

# WHY THE CONCERN OVER A WAL-MART?

IN BEDFORD TOWNSHIP

## What is going on?

There has been another rezoning request for the property located on the corner of **Lewis and Sterns**, by the seller. The Bedford Planning Commission has approved the rezoning of 5 out of the 6 parcels. The Monroe Planning Commission has recommended that all of these parcels be rezoned, as per the seller's request. Now, it goes back to our Bedford Township Board that must decide to vote in favor or against the Monroe Planning Commission's recommendation to grant all of the rezoning that the seller asked for.

## What will rezoning mean?

As of now, the property is zoned and large enough for a large retailer, such as Kroger, K-Mart, etc. However, if the property owner is granted all of the upgrades in zoning, that property will then be able to accommodate a supersize 268,000 sq. ft. Wal-Mart. How do we know a Wal-Mart is coming? Even though the property owner does not have to disclose his prospects, or building intentions, given the fact that most major retailers and big box stores are already within a few miles of us except for Wal-Mart, the likelihood is there. Remember, the property owner already had two prior contract deals with Wal-Mart, but the zoning was denied. This coupled with the fact that he and the realtor stands to gain the highest profit from selling this property to Wal-Mart, makes this a realistic possibility.

## Will Wal-Mart provide a tax base?



The following information was published in Bedford Now, Oct 17th. Consider this:

- Bedford's greatest infrastructure issue is poor roads. But our "tax base" has NO effect on road funds. The Road Commission is funded by fuel and highway taxes, which are allocated based on population and miles of road, NOT tax base.
- Sewer and water are paid for by special assessments and user fees. Our "tax base" has NO effect on these services.
- An estimate of the financial benefit a WalMart would provide Bedford Township yielded approximately \$80,000/yr (about \$2 per capita). Out of this we must pay for dramatically increased traffic; accelerated road wear and tear, and provide police, fire, and emergency services for the store, its employees, and customers – not a very good deal for Bedford.
- School Operating Funds are NOT affected by our "tax base". The operating budget per student is set and funded by the state. Increasing Bedford's tax base won't increase the school's operating budget a single dime!
- School debt retirement (1.68 mil) would get about \$17,000 per year (57 cents per capita). But, this is old debt, NOT operating funds.

The notion that a WalMart type store would provide hundreds of new jobs ignores the facts that (1) most of these are low paying, part time positions, and (2) simply owing to our proximity to Toledo, most of these jobs would go to Ohio residents. And, the idea that a Big Box attracts small businesses is at complete odds with the reality that where a WalMart goes, little guys get squeezed out.

## What can we expect from Wal-Mart?

- The loss of our town culture and feeling of community.
- Increased traffic by an average of 76,000 cars weekly for freestanding discount stores of 200,000 sq. ft. or more.
- Increase light and noise pollution for thousands of residences.
- Decrease in our property value. How many people do you know that are looking for a home near a Wal-Mart, or "low end" Big Box?
- Increase in crime. Log onto [www.walmartwatch.com](http://www.walmartwatch.com). The Central Avenue Wal-Mart had 548 crimes reported last year!



What can you do?

Make your voice heard!

## Attend the Meeting at the Township Hall

**Dec. 2nd at 7:00 p.m (Get there early)**

8100 Jackman Road,  
Temperance, Michigan

We need your support in fighting the rezoning! Our Township Board needs to see the faces and hear the voices of those opposed to the rezoning! Your attendance is very important and appreciated, even if you choose not to speak. In addition, please express your opinion at: [supervisor@bedfordmi.org](mailto:supervisor@bedfordmi.org) and [trustees@bedfordmi.org](mailto:trustees@bedfordmi.org)

To obtain comprehensive information and to confirm the date a few days prior, please log on to.

[www.bedfordwatch.com](http://www.bedfordwatch.com)