jobs but the net increase in lower wage jobs with little or no benefits is forcing many governments to pick up and subsidize Medicaid rolls for health coverage for Wal-Mart workers. Reports from Massachusetts to California, Alabama, Florida, Washington and Maryland find that Wal-Mart workers rely heavily on public safety net programs as compared to other workers. These states are promoting legislation requiring Wal-Mart to contribute a percentage to the state funded health plans to offset the increasing burden to the state and taxpayer.

There are many more hidden costs that you will never hear a Wal-Mart executive discuss such as the additional public costs of free land (giving land away to a mega giant that can easily afford to pay for it!), tax increment financing, property value reductions and infrastructure costs (that Wal-Mart seldom, if ever, pays) and unrealized tax revenue. Taxpayers should never have to pay for the road improvements and roadwork a Wal-Mart requires.

Jurisdictions all across the nation are fighting to deny Wal-Mart in their communities because of the empty promises to increase tax revenues and provide jobs. We never see or hear about all the vacated Wal-Mart properties nationwide that have gone dark leaving an eyesore in each community. Wal-Mart has abandoned 380 locations as of February 2005 of which 9 are located in Nebraska.

We must think long and hard about another Super Wal-Mart in Lincoln. We must demand a detailed financial benefits analysis that indicates the creation of "new" sales and new jobs not just a simple reshuffling of the same local consumer dollars and same workers. We must demand an economic impact study and an environmental impact study done by a credible third party at Wal-Mart's expense. We want our tax dollars benefiting Nebraskans and not the corporate glutton that Wal-Mart has become.

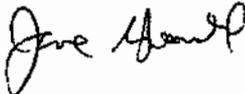


In our eagerness to embrace development we need to make sure that it is good development that will benefit the entire community; good development that will enhance, not diminish the economic vitality of our City and the existing local businesses. Wal-Mart has a proven bad track record and that is why they are so reviled.

Are we scared of Wal-Mart as a company and what it can do to our way of life? You bet. Are we self-serving in our concerns? Yes, of course, but it is more than our livelihood that we worry about and our lost market share. We care deeply about our 1,443 Lincoln associates because we are an employee owned company and it is their livelihood at stake. We care about the well-being of our entire community and not just our own bottom line. Can Wal-Mart say the same thing? We live and work here. Our revenue and that of our associates goes through other local businesses and banks and is not wired out at the close of business. We provide decent benefits and wages and contribute to many charitable community causes above and beyond most companies. All big box retailers should take financial responsibility on their own dime for their own associates. We, the taxpayers and we, the responsible businesses, should not.

Please continue to vote NO on changes to the comprehensive and zoning plans to allow another Wal-Mart in Lincoln.

Sincerely,



Jane Raybould
Director of Buildings and Equipment

Cc: Faith Lutheran Church
City of Lincoln Planning Commission

The Effect of Wal-Mart on the Economic Growth of Nebraska Counties

By

Gibson Nene

A THESIS

Presented to the Faculty of

The Graduate College at the University of Nebraska-Lincoln

In Partial Fulfillment of Requirements

For the Degree of Master of Science

Major: Agricultural Economics

Under the Supervision of Professor Azzedine Azzam and
Professor Amalia Yiannaka

Lincoln, Nebraska

August, 2005

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CHAPTER 1

INTRODUCTION

1.1 STATEMENT OF THE PROBLEM

Wal-Mart is the largest corporation in the world operating 3600 stores in the US and 1150 stores in other countries. With its highly automated distribution system, Wal-Mart has dominated the retail industry in the US becoming the largest employer and realizing higher sales than any other retail corporation in recent years. There are claims that the store has created benefits for consumers in the form of low prices, a wide assortment of products under one roof and employment opportunities and that communities have also benefited from Wal-Mart in the form of its involvement in charity and infrastructure.

Despite its market success, Wal-Mart has generated ample controversy regarding its socioeconomic impact on the communities in which it has been established as well as neighboring communities. Complaints are emanating from consumers, suppliers, community leaders and labor unions. In some communities incumbent retailers have joined forces in the fight against Wal-Mart since its opening in a community has been associated with the collapse of downtown business and mom and pop shops which had for many years identified themselves with communities.

Some consumers despite benefiting from low Wal-Mart prices have formed coalitions against shopping in the store. The *always low prices* have been viewed as coming at a hidden cost. Anti-Wal-Mart websites have been set up which Wal-Mart has counteracted by coming up with a website of its own aimed at improving its image in the retail world.

Labor activists blame Wal-Mart for being anti-workers union, for contributing in

an increase in unemployment, not providing health insurance for its employees and for the payment of low wages to employees. The retailer has been heavily criticized for the loss of jobs by employees who used to work for incumbents that were forced out of the market as a result of Wal-Mart entry.

In addition, suppliers have complained about being forced to follow the Wal-Mart way of doing business which translates into low input prices that benefit Wal-Mart at the expense of the suppliers. Suppliers who did not yield to Wal-Mart's demands blame their collapse on the retail giant.

Wal-Mart has also been blamed for the ailing US economy through outsourcing and forcing its suppliers to outsource manufacturing production to other countries. In 2003 the store imported 10% of the total US imports from China which was viewed as being too high for a retail corporation. Most of Wal-Mart's suppliers had to outsource to meet the Wal-Mart low price demands.

These different complaints have also attracted the attention of academic researchers who are interested in understanding the impact of Wal-Mart on communities. Research on the impact of Wal-Mart has yielded mixed results. Some studies conclude that Wal-Mart is a good citizen while others conclude that Wal-Mart has a negative impact on communities.

Even though prior studies provide some useful information, their contribution to our understanding of the impact of the giant retailer on local communities is limited. No study to our knowledge has used a formal economic framework that would allow sorting out the effects of other economic variables on the impact of Wal-Mart on the economic growth of communities. Most of the studies attribute all changes in sales, tax revenues, or

other measures of economic activity to the presence of Wal-Mart which could potentially bias conclusions in favor of or against the store. Even if one were to sort out the effects, there is no a priori reason to conclude that changes in pre- and post-Wal-Mart retail sales or other measures are beneficial or detrimental for a community, regardless of whether the changes are positive or negative. What matters is the net effect of changes in every economic activity affected by Wal-Mart. This net effect, as I posit in this thesis, is best summarized by the change in the standard of living of the community, as measured by economic growth, after Wal-Mart moves into that community. So far, the impact of Wal-Mart on the economic growth of communities remains an unanswered empirical question.

1.2 Objectives and Hypotheses

To address the above question, the objective of this research is to contribute to the understanding of the impact of big box retailers on the economic growth of communities. In particular, this study will measure the effect of Wal-Mart on the standard of living of Nebraska communities, where standard of living is measured by median household income. Specifically, an empirical test involving an economic growth model with regressors specific to Nebraska will be conducted. So, a positive (negative) economic impact of Wal-Mart in this case means the store has contributed positively (negatively) to the standard of living of the community. The a priori notion is that because retail corporations (non-basic sector) do not contribute much in bringing new money into a community and they rather have a supporting role on the basic sector (manufacturing sector), which spurs economic growth by bringing in new money to the community, one would expect Wal-Mart's impact on the economic growth of Nebraska counties to be small, if any.

1.3 Organization of the study

The second chapter reviews previous research on Wal-Mart and relevant economic growth literature. Chapter three presents the empirical model and describes the data. Chapter four presents and interprets the empirical results. Summary and implications are discussed in the final chapter.

Chapter 5

Summary and Conclusions

The primary objective of this study was to examine the effect of Wal-Mart on the economic growth of Nebraska counties while controlling for other factors which have been found in growth literature to be important in explaining economic growth. This study provides insights on the role played by the control variables in the economic growth in Nebraska counties. The control variables include; education, population, population density, and proximity to the interstate, government expenditure, highway expenditure, unemployment rate and initial per capita personal income. It is also important to note that this study shows evidence of conditional convergence which is a common finding in present day empirical work on economic growth. The fact that the initial personal per capita income is highly statistically significant and robust to different model specifications shows evidence of conditional convergence in Nebraska counties.

The most important finding in this study is the empirical evidence on the effect of Wal-Mart on the economic growth of Nebraska counties. Specifically the results provide evidence that the initial entry of a Wal-Mart in a Nebraska county may have been harmful for the county's economic growth for the period 1979 to 2002. This evidence is based on the estimation of four different Wal-Mart variables in a sample of 93 Nebraska counties. The first model includes the conditioning set and all the Wal-Mart variables. In the five model specifications considered, *WalDum2*, *WalAdjacent*, and *Walyear* are insignificant in all the model specifications in which they are included. These results show that the number of years Wal-Mart has been in a county and the opening of a Wal-Mart in 2001 do not have an effect on the economic growth of Nebraska counties. The

results also show that having a Wal-Mart in one county does not affect the economic growth of neighboring counties.

Given the high statistical significance and robustness of the Waldum1 to all the model specifications, I conclude that counties where a Wal-Mart is located experience lower economic growth than counties without a Wal-Mart.

Possible explanations for this result may be that when Wal-Mart comes to town it may affect other retail stores which may have to tailor their strategies and operations to cope with Wal-Mart competitive threat. Wal-Mart through the displacement of workers from their present jobs to low Wal-Mart wages may also be a possible explanation for the negative effect of Wal-Mart on Nebraska counties. This may be attributed to the low wages Wal-Mart pays its associates.

Policy planners should be concerned about answers on why counties with a Wal-Mart experience lower economic growth. This study shows that having a Wal-Mart might not improve the economic well being of a community.

Although this study does provide an exploratory view on the effect of Wal-Mart on Nebraska counties, it does not capture the impact of Wal-Mart on communities before the store is officially opened. The other limitation of this study is that it does not take into account Wal-Mart entry and location decisions. The result found in this study does not explain what causes counties with a Wal-Mart to experience lower economic growth per year than counties without a Wal-Mart.

The above limitations leave room for future research. Future research could focus on; how Wal-Mart affects the growth of communities before it officially opens its store in a community, Wal-Mart entry and location decisions and why counties with a Wal-Mart

experience lower economic growth than counties without a Wal-Mart.

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AUG 05 2004
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Shopping for Subsidies:

How Wal-Mart Uses Taxpayer Money to Finance Its Never-Ending Growth

by Philip Mattera and Anna Purinton

with
Jeff McCourt, Doug Hoffer,
Stephanie Greenwood & Alyssa Talanker

May 2004

Good Jobs First
1311 L Street NW
Washington, DC 20005
202-626-3780
www.goodjobsfirst.org

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Executive Summary

Over the past few decades, Wal-Mart Stores Inc. has grown from a regional discount store operator into the world's largest retailer. In fact, with annual revenues of \$256 billion, it is the world's largest corporation. It has more than 3,500 stores throughout the United States and another 1,600 abroad. Its profits last year were nearly \$9 billion.

What is not widely known is that this wealthy company's aggressive U.S. expansion has frequently been financed in part by taxpayers through economic development subsidies. This report, the first national study of the subject, documents more than \$1 billion in such subsidies from state and local governments to Wal-Mart; the actual total is certainly far higher, but the records are scattered in thousands of places and many subsidies are undisclosed.

The subsidies go not only to Wal-Mart's stores, but also to the network of nearly 100 distribution centers it has created to facilitate its rapid retail expansion. We found that more than 90 percent of the company's distribution centers have been subsidized.

Given the absence of any centralized information source on development subsidies, we began with the electronic archives of local newspapers to find cases of Wal-Mart stores that had received such assistance. We then contacted economic development officials in each area to confirm the facts and obtain additional details.

This method, which does not catch subsidy deals that failed to gain press coverage or those reported in papers whose archives are not available, brought to light 91 stores that have received public assistance. In total, these subsidies were worth about \$245 million to Wal-Mart and the developers of shopping centers in which a Wal-Mart store served as an anchor. Individual subsidy deals in those 91 stores ranged from less than \$1 million to about \$12 million, with an average of about \$2.8 million.

While it was not feasible to contact local officials in all 3,000-plus communities in which Wal-Mart's U.S. stores are located to find other subsidy deals, we did take this approach for all of the company's distribution centers that are in operation or are being developed. We found that 84 of the 91 centers have received subsidies totaling at least \$624 million. The deals, most of which involved a variety of subsidies, ranged as high as \$48 million, with an average of about \$7.4 million. As with the stores, a considerable amount of information on

the size of the subsidies is not available, so the real total is certainly much higher.

We supplemented the approaches described above with searches in a database covering the one type of subsidy—industrial revenue bonds—for which some centralized information is available. This enabled us to identify another 69 stores that received low-cost financing of approximately \$138 million. This brought the total number of subsidy deals we identified to 244. The total value of all the subsidies was \$1.008 billion.

The subsidies granted to Wal-Mart take many different forms, but the following are the most common:

Free or reduced-price land. Local officials can substantially reduce the cost of building new stores or distribution centers by providing land at no cost or at a reduced price. This type of subsidy, which is more common for Wal-Mart's distribution centers (some of which require more than 100 acres of land) than its stores, has been worth as much as \$10 million for a single project.

Infrastructure assistance. Apart from subsidizing land purchases, taxpayers may end up paying all or part of the costs necessary for making the land usable. This includes construction of access roads, water and sewer lines, and other forms of infrastructure. Many of the Wal-Mart stores on our list and a majority of the distribution centers have received infrastructure subsidies, ranging as high as \$22 million.

Tax increment financing. This is a popular way of subsidizing projects by diverting a portion of the increased property (and/or sales) tax expected to be generated by a new development. The "tax increment" may be transferred to the company as it is collected, or TIF bonds may be issued and then repaid with the revenue flow from the increment. In most cases, TIFs were originally intended to help revitalize blighted areas, but some states now have rules that are so loose that TIFs end up being used for projects involving big-box stores in newly-developing or even prosperous areas.

Property tax breaks. County and local governments frequently subsidize Wal-Mart projects by agreeing to forgo revenues that the company would be required to pay in property taxes. These abatements, which vary in percentages, often last for ten years. In numerous instances we found that Wal-Mart agreed to make a payment in lieu of taxes to make up for the portion of the revenue that would have gone to the school district. In some cases, Wal-Mart avoids property taxes

indefinitely by letting ownership of the facility remain with public authorities, thus making it tax-exempt.

State corporate income tax credits. This is one of the more common subsidies for larger projects, but it is also one of the most difficult to research. Apart from a handful of states that require disclosure of the credits, the only way to find out the extent to which a company uses the credits and how much they are worth is to see the firm's state income tax return, which, of course, is not a public document. In some cases, the value of the credits was estimated for us by state officials.

Sales tax rebates. Apart from relief a company may get from paying some of its own tax liabilities, this subsidy allows a retailer to retain some of the sales tax it collects from customers on behalf of local government.

Enterprise zone (and other zone) status. Enterprise zones are special economic districts in which governments seek to encourage investment by providing a variety of subsidies, such as property tax abatements, state tax credits, sales tax exemptions, reduced utility rates, low-interest financing and/or job training grants.

Job training and worker recruitment funds. To facilitate the hiring of new workers on projects receiving development subsidies, states may provide grants to help a company pay for recruitment of workers and for training. We found such grants in connection with 15 distribution center deals but none for stores. This is not surprising, given the low-skill nature of most retail work.

Tax-exempt bond financing. The Internal Revenue Code enables state and local governments to issue tax-exempt industrial revenue bonds (IRBs) in their name to help finance private activities such as certain forms of commercial development. The fact that the interest on the bonds is tax-exempt for investors means that it can carry a lower interest rate. In the 1980s Wal-Mart received low-cost IRB financing for several of its distribution centers and several dozen of its stores. Federal restrictions later limited the use of such bonds for retail outlets. In some cases, the bonds are issued and then purchased by Wal-Mart itself as part of an arrangement that lets the company avoid paying property taxes by placing ownership of the facility in the hands of a public entity. In those cases, which are identified in the deal profiles in Appendix B, we calculate the value of the subsidy as the property tax savings rather than the face value of the bonds.

General grants. In cases where specific subsidies such as property tax abatements may not be permissible or desirable, economic development officials can simply arrange for an outright grant of public money to the company. Virginia, for example, has provided grants to several Wal-Mart distribution centers from the Governor's Opportunity Fund.

It is not unusual for companies to receive state and local economic development subsidies in the United States. Public officials justify them as necessary incentives to lure investment and thereby create jobs that will benefit local residents. In some cases they go through almost automatically, while in other instances they are the subject of local debate. The subsidies to Wal-Mart are especially controversial for several reasons:

Wal-Mart is in an economic class by itself. Given its size, the company has enormous economic power. It is forcing changes throughout the retail sector as competitors try desperately to survive; it is often accused of squeezing suppliers and thereby changing the dynamics of the manufacturing sector. As the country's largest private employer, Wal-Mart has great influence over labor practices throughout the economy. Any policies that enrich or strengthen Wal-Mart intensify its role as a standard-setter.

Wal-Mart is an exceptionally controversial company. Every week seems to bring another report about investigations, lawsuits or general allegations about the company's labor practices, its lobbying activities, or its impact on the small communities where it sites most of its stores.

Big-box retailing does not boost economic growth. A key justification for using taxpayer dollars for corporate subsidies is the idea that a large project will expand overall business activity in an area. Many analysts argue, however, that new retail stores do little more than take revenues away from existing merchants and may put them out of business and leave their workers unemployed. It's quite possible that a new Wal-Mart store will destroy as many (or more) jobs than it creates—and the Wal-Mart jobs may pay less, meaning that they do less to stimulate the local economy.

Big-box retailing is bad for the environment. Critics of big-box stores point to their impact on the environment and on the quality of life. Such stores are seen as contributing to suburban sprawl, which increases traffic problems and worsens air quality. Big retailers such as Wal-Mart are accused of causing the decline of downtown business districts and weakening the unique identity of small towns.

These arguments are at the heart of efforts to block the growth of big-box stores, whether subsidized or not. One of the centers of this battle is California, where various counties and cities have been taking steps to stop the spread of giant retail outlets. Wal-Mart is fighting back, both through ballot initiatives and in the courts.

For all these reasons, the question of whether large sums of taxpayer funds should be used to subsidize the expansion of a company such as Wal-Mart is a serious public policy issue. While it was not feasible for us to study the economic impact of the many subsidized facilities we found, we do believe there is enough evidence about the general impact of Wal-Mart and other large chains to justify significant limitations on the use of subsidies for big-box retailing.

We argue that public assistance to retailers should be limited to projects designed for low-income areas that suffer from a demonstrable shortage of stores for necessities such as food and clothing. Subsidies should be barred to companies that have abandoned other retail sites in the area and left them vacant. We also believe that any retail subsidies should carry a requirement that the company provide a living wage to its workers. As with all other subsidies, we argue that there must be full disclosure of the costs and benefits.

Chapter IV: Distribution Center Findings

Over the course of the past two decades, Wal-Mart has built an extensive network of distribution centers throughout the continental United States. In the early 1980s the company had but a handful of such facilities, all of them in Arkansas or nearby states. Today it has about 80 distribution centers in operation, with nearly a dozen more under construction or planned. They are located in 34 states. There are eleven centers in Texas alone, followed by Georgia with six. Most are in rural areas close to interstate highways.

Among these are some massive operations—with more than a million square feet of space and more than 1,000 workers on the payroll. Some are highly mechanized, with state-of-the-art logistics technology. A growing number of them handle grocery products to assist Wal-Mart's rising involvement in the supermarket business.

Building these centers is expensive, and Wal-Mart has not hesitated to ask taxpayers to help shoulder the cost. We found that 84 of the company's 91 distribution centers that are now open (or for which a definite agreement is in place) have received some sort of economic development subsidy. In other words, more than 90 percent of Wal-Mart's major distribution facilities have benefited from public money.

Our best estimate of the subsidies that have been received and those the company is entitled to receive in the future under existing agreements is \$624 million. This represents a *conservative* estimate, since quantitative information on many specific subsidies is not publicly available. Because of this unknown information, we have not done calculations of subsidies per job. The following table provides a summary of the distribution center subsidies.

Wal-Mart Distribution Centers That Have Received Subsidies

TOWN	STATE	YEAR OPENED	SIZE OF WORKFORCE	ESTIMATED SUBSIDIES	MAIN SUBSIDY TYPES
Brundidge	AL	2004	600 projected	\$5 million	state site preparation grant
Cullman	AL	1983	1,000	> \$12 million	financing, infrastructure
Opelika	AL	2000	700	\$2.2 million	property tax abatement
Bentonville	AR	2000	1,000	not available	state tax credits
Clarksville	AR	1993	650	> \$100,000	infrastructure; state tax credits
Searcy	AR	1989	1,400	\$250,000	infrastructure
Casa Grande	AZ	2003	600	\$536,000	infrastructure
Porterville	CA	1992	1,400	\$14 million	enterprise zone tax credits
Loveland	CO	1990	1,000	\$300,000	state job training grant
Smyrna	DE	2004	1,000 projected	\$4.1 million	state grants, land, infrastructure

Arcadia	FL	2005*	700 projected	\$23.8 million	infrastructure, state tax credits
Hernando County	FL	1992	1,200	\$2.3 million	infrastructure
Maccienny	FL	2002	600	\$8.7 million	infrastructure, state tax credit
St. Lucie County	FL	2004*	1,200 projected	\$14.2 million	infrastructure, tax abatement
Winter Haven	FL	1996	300	\$774,000	infrastructure, waived fees
Carrollton	GA	2001	280	\$500,000	free land
Douglas	GA	1987	1,300	\$10 million	financing, property tax break
LaGrange	GA	2000	1,600	> \$1 million	infrastructure, property tax break
Monroe	GA	2000	600	\$1.2 million	infrastructure, property tax break
Statesboro	GA	1994	700	\$2 million	infrastructure
Mount Pleasant	IA	1985	900	\$10 million	industrial revenue bond financing
Oney	IL	1997	625	\$48.7 million	tax breaks, land, infrastructure
Spring Valley	IL	2001	1,000	\$7.3 million	infrastructure, training, tax credits
Sterling	IL	2006*	600 projected	\$6.6 million	property tax abatement
Garrett	IN	2001	250	\$1 million	property tax abatement
Greencastle	IN	1991	800	> \$630,000	infrastructure, property tax breaks
Seymour	IN	1989	1,000	> \$1.5 million	property tax breaks, infrastructure
Ottawa	KS	1995	1,300	\$19 million	infrastructure, property tax break
Hopkinsville	KY	2003	780	> \$15 million	tax rebates, property tax breaks
London	KY	1995	1,000	\$13.3 million	state tax credits, infrastructure
Opelousas	LA	1999	1,200	\$33 million	property tax breaks, infrastructure
Robert	LA	2001	600	> \$21 million	tax breaks, infrastructure
Lewiston	ME	2005*	450	\$16 million	tax reimbursement, infrastructure
Coldwater	MI	2001	800	\$2.4 million	infrastructure, free land
Harrisonville	MO	2001	550	> \$2.6 million	infrastructure, property tax break
Moberly	MO	2002	350	\$1.7 million	infrastructure, job training funds
St. James	MO	2001	600	> \$1.6 million	infrastructure, job training funds
Brookhaven	MS	1986	1,400	> \$1.5 million	infrastructure, tax breaks
New Albany	MS	1996	600	\$11.5 million	property tax exemption, free land
Henderson	NC	2002	350	\$1 million	infrastructure, reduced-price land
Hope Mills	NC	1997	1,000	\$2 million	land, infrastructure
Shelby	NC	2002	950	> \$2.1 million	grant, state tax credits
North Platte	NE	2003	600	> \$15.2 million	state tax credits, infrastructure
Los Lunas	NM	1999	700	\$6.7 million	property tax exemption
Johnstown	NY	2001	650	> \$1.9 million	infrastructure, state grants
Marcy	NY	1994	1,400	\$2.2 million	infrastructure
Sharon Springs	NY	1995	300	\$46 million	property tax abatement
Columbus	OH	2002	not available	\$2.6 million	state tax credit, job training grant
Grove City	OH	1992	1,200	\$19 million	property tax break, infrastructure
Island Creek Township	OH	2003	600	> \$9.2 million	enterprise zone, state tax breaks
Washington Court House	OH	2001	600	> \$8.3 million	enterprise zone, state tax breaks
Bartlesville	OK	2005*	650 projected	\$15.9 million	infrastructure, state tax breaks
Pauls Valley	OK	2000	700	\$6.5 million	infrastructure, land, tax breaks
Hermiston	OR	1998	1,000	\$2.5 million	enterprise zone, infrastructure
Cessna	PA	1998	615	\$6 million	tax breaks, grants, infrastructure

Minersville	PA	planned	450	> \$2.5 million	zone tax breaks, job training funds
Tobyhanna	PA	2002	900	\$2.3 million	state grants
Woodland	PA	1993	1,200	\$8 million	financing, infrastructure, tax breaks
Laurens	SC	1988	1,000	\$250,000	infrastructure
Pageland	SC	1997	700	\$28.2 million	state tax credits, infrastructure
Midway	TN	1997	1,300	\$5.4 million	infrastructure, tax breaks, training
Shelbyville	TN	2001	370	\$2.5 million	infrastructure
Baytown	TX	2005*	400	\$19 million	property tax exemption
Cleburne	TX	2002	800	\$7 million	infrastructure, tax abatement
Dallas	TX	2002	120	\$1.4 million	property tax break, infrastructure
New Braunfels	TX	1989	1,000	\$20 million	property tax abatement
New Caney	TX	2003	640	> \$3 million	land, infrastructure, tax abatement
Palestine (two centers)	TX	'80; '96	1,900 total	\$12.7 million	financing, property tax abatements
Plainview	TX	1987	1,500	> \$1 million	free land, property tax abatement
Sanger	TX	2001	1,000	\$3.8 million	land, property tax abatement
Temple	TX	1994	750	\$3.6 million	property tax abatements
Terrell	TX	2000	550	\$4.2 million	property tax abatements
Waco	TX	2004*	300	\$1.4 million	land, tax breaks, infrastructure
Grantsville	UT	2005*	600 projected	\$2.5 million	infrastructure, state grant
Hurricane	UT	1993	650	\$10 million	land, infrastructure
James City	VA	2000	450	> \$578,000	grants, state tax credits
Louisa County	VA	2003	500	\$500,000	state grant
Mount Crawford	VA	2005*	1,000 projected	\$2.5 million	state grant, infrastructure
Sutherland	VA	1991	700	\$700,000	infrastructure
Grandview	WA	2004	600 projected	\$1 million	infrastructure
Beaver Dam	WI	2005*	450 projected	\$7.7 million	infrastructure, land cost rebate
Menomonie	WI	1993	1,300	\$750,000	reduced price for land
Tomah	WI	2000	650	\$6.6 million	infrastructure, reduced-price land

* scheduled or projected opening date

The estimated size of these subsidy deals ranges from less than \$1 million to nearly \$50 million in Olney, Illinois. The average amount is \$7.4 million. Subsidies have been present for Wal-Mart distribution centers as far back as the early 1980s and have been given to nearly all of the most recent projects. The most common types of subsidies were infrastructure assistance, free or discounted land, and property tax breaks, though there were also significant numbers of job training grants and state tax credits.

In many of the distribution deals, Wal-Mart made its initial approach to local or state officials using a company called Carter & Burgess Inc. Based in Fort Worth, Texas, Carter & Burgess calls itself an architectural and engineering firm, but for Wal-Mart it has also served as a site location consultant. The firm would typically negotiate with economic development officials without disclosing the name of its client. It presented

the requirements being sought by Wal-Mart and in effect encouraged officials to make offers that included subsidies.

Economic development officials tend to be enthusiastic about the distribution centers, because, unlike Wal-Mart's retail outlets, they generally create full-time jobs that pay well above the minimum wage, usually above \$10 an hour. In most instances, these jobs—which, like the retail positions, are all non-union—are considered well-paying by local standards. Given that nearly all the distribution centers are located in rural areas that may have high levels of unemployment, those standards are not very high. William Stewart, City Manager of Coldwater, Michigan, said that the wage rates for the jobs created by the Wal-Mart distribution center in his town are “a lot better than what you'd be making in their retail stores.”²⁹

Yet some officials said their local Wal-Mart center was paying less than comparable warehouse-sector jobs. An official in Box Elder County, Utah said that when Wal-Mart first expressed interest in the area, “we weren't sure we wanted them,” because the company was planning to pay only \$7.50 an hour. The county declined to offer incentives, but Wal-Mart located there anyway, though it ended up having to increase wage rates to about \$10 an hour to attract workers.³⁰ This was far from typical. In many cases, the Wal-Mart distribution center becomes by far the largest employer in the area and thereby gains a lot of power to set wage rates.

The facility in Box Elder County is one of only seven Wal-Mart distribution centers that, to the best of our knowledge, have not been subsidized. The complete list of locations is the following:

- Buckeye, AZ (opened 1992)
- Apple Valley, CA (under construction)
- Red Bluff, CA (opened 1994)
- Macon, GA (opened 1992)
- Raymond, NH (opened 1996)
- Laredo, TX (opened 1992)
- Corinne, UT (opened 2000)

In some of these cases, subsidies were not available because of government rules or policies. A New Hampshire economic development official said the facility in Raymond was not subsidized by the state because “we don't give public money away.”³¹ An official in Laredo said it was not necessary to offer incentives, given that the city was in such a strategic position with regard to the movement of goods between the United States and Mexico.³²

Industrial Revenue Bond Issues Connected to Wal-Mart Retail Projects

CITY	STATE	YEAR	FACE VALUE	CITY	STATE	YEAR	FACE VALUE
Bartow	FL	1993	\$2,600,000	Bunkie	LA	1992	\$1,700,000
Americus	GA	1992	\$1,900,000	Crowley	LA	1981	\$1,815,000
Fitzgerald	GA	1992	\$1,520,000	East Baton Rouge	LA	1987	\$1,385,000
Walton	GA	1992	\$1,365,000	East Baton Rouge	LA	1992	\$1,280,000
Anamosa	IA	1992	\$1,300,000	Hammond	LA	1993	\$1,365,000
Grinnell	IA	1992	\$1,690,000	Leesville	LA	1981	\$2,530,000
Independence	IA	1994	\$1,340,000	Monroe	LA	1983	\$3,090,000
West Des Moines	IA	1985	\$1,200,000	Rapides Parish	LA	1992	\$2,500,000
Bethalto	IL	1983	\$5,000,000	Shreveport	LA	1981	\$6,300,000
Cahokia	IL	1994	\$2,765,000	St. Martin	LA	1981	\$3,725,000
Charleston	IL	1984	\$1,810,000	Sulphur	LA	1981	\$1,800,000
Collinsville	IL	1991	\$2,410,000	Vermilion Parish	LA	1981	\$1,665,000
Fairfield	IL	1995	\$1,105,000	Bloomfield	MO	1996	\$865,000
Herrin	IL	1982	\$2,000,000	Clayton	MO	1985	\$4,175,000
Kewanee	IL	1984	\$2,340,000	Hannibal	MO	1983	\$2,115,000
Lawrenceville	IL	1983	\$1,660,000	Lee's Summit	MO	1993	\$2,700,000
Mattoon	IL	1988	\$1,980,000	Lincoln	NE	1984	\$2,290,000
Pana	IL	1983	\$1,400,000	Bolivar	TN	1983	\$1,315,000
Pittsfield	IL	1988	\$1,465,000	Sullivan County	TN	1983	\$2,385,000
Robinson	IL	1991	\$2,180,000	Baytown	TX	1994	\$2,660,000
Taylorville	IL	1981	\$2,370,000	Benbrook	TX	1985	\$1,500,000
Vandalia	IL	1982	\$1,650,000	Galveston	TX	1983	\$3,440,000
Boonville	IN	1992	\$1,580,000	Harlingen	TX	1985	\$2,320,000
Vincennes	IN	1993	\$1,485,000	Jim Wells County	TX	1992	\$2,750,000
Bonner Springs	KS	1991	\$1,795,000	Longview	TX	1983	\$1,800,000
Hiawatha	KS	1991	\$1,040,000	Orange County	TX	1984	\$3,210,000
Holton	KS	1991	\$1,090,000	Pampa	TX	1983	\$1,765,000
Hutchinson	KS	1984	\$2,675,000	Pearsall	TX	1983	\$1,175,000
Marysville	KS	1981	\$1,150,000	Pleasanton	TX	1994	\$1,380,000
Olathe	KS	1993	\$2,580,000	Pleasanton	TX	1985	\$1,445,000
Ottawa	KS	1994	\$1,585,000	Randall County	TX	1984	\$1,965,000
Pratt	KS	1991	\$1,275,000	Seminole	TX	1984	\$1,210,000
Bossier Parish	LA	1987	\$1,700,000	Uvalde County	TX	1985	\$1,410,000
Bossier Parish	LA	1992	\$1,700,000	West Columbia	TX	1983	\$1,200,000
Bunkie	LA	1987	\$1,700,000				

Hometown Merchants Association Presentation

May 4, 2005

Nebraska City Planning Commission

HMA is a multi-industry Association. Our membership includes pharmacies, jewelry stores, nursery, general retail, grocery, newspaper, bank and insurance companies.

HMA has gathered information and completed research on the impact a national mega box store has on communities in which they locate. We gathered taxable sales information from all supercenters located outside Omaha and Lincoln. Several supercenters opened in 1995 – in the middle of some of the most explosive growth Nebraska has experienced. Our research covers a 10-year span: 5 years prior to the opening of a supercenter and 5 years after the opening.

HMA conducted sales tax research on each community with a projected new supercenter along with the 4 supercenters in Nebraska that had been open since 1995 and developed a comparison. We found that:

- **Communities with supercenters** (Norfolk, Kearney, Fremont and McCook) show an annual average growth of 3.98% per year.
- **Communities without supercenters** (York, Hastings, Grand Island and Columbus) showed an annual growth of 4.78% per year.
- **The Statewide average** for the same 12 year period was growth of 4.45% per year.
- Our research found that the proposed supercenter cities had .8% per year higher average growth than the cities with supercenters.

Most cities believe new jobs will be created

- San Diego County Taxpayers Association study showed for every ½ job created, the city lost one and one-half full time jobs.
- Salaries in the new jobs were 22% below industry average.
- The average supercenter employee makes between \$11,000-\$15,000 annually.
- National poverty level for a family of 3 is \$14,630.
- Full time is 32 hours per week and at this wage, employees can't afford to pay for benefits offered.
- 38% of Wal-Mart employees are covered by company insurance; 61% is the national average of employees covered by company insurance.
- Wal-Mart spokesman said, "Our associates who opt out of our insurance plan are either covered by a spouse or the state or federal government." When the government pays for health insurance it is really the taxpayer who is footing the bill.
- The study showed when supercenters arrive, an expected increase of \$1-9 million per year would be needed for public health in that county alone. \$20 million will be needed for the State of California.

The Atlanta Journal completed a survey of the State of Georgia Peachcare Program that covered 166,000 children. They found:

1. Wal-Mart was the largest corporate user of the Peachcare Program with 10,261 children of employees covered, or 1 out of every 4.
2. Publix grocery stores were the second largest user with 1 out of every 22 employees having a child on the program.

"Everyday Low Wages-The Price We All Pay For Wal-Mart"

US Congressman George Miller, the Senior Democrat on the Workforce and Education Committee, completed a study. The study found that for every supercenter with 200 employees, the costs to taxpayers came to \$420,000 per year, or \$2,100 per employee.

"Hidden Costs Of Wal-Mart Jobs"

Use of Safety Net programs by California workers was studied. The UC Berkeley Labor Center found that:

- 44,000 Wal-Mart employees in California would cost \$86 million annual for public assistance due to the cost of \$32 million for healthcare and \$54 million for other assistance programs.
- Wal-Mart uses 40% more in healthcare than other large retailers and 38% more in other subsidies than other large retailers.
- In comparison, if other retailers adopted Wal-Mart's wage and benefits standards, the cost would be an additional \$410 million per year through taxpayer assistance.

Wal-Mart claims to be the low price leader while we contend that they are only as low as they need to be HMA conducted a survey in all 11 Nebraska supercenters then actually purchased the same products in the highest and the lowest priced locations. We found a difference of almost 18% in pricing between Omaha and Chadron. A Wal-Mart manager actually stated "We price according to competition" then said later "Our customers love us because we will not be undersold." HMA's purchases show that the price remains low until there is no competition left. Once competition is eliminated the prices increase.

We have the largest trade deficit in history of the US with China

Wal-Mart buys \$12 million per year from China and has even placed their world procurement headquarters there. Wal-Mart is responsible for 10% of the US trade deficit with China. Minimum wage in China is \$.31 per hour. Each year suppliers are pressured to lower prices and we've seen the gradual movement of manufacturing overseas.

Money spent locally recycles 3-7 times

Money spent with local companies recycles within the community 3-7 times. Money spent at Wal-Mart pays Wal-Mart wages and the rest is wired out of the community within hours.

Charitable giving declines

Giving declines due to the closing of local businesses and a decrease in revenues by those who do survive. Churches, schools and other charitable events suffer as a result. Wal-Mart claims to be the number one corporate giver but in reality the percentage of sales given by Wal-Mart is so much smaller than that given by independent business that communities suffer. An example in Nebraska was the \$28,000 contribution that Wal-Mart made to 7 schools when the distribution center opened. In comparison an independent grocer

donated \$3500 to his school for computers. As a percentage of sales, Wal-Mart would have to have donated \$42 million to stay even with the small independent. Wal-Mart gives \$150 million nationwide. As a percentage of sales Wal-Mart doesn't even come close to donating back to communities when compared to donations by local independents.

Why is this just not normal competition

- Wal-Mart is the largest retailer in the world. Wal-Mart is 3 times larger than the 2nd largest business
- Wal-Mart is larger than the world's 2nd, 3rd, and 4th largest companies combined
- Wal-Mart is 8 times larger than Microsoft
- Wal-Mart does more business than Target, Sears, K-Mart, Safeway and Kroger combined
- If Wal-Mart's economy were a country it would be the 13th largest economy of the world
- Wal-Mart has publicly stated they want to double in size in the next 6 years
- Where will our schools, our community, our state and our country be with one business of that size?

Average supercenter sales are over \$1 million per week. Retail is NOT new business. Retail is a shift in where dollars are spent. These are not new sales – they are coming from existing businesses that support your community. I would conclude that when we allow a supercenter to build in our community we are actually driving out our locally owned independents for a larger retailer who we subsidize with tax dollars paid by the very people whose businesses will close. Impact studies show that Wal-Mart requires more in services than is offset by the taxes collected.

Tough battle-consumers love Wal-Mart

The answers are not easy because consumers don't understand the long-term impact Wal-Mart will have on our communities. Education of both business owners and consumers is part of the answer. We must begin to consider the impact of our individual shopping habits. Community members must begin to think in more personal terms, such as "what will be the status of my job, my community and my school in 10-20 years if we don't do our part today."

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Impact of Supercenters on Nebraska Economy

Hometown Merchants Association of Nebraska
And Kacie Clarke

Introduction:

The purpose of this study is to show the impact a Wal-Mart supercenter has on cities in Nebraska. When a Wal-Mart representative approaches a city where they intend to build a supercenter, they inform the city of the benefits that the supercenter will provide. This study was put together to test those benefits to see if it was the truth or a myth. For this research the supercenters located in Lincoln and Omaha were not included. Because of the size of these two cities it would be difficult to isolate the effect of a supercenter.

Many believe that a supercenter will provide more tax revenue dollars for that city. Taxable sales were analyzed to determine the facts. The general trend is that a large growth in taxable sales the year the supercenter opens. The following years the taxable sales growth becomes less and in some cases there is a negative growth. The decline in the taxable sales growth could result from businesses closing because they are unable to compete with the retail giant. The information will show that this claim does not have merit.

Supercenters also claim to reach areas of at least a 25-mile radius of the city the supercenter resides in. This claim is not disputed, the problem is that the supercenter is a competitor that these cities are unable to compete with. The taxable sales of those cities within a 25-mile radius of the supercenter that have a population of more than 400 people were analyzed. Once the supercenter opens the general trend for these cities is a taxable sales decline immediately after the supercenter is open. It is true that supercenters reach cities within that 25-mile radius. It is also true that supercenter are taking away tax revenue from these surrounding communities. This makes it very difficult for these communities to survive.

Another area studied was unemployment rates. It is the belief of many consumers that when a supercenter opens in a new town they create more jobs. Other studies state that for every two jobs created by a Wal-Mart store the community in fact loses three.¹ In the cities that were studied, if a large entity such as a supercenter opens and actually creates more jobs the unemployment rate should reveal this by declining. The research will show these unemployment rates did not decline; in several cases it went up.

Another area that was studied was Tax Increment Financing (TIFs). When supercenters are deciding where to build, often times they base their decision on the incentives that cities are willing to give these multibillion dollar corporations. In several cases in Nebraska these supercenters were given nothing. This proves that the city the supercenter aspires to build in does not have to motivate their decision by offering incentives such as TIFs.

One last area studied was pricing. A price comparison was done in all of the supercenters in Nebraska. This was done to show that supercenters do not all have the same pricing structure. When a supercenter has competition from other large retailers their prices are lower. When there is no competition or the competition has closed, the prices in the supercenter will be higher. This explains why when a supercenter first opens up in an area their prices are extremely low. After the competition has been driven out their prices are raised. The price comparison will reveal this is commonly practiced in most supercenters in Nebraska.

¹ www.wal-martys.com

Price Comparison Results:

Every supercenter was checked in the same sales week. The bold prices are an average of the prices from the other supercenters for that item. This was done because that supercenter did not carry that item or it was out of stock. This table confirms there is a difference in the pricing structure for each supercenter. As the chart indicates Omaha is the lowest priced supercenter. The two supercenters in Lincoln are the next lowest. These supercenters have the competition of Shopkos, Targets, Supersavers, and several other retailers in that area. McCook and North Platte are the highest priced stores. These supercenters do not have any other megastores for competition in Nebraska. In fact the biggest competition for McCook would be the supercenter in North Platte, which is about 65 miles away. This would make McCook North Platte's largest competitor as well. This is with the exception of a few smaller grocery and hardware stores for both McCook and North Platte. North Platte is the home of a supercenter and distribution center. Their prices should be lower because they are receiving the lowest wholesale prices because of the cheaper freight rates. Beatrice is also on the higher end of the price comparison. The supercenter in Beatrice is well on the way to becoming the sole retail provider in that area. Half of the grocery stores have closed since the supercenter opened, no hardware stores are left, and the appearance of the main street operations speaks for itself; it is devastating. There is no reason for these supercenters to keep the low prices promised. Wal-Mart only promises always-low prices not always the lowest price. Fremont, Norfolk, Kearney, and Scottsbluff are all around the same pricing. These stores are all in areas with larger competition. It might be a Ben Franklin Store or a Shopko but there is still larger competition. There are also some grocers that are competing with other tactics such as better meat selection or a greater emphasis on customer service. This is what can be concluded from the price comparison. If a supercenter is located in a more rural, secluded area the prices are going to be higher. If the supercenter has beat out the competition, the prices will be higher. If the supercenter has larger entities to compete with in a larger city, the prices will be lower. The main point of this price comparison is to document that in Nebraska alone there is a large mark up in some supercenters over others. Supercenter prices are not as low as they once were because the competition has decreased. These megastores have deep pockets, which enables them to price as low as necessary to develop its share of the market. As competition closes its doors, their prices go up.

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