

Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:33 PM
To: COB_mail
Subject: FW: Co9-13-10 Houghton Rd Rezoning

From: Sandy WHITEHOUSE
Sent: Wednesday, December 18, 2013 9:45 PM
To: Terri Tillman
Subject: Co9-13-10 Houghton Rd Rezoning

To: Terrill L. Tillman, Sr. Planner, Development Services Department - Planning Division

Subject: "CR1 – Posted/Co9-13-10 Houghton Road

Mr. Tillman:

The members of the Santa Rita Foothills Community Association in Corona de Tucson and the residents and taxpayers of this town are concerned at the prospect of the intrusion of a Dollar General store into our town. We have prosperous businesses here, run by entrepreneurs who have cultivated their clientele over the years and who have established a loyal following, customers who rely on them for quality services and products. The introduction of a decidedly down-market enterprise is anathema to the citizens and to the business community.

We have reviewed the business practices of Dollar General, a national chain, whose lure is cheap junk food and inexpensive tobacco products. The company freely admits its foray into the sale of tobacco is prompted by a desire to market more than just "soda and chips. We have an elementary school and a middle school just south of the proposed site of this enterprise. The last thing the young people of this community need is access to a plentiful supply of unhealthy food stuffs and, God forbid, cigarettes or smokeless tobacco. The Vail School District has been an advocate for healthy eating and has worked for years towards removing unhealthy food choices from our school vending machines and cafeterias. The parents and community members wholeheartedly support the District's initiative to provide a more healthy food regimen for our children. There is a vibrant anti-drug campaign in our schools which includes anti-tobacco initiatives, a program that is encouraged and promoted by our residents. We do not plan to take a step backward when addressing the health and well-being of our young people.

Sadly, one of the problems with Dollar General is its minimal staffing. An inadequate employee base would fail to ensure our children are adequately supervised while shopping in Dollar General. A problem underscored by a report from consumer advocate Ralph Nader who in 2012 sent a withering letter to the chief executive of Dollar General, calling the dollar store chain's treatment of employees "shameful" and urging a wage increase

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for store workers. In a note to CEO Richard Dreiling, Nader said he calculated that Dreiling earns more in one day than many of his employees do over the course of an entire year which Nader found "shocking." According to a Wall Street Journal analysis, Dreiling's 2012 pay package was \$22.5 million. Surveys on sites like GlassDoor.com show an average wage for Dollar General store associates and cashiers of less than \$8 per hour.

"Dollar General's treatment of low-wage workers is shameful," Nader wrote. "Low wages not only hurt workers: they hurt all taxpayers, too. When large, profitable corporations like Dollar General employ workers at shamefully low wages, employees are forced to resort to public assistance programs to provide their families with necessities. Thus taxpayers end up footing the bill for your company's poverty wages." Pima County simply cannot afford more low-wage workers on the public dole. A check of the FierceRetail website lists Dollar General as one of the worst retail employers in the country. According to *24/7 Wall St.* the company is ranked below par based on employee reviews at the career community site Glassdoor. Workers at Dollar General regularly complained they were unable to work the hours they desired, while many store managers were overworked. Workers noted, employees "are expected to have full availability, even out of season, meaning no second jobs." Obviously, this is a company with little loyalty to employee or customer.

Corona de Tucson does not have a ready supply of workers desperate enough to work under these appalling conditions. Most Dollar General stores are located in failing neighborhoods that are declining into poverty. That is not the situation in Corona de Tucson, a town that grew in size by 597% between 2000 and 2010, according to the 2010 census. Although our community suffered from a downturn in the economy along with the rest of the county, we continue to prosper. New homes are being built, 232 new homes have been sold this year, 140 previously owned homes have sold and 109 new building permits for houses have been issued. It is apparent our community is not in decline. We want and need new businesses here in Corona de Tucson; businesses that fit our life styles and our pocketbooks. Sadly, the proposed Dollar General fits neither.

Sandy Whitehouse, President

Santa Rita Foothills Community Association in Corona de Tucson

Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:34 PM
To: COB_mail
Subject: FW: Corona de Tucson Business

From: John Cox
Sent: Saturday, January 18, 2014 10:17 AM
To: District4
Subject: Corona de Tucson Business

Mr Carroll

We are in favor of the additional business opportunities in Corona de Tucson such as Dollar General on Houghton Rd.

Thank you

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Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:35 PM
To: COB_mail
Subject: FW: In favor of dollar general in Corona

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

From: Caroline Judd
Sent: Saturday, January 18, 2014 12:27 PM
To: District4
Subject: In favor of dollar general in Corona

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Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:35 PM
To: COB_mail
Subject: FW: Dollar general in Corona

From: Allie Richardson [
Sent: Saturday, January 18, 2014 3:00 PM
To: District4
Subject: Dollar general in Corona

My husband and I recently heard about a Dollar General possibly in the Corona de Tucson area. I really hope this does not happen. Most people out here would not shop there and then once it closes, we will end up with an eye sore empty building for gangs to tag. I just wanted to put my thoughts about it out there, along with my husband's. We both are against this and would like to know if there are any petitions or anything to sign for it.

Thank you

The Richardsons

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(14)

Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:36 PM
To: COB_mail
Subject: FW: Zoning in Corona de Tucson

From: Wendy Rager [mailto:
Sent: Sunday, January 19, 2014 2:48 PM
To: District4
Subject: Zoning in Corona de Tucson

We understand that Dollar General is going to be turned down for zoning issues. I just think you should be aware that all of us in this community have different opinions on this issue. I, for one, have no particular thoughts about Dollar General, but I do see the need for small businesses in this area, so zoning for them is definitely a good idea. It will give jobs to the people who live in the area, which is good since our population out here is growing constantly. It will help our economy and your tax revenues. I don't believe we're ready for big stores (like Safeway, Walgreens, etc.), but smaller businesses would be appreciated (including Dollar General).

Thank you for your attention,
Wendy Rager
Observatory Drive
Corona de Tucson

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Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:37 PM
To: COB_mail
Subject: FW: Corona de Tucson development
Attachments: dollar general.docx

From: Sandy WHITEHOUSE [
Sent: Sunday, January 19, 2014 4:18 PM
To: District4; Jennifer Wong
Subject: Corona de Tucson development

Supervisor Carroll, The property owners and business owners in Corona de Tucson who surround the area proposed for a zoning change to accommodate a dollar store are, with one exception, opposed to that plan. Please see the attachment.

The residents respectfully propose the following alternatives:

1. An elder care center would be a success in our community. We have a population of retired people who want to remain in this rural area to be near their friends and the services that support them. The Corona de Tucson Fire Department has an excellent crew of Emergency Service providers who go the extra mile to accommodate the needs of our citizens. The fire station is right down the street from the property. We have Corona Cares, an organization under the auspices of the Pima Council on Aging, that provides a myriad of services to the elderly, the home-bound, the incapacitated, including transportation to medical facilities, grocery shopping, emergency home repairs, safety checks, welfare checks, friendly visits and phone calls. American Legion Post 109 provides support to residents of Corona de Tucson and Vail, including a Wednesday Fellowship Day with lunch provided at no cost, craft classes, exercise classes, week-end breakfasts and dinners, weekly bingo games and free Thanksgiving and Christmas feasts. All these organizations could provide ancillary support to a facility for the elderly and infirm who want to remain near their friends in Corona de Tucson.
2. A car-wash/oil change/auto repair facility has definite potential. The town has gas-pumps at the local general store, the Roadrunner Market, but nothing beyond that in terms of automobile maintenance.
3. A strip mall for small entrepreneurs which could house, for example, a dog groomer, a boutique, etc. With the current growth rate in our village, the possibilities are ever expanding.
4. An Urgent-Care facility which will in time become a necessity.

Hopefully the property can find a business that is conforms to the needs and wishes of the town. We currently have seven businesses, all locally owned, all prospering and growing. The folks in Corona de Tucson are not opposed to change. We do not oppose growth. This community has grown by leaps and bounds over the past decade and we welcome new residents and new business people with open arms. We simply want our town to represent the values and the standards we have established over the 50 years Corona de Tucson has

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been in existence.

Sincerely,

Sandy Whitehouse

Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:38 PM
To: COB_mail
Subject: FW: Dollar General in Corona de Tucson

From: andrew moran [mailto:amoran@cityofed.com]
Sent: Monday, January 20, 2014 6:16 AM
To: District4
Subject: Dollar General in Corona de Tucson

Hello-

We live in the Santa Rita Ranch development and are highly opposed to a Dollar General being built in CDT. We do not feel that the area should be rezoned.

Thanks for taking the time to hear from us,
Andrew and Melissa Moran
585 E. Painted Pueblo dr
Vail, AZ 85641

JUN 02 14 PM 02:43 PC CLK OF ED 

Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:40 PM
To: COB_mail
Subject: FW: Supervisor Ray Carroll Feedback Form 2014-01-21 08:40 AM Submission Notification

From: notification@pima.gov [mailto:notification@pima.gov]
Sent: Tuesday, January 21, 2014 8:41 AM
To: District4
Subject: Supervisor Ray Carroll Feedback Form 2014-01-21 08:40 AM Submission Notification

Supervisor Ray Carroll Feedback Form 2014-01-21 08:40 AM was submitted by Guest on 1/21/2014 8:40:30 AM (GMT-07:00) US/Arizona

Name	Value
First Name	Jay
Last Name	Janicek
Email	
Phone	
Address	1098 S Chatfield Pl
City	Corona de Tucson
State	AZ
Zipcode	85641
District_of_Concern	Supervisor District 4 - Ray Carroll
Department_of_concern	Planning and Zoning
Subject_or_Nature_of_Concern	Please Re-zone for a Dollar General Store
Comments	Please re-consider the rezoning of the land between the Danzone (former SR Golf clubhouse) and the ACE Hardware store. The location is perfect for a general merchandise discount store. The area has grown from roughly 850 residence in 2000 to over 4600 residence in 2010 and growing with no added business growth. 1. The store will provide 14-17 jobs, generate tax dollars, less wear and tear on county roads, help stabilize falling home values, etc. 2. The store provides the community with school supplies, animal care products, over the counter medicines etc. without having to drive 10 or more miles each way from our residences. 3. The new Dollar General buildings are nice looking stores and will improve the look of our area from empty, weed invested lots to something useful for the community. I know there are some people against any growth at all, but this store will provide a small store on a 1.12 acre property that will meet the needs of the community for many years to come. The local schools have nearly 1,000 students enrolled, my wife owns the Danzone and has roughly 160 students. She shops at these type of stores for some of the costumes the kids use for the shows she puts on. Please

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consider that this is only a small store and that is what is needed. That specific location will not fit anything much bigger and there will be no other businesses considering coming to our area if this is turned down.

Would_like_a_response Yes

Thank you, Pima County, Arizona

Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:40 PM
To: COB_mail
Subject: FW: Dollar General in Corona de Tucson

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

From: Melanie Eastman [
Sent: Tuesday, January 21, 2014 3:08 PM
To: District4
Subject: Dollar General in Corona de Tucson

Good Afternoon Mr. Carroll,

I have been a resident of Corona de Tucson for 9 years and am very excited to hear about a possible Dollar General store in our area.

Though there are some older residents who are against growth in our area, it is happening rapidly and some stores would be appreciated.

Whether it be a Dollar General or better yet a grocery store.

Thank You,

Melanie Eastman

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Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:41 PM
To: COB_mail
Subject: FW: Re-Zoning for Dollar General Store

From: Folkers, Rhoda [
Sent: Tuesday, January 21, 2014 3:50 PM
To: District4
Subject: Re-Zoning for Dollar General Store

Mr Carroll,

I want to let you know that I am in favor of the re-zoning effort for the Dollar General Store in Corona de Tucson, which would be located between the DANZONE dance studio and Ace Hardware. Vail/Corona is in need of businesses and with businesses such as the DANZONE and Ace already being in place, I'm not sure why there would be any opposition. I have two teenage daughters in need of employment, and Rita Ranch is the closest large grocery store. I'm sure the population of Vail/Corona is more than large enough to support such a business as the Dollar General. Thank you.

Rhoda Folkers
689 E. Pima Meadows Dr.
Vail, AZ 85641
520-762-8002

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Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:43 PM
To: COB_mail
Subject: FW: Opposition to Dollar General in Corona de Tucson

From: Aimee Varela
Sent: Tuesday, January 28, 2014 8:54 AM
To: District4
Subject: Opposition to Dollar General in Corona de Tucson

My husband and I would like to express our opposition to the proposed Dollar General in Corona de Tucson.

We are:

Aimee and Rick Varela
17169 S. Mesa Shadows, Corona de Tucson, AZ 85641

Thank you for allowing our input.

JUN 02 14 PM 02:49 PC CLK DF RD

(k)

Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:44 PM
To: COB_mail
Subject: FW: Rezoning for Dollar General in Corona de Tucson

From: Ryan Caswell
Sent: Wednesday, January 29, 2014 10:16 PM
To: District4
Subject: Rezoning for Dollar General in Corona de Tucson

Mr Carroll,

Unrest *appears* to have arisen in our Corona de Tucson community as of late, but it is specious. The source of this purported unrest is the proposed building of a Dollar General on the side of Houghton Road. What has been orchestrated to look like a collaborative set of concerns is actually nothing more than a classic case of the squeakiest wheel getting the grease. A small constituent of our community has taken it upon themselves to speak for the entire community—an arrogant behavior that I am not pompous enough to repeat.

I speak for myself and myself only. I am a 26-year-old Marine Corps and Operation Iraqi Freedom veteran. I mention that not to piggyback off of that accomplishment, but to offer a lucid explanation of the perspective I speak from. I put my own life on the line to defend the very idea that America was founded on freedom. A crucial part of this freedom is the free market. Capitalism may not be perfect, but it is by far the best economic system that mankind has created to date. American capitalism means that a business has the right, opportunity, and burden of either failing or succeeding based on its own merits. What does that have to do with the Dollar General being built in Corona de Tucson? Simple—let the people vote with their wallets. If a Dollar General is erected and is not meeting the needs of the community, it will undoubtedly fail. If a Dollar General is erected and it is meeting the needs of the community, it will succeed. This is the bedrock of capitalism. Strip a business of the opportunity to succeed and you strip America of its very foundation. We are, after all, the land of *opportunity*.

It is disconcerting, to say the least, hearing what the specific concerns are in regards to the building of this Dollar General. To be candid, I was taken aback by the vacuousness and inanity of the objections raised at a recent community meeting. Unsubstantiated claims were thrown out left and right: “It will bring in the riffraff!”; “We are *above* the Dollar General!”; “The increased traffic will result in my child being hit by a car!”; “Dollar General wastes too much water!”; “Increased water runoff by the Dollar General will flood my house!” I will not insult you by giving the details on how each and every one of these arguments falls flat—I’m more than certain that you are already well aware.

My main concern is how quick these people were to jump to prejudice. It is clear that these squeaky wheels feel as if the people who shop at Dollar General are simply *below* the average citizen of Corona de Tucson. I take this as a personal offense. I shop at Dollar General. I would gladly work at Dollar General. It is an honest company and an honest job. We need jobs, Mr. Carroll. I am not obfuscating this like you would expect on partisan evening news—we *need* jobs. Any jobs will do. I am insulted by the brazen stereotyping exhibited by this small sect of our community. I did not fight for this, Mr. Carroll, and I will not stand for it. Americans do not judge others by where they shop—they judge them by the content of their character.

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I write this letter with the sincerest of hopes that you will not grease these squeaky wheels, Mr. Carroll. Do not punish the rest of the community simply because we are not quite as obnoxious as the others. Investigate this issue and explore the community—you will surely find that the Dollar General (and any other legitimate business) is welcome in Corona de Tucson.

Sincerely,

Ryan Caswell

Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:44 PM
To: COB_mail
Subject: FW: Corona de Tucson

From: Isabel and Duke del Rio
Sent: Friday, January 31, 2014 9:15 AM
To: District4
Subject: Corona de Tucson

Good Morning Mr. Carrol,
I live in Corona de Tucson and just learned from a neighbor that there is a request to zone land for a Dollar General. Has this land already been purchased by the Corporation? Corona is a small community and although I have no objection to growth in our community, I do not think a Dollar General would benefit the community nor be a good fit. Is this a done deal or can residents oppose?

Thank you for your time,
Isabel del Rio

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(12)

Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:45 PM
To: COB_mail
Subject: FW: Dollar General in Corona de Tucson

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

From: Debbie Brown
Sent: Wednesday, February 19, 2014 7:19 PM
To: District4
Subject: Dollar General in Corona de Tucson

Mr Carroll,

I am writing to voice my SUPPORT of the rezoning effort underway in Corona de Tucson. A Dollar General store would be a welcome addition to this community.

I have heard that some residents are implying the "majority" of us living in Corona are not interested in having "that kind" of store here. That is ridiculous. Have you been to Corona lately? We have thousands of starter families here. This is no longer just a retirement community for the financially secure. Sycamore Elementary is a Title One school. These families have to stretch their budgets monthly to afford their families the opportunity to live here and attend school in the Vail district. A Dollar General would be a welcome and well needed asset to Corona.

There is a dearth of business here. What a convenience it would be to all of the families to have a Dollar General to run to, instead of having to go to Rita Ranch, Sahuarita, Tucson or Green Valley.

The Roadrunner convenience store serves a different purpose, a different clientele. It also sells gas. Both businesses would thrive. (How the new store would affect the Roadrunner shouldn't be a factor in this rezoning request anyway)

The rumor that some are worried about increased traffic and "unsavory" types coming to the area is just silly. Why would people drive out of their way to come to a Dollar General here?

Getting a large grocery store is still years off. The Dollar General would be a godsend to us!

Please, consider ALL of the residents of this community when making your decision whether to rezone to allow the Dollar General store to come to Corona de Tucson or not. The dissenters voices are always louder than the assenters.

Thank you for your time.

Deborah Brown

JUN 02 14 PM 02:58:56 CLK OF BD



Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:46 PM
To: COB_mail
Subject: FW: Dollar General in Corona de Tucson- Yes Please!

From:
Sent: Wednesday, February 19, 2014 11:10 PM
To: District4
Subject: Dollar General in Corona de Tucson- Yes Please!

Dear Mr. Carroll,

I live in Corona de Tucson, Arizona and I was really looking forward to having a Dollar General here in my community. I own a dance studio here in Corona and I am so tired of driving all the way to Sahuarita or Rita Ranch just for hair elastics for the girls pony tails and/or toilet paper, paper towels, water cups and all the other various things that I need to keep my studio going. I am open from Monday through Saturday and Sunday is my only day off- which I usually spend running into town for trivial things. I would love the convenience of a Dollar General and it seems to me that most of the patrons of my studio would be fine with one as well. Where is this large number of people that don't want it here? It has been my experience that most of the people I ask seem to feel that they would be fine with it. There have been very few persons that expressed any negative opinion at all. I hope and pray that you will make the right decision and not let the squeaky wheel get the grease so to speak. I am squeaking too so maybe you could bend your ear in my direction.

Sincerely,

Marjorie Janicek
Danzone Artistic Director

JUN 02 14 PM 02:50 PC CLK DF BD



Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:48 PM
To: COB_mail
Subject: FW: NO Dollar General in Corona de Tucson

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

From: Michal Beverly Aulds
Sent: Wednesday, March 05, 2014 11:25 PM
To: District4
Subject: NO Dollar General in Corona de Tucson

Dear Ray Carroll, please add my name to the petition against a Dollar General-proposed for Corona de Tucson. Thank you.

Michal Beverly Aulds
10560 E Observatory Drive
Corona de Tucson, AZ 85651

Sent from my iPhone XOXOXO

JUN 02 14 PM 02:50 PC CLK OF BD 

Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:48 PM
To: COB_mail
Subject: FW: Form to E-mail results by allforms.mailjol.net

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

Sent: Thursday, March 20, 2014 5:42 AM
To: District4
Subject: Form to E-mail results by allforms.mailjol.net

Constituent: Duane Bjorlin

Email:

Address: 471 E Drawdown trail
City: Corona de Tucson, AZ zipcode: 85641

Subject: Dollar General Store

Message:

Just a note to say that everyone in CDT is not opposed to the Dollar General store. While I have never been in one in my life, I have challenged Sandy Whitehouse's opposition to the project as president of the SFRCA, without anyone in the SFRCA having input. I think it is fair to say, Sandy is opposed to most chain stores, and wants little or no development in CDT. That is not necessarily the feelings of everyone in the SFRCA. Many of us would like to see growth.

Constituent desires a response: Yes

Constituent phone:

JUN 02 14 PM 02:50 PC CLK OF BD

Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:48 PM
To: COB_mail
Subject: FW: Form to E-mail results by allforms.mailjol.net

Categories: Orange Category

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

From: noreply@server.mailjol.net [mailto:noreply@server.mailjol.net]
Sent: Thursday, March 20, 2014 5:42 AM
To: District4
Subject: Form to E-mail results by allforms.mailjol.net

Constituent: Duane Bjorlin

Email:

Address: 471 E Drawdown trail
City: Corona de Tucson, AZ zipcode: 85641

Subject: Dollar General Store

Message:

Just a note to say that everyone in CDT is not opposed to the Dollar General store. While I have never been in one in my life, I have challenged Sandy Whitehouse's opposition to the project as president of the SFRCA, without anyone in the SFRCA having input. I think it is fair to say, Sandy is opposed to most chain stores, and wants little or no development in CDT. That is not necessarily the feelings of everyone in the SFRCA. Many of us would like to see growth.

Constituent desires a response: Yes

Constituent phone:

JUN 02 14 PM 02:56 PC CLK OF BD

Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:57 PM
To: COB_mail
Subject: FW: family dollar in corona

From:
Sent: Sunday, January 19, 2014 11:23 PM
To: District4
Subject: family dollar in corona

I live in corona and would love to see businesses building out here, a family dollar would make it so much more convenient for all of us. we really have nothing out here but the road runner and wish there was more choices. we run out of stuff and have to drive into green valley or Rita ranch which is far when you just need one thing and cant afford or just don't want to pay road runners prices. more choices would be great! I don't understand why people in this community don't want it to grow, if the family dollar wants to be the first of many businesses to come to corona then I say yes please do. im sure the school and parents of school age children would love it too.

thank you
Bonnie Caswell

JUN 02 14 PM 02:56 PC CLK OF BD

Katrina Martinez

From: Jennifer Wong
Sent: Monday, June 02, 2014 2:58 PM
To: COB_mail
Subject: FW: Commercial Zoning in Corona De Tucson

From: Jackie
Sent: Sunday, January 19, 2014 11:43 AM
To: District4; "<district4">pima.gov
Subject: Commercial Zoning in Corona De Tucson

Hello,

I am in favor if rezoning property in Corona DeTucson, I live in the Sycamore Canyon properties and do you know how frustrating it is to have only on General store and one restaurant. The general storees prices are outrageous and the restaurant can shut down anytime they want. They need some competition here. Please let other businesses come to Corona DeTucson with the re-zoning of property here.

Sincerely,
Jacqueline Coward
Distict 4 resident

JUN 02 14 PM 02:58 PC CLK OF BD

Frank Franco

From: Paula Maxwell
Sent: Wednesday, January 29, 2014 9:37 AM
To: Frank Franco
Subject: Dollar General

Frank, please add to your list of those opposing Dollar General:

Scott Rykmann

Thanks! paula

JUN 02 14 PM 03:33 PC CLK OF BD



RECEIVED

MAR 11 14

DISTRICT 4

Supervisor Ray Carroll
Pima County Board of Supervisors, District 4
101 Congress Street, 11th Floor
Tucson, Arizona 85701

139 West Camino del Emperador
Corona de Tucson, Arizona 85641
6 March 2014

Re: Proposed Dollar General Store in Corona de Tucson.

Dear Supervisor Carroll:

My family, my neighbors and the members of the Santa Rita Foothills Community Association, where I am President, are concerned at the prospect of the intrusion of a Dollar General store into Corona de Tucson. We have 7 prosperous businesses here, run by entrepreneurs and merchants who have cultivated their clientele over years and who have established a loyal following. Their customers rely on them for quality services and products. The introduction of a decidedly down-market, franchise enterprise is abhorrent to many of the residents and to the business people of our small town.

Our general store, the Road Runner Market, could suffer irreparable damage by the Dollar General's cheap prices that give that store its name. The demise of our locally owned general store would endanger the only gas pumps within 15 miles of our small town. We lived in this town when there were no gas pumps and it was a genuine problem for residents and for folks passing through to other destinations. For people traveling from Sahuarita to AZ-83 and back, from Tucson to the roads leading to the Santa Rita Mountains, and travelers coming from Patagonia and places to the south in need of fuel find an oasis at our general store with its gas pumps. Our fire department, where I am privileged to chair the Fire District Governing Board, uses the gas pumps at the Road Runner. Driving 30 miles round trip to fill up those big rigs would cost more, in the long run, than the slightly higher cost of gas at the Road Runner without considering unnecessary wear and tear on the vehicles. Dollar General stores do not sell gasoline. In today's world, those gas pumps provide vital "life blood" to communities like ours.

The local hardware store, Corona de Tucson Ace Hardware, supplies not only tools and materiel for home repair and improvement but stocks cleaning items, school and stationary goods, notions and garden plants and supplies, but is also the home of our local post office annex. This service is vital to our small town. The closest post office is located in Vail, located north of I-10 and 13 miles from Corona de Tucson. We buy our stamps; we mail our letters, cards, bills and packages at this facility. Those of us who live in rural areas, are reluctant to post mail from our mail-boxes at the end of our roadways in fear of theft. We want a place where we can confidently post our mail. Therefore, we want to keep this store profitable, providing exceptional service to our residents.

My husband I embarked on a cross country drive last year. As we traversed this country from our Arizona home to Ohio and back, we passed through many small towns in the heartland that were in decline. Main streets with store windows boarded shut, empty lodging, deserted cafes and restaurants and at the edge of town, a store with the Dollar General sign prominently displayed. Was its appearance the last vestige of commercialism in a dying community or was it part of the cause? Did that chain store's cheap goods and low wages contribute to the decline of local business or did the chain store move in after the last gasp of a once prosperous town? I don't want to find the answer to that question in my home town, Corona de Tucson.

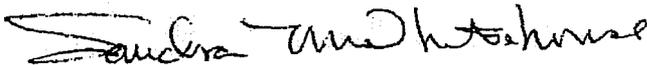
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We reviewed the business practices of Dollar General, a national chain know to "sweep up the crumbs of Wal-Mart," and learned their primary merchandizing lure is cheap junk food and inexpensive tobacco products. The company freely admits its foray into the sale of tobacco was prompted by a desire to market more than just "soda and chips." We have an elementary school and a middle school just south of the proposed site of this enterprise. The Vail School District has been an advocate for healthy eating and has worked for years towards removing unhealthy food choices from our school vending machines and cafeterias. The parents and community members of Corona de Tucson whole-heartedly support the District's initiative to provide a more healthy food regimen for our children. There is a vibrant anti-drug campaign which includes anti-tobacco initiatives in our schools, which is encouraged and promoted by community members. The last thing this community wants is access to a plentiful supply of unhealthy food stuffs and, God forbid, cigarettes or smokeless tobacco. We do not plan to take a step backward when addressing the health and well-being of our young people.

Sadly, one of the problems with Dollar General is that it employs workers at shamefully low wages. Employees are then forced to resort to public assistance programs such as food stamps and ACCESS to provide their families with the necessities of life. Pima County simply cannot afford more low-wage workers on the public dole. A check of the FierceRetail website lists Dollar General as one of the worst retail employers in the country. According to *24/7 Wall St.* the company is ranked below par based on employee reviews at the career community site Glassdoor. Workers at Dollar General regularly complained they were unable to work contiguous hours, while many store managers were overworked. Workers noted, employees "are expected to have full availability, even out of season, meaning no second jobs." Obviously, this is a company with little loyalty to employee or customer.

Most Dollar General stores are located in failing neighborhoods that are declining into poverty. That is not the situation in Corona de Tucson, a town that grew in size by 597% between 2000 and 2010, according to the 2010 census. Although our community suffered from a downturn in the economy along with the rest of the State of Arizona and much of the county, we continue to prosper. New homes are being built, 232 new homes have been sold this year, 140 previously owned homes have sold and 109 new building permits for houses have been issued. It is apparent our community is not in decline. We want and need new businesses here in Corona de Tucson; businesses that fit our life styles and our pocketbooks. The proposed Dollar General fits neither.

Sincerely,



Sandy Whitehouse
