

**NORWOOD BOARD OF TRUSTEES
WORK SESSION
Tuesday, August 6, 2019 7:00 P.M.
Norwood Community Center
1670 Naturita Street**

A G E N D A

WORK SESSION

Discussion of Requested Options of Moratorium on Development:

- a. Board Discussion.**
- b. Public Comment.**

****Visitors Please Note: Thank you for attending! The Board values your opinion, however speaking time may be limited by the Board if necessary for the efficient conduct of the meeting. Accommodations for handicapped can be made upon request. ****

Contacted **Naturita** – spoke with the Town Clerk- **Family Dollar Store**
Cedaredge-- spoke with the Town Clerk - **Dollar General Store**
Ridgway -- spoke with the Town Manager - **Family Dollar Store**

Questions #1 Did the Dollar Store define your town/community in any way?

Naturita: Clerk stated the Family Dollar Store did not define Naturita in any way. The newly constructed building was a good addition to Main Street.

Cedaredge: Dollar General is located Highway 65 entering Cedaredge. Clerk stated that Cedaredge has much to offer so there was no evidence the Dollar General defined the community one way or the other.

Ridgway: Manager stated Ridgway has other structures that are more prominent to the person driving through town and that the location of the Family Dollar store is not as visible as in many communities.

Question #2 Were there negative impacts to your town/community?

Naturita: No negative impacts after built and operational.

Cedaredge: Dollar store did not negatively impact the grocery store due to the Dollar General sells prepackaged food items. No noticeable decline of sales tax from other stores.

Ridgway: Manager stated that it would be speculation to say if there was any decline in sales tax revenue, that is was due to Family Dollar opening. Manager stated that sales tax information is private, so she would not be informed if there was a decline in sales tax from any one establishment.

Question #3 Did your Town experience any current businesses closing due to the Dollar Store opening up? Specifically grocery stores and hardware stores.

Naturita: The Clerk was not aware of any businesses closing due to Dollar store open up. The grocery store is still in business. Naturita did not have a hardware store operating at the time the Dollar store opened.

Cedaredge: The Clerk stated that the grocery store has expanded since the Dollar store opened and Cedaredge has a hardware store as well. The specialty/gift shops that are still open .

Ridgway: Manager stated the grocery and hardware stores are still operating. It was again reiterated, that it is hard to tell from monthly sales tax revenue, which is private information, if sales tax revenue from the grocery and hardware were lost and Dollar store added sales tax to the monthly revenue.

Question #4 Were there positive impacts to you town/community after the addition of the Dollar store?

Naturita: The parking lot always has cars in it, which indicates the store is busy. Busy main street leads to a vibrant town. The sales tax from the Dollar store is a positive impact.

Cedaredge: The Dollar store fills a niche for some community members that are not able to drive to Delta to shop at Wal-Mart and it helps keep spending local. The store always seems busy and Clerk stated currently the Dollars store is one of the top five sales tax remitters in Cedaredge.

Ridgway: Manager states the addition of sales tax and property tax the Dollar store provides is positive.

All three representatives stated that there was local opposition to the Dollars stores locating in their communities.

Both Cedaredge and Ridgway stated the Dollar Stores developed according to their Land Use Regulations. Cedaredge has a stick built store with stucco exterior. The Ridgway location was chosen by the developer so the store could be built without requesting anything outside the Land Use Regulations.