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the rural and the urban area, could not in a rural area a retail establishment qualify? What harm would there be done and how would it skew the program?

SENATOR LANDIS: Senator Chambers, if I was to make an argument against the application of that, and if I was trying to think of one, it might be like something along this line; that is that you don't need generally to "incent" the existence of final consumer retail outlets because there is a market there of people willing to buy. And if there is a market, then since you don't drive 200 miles to buy groceries, you don't need to "incent" a grocery store from being there because there will be a natural market for it. Let me give you a second angle on it as well, and that is if you have some existing businesses and you bring in a new competitor, and you give the new competitor a tax incentive because they're larger, they have a tendency to run out of business the other potential competitors as well. So you create winners and losers. I think someplace between those two arguments is the theme that you can respond to.

SENATOR CHAMBERS: Well, now if you, and if you'll stay on your feet, if you don't have that large of a community, why would a large retailer such as, let's say, Kmart or Wal-Mart move into that area when there would not be a large enough customer base to support that store?

SENATOR LANDIS: They wouldn't. They would move there because their belief was there'd be a long-term market payoff.

SENATOR CHAMBERS: Now if you know, and not to cut you off,...

SENATOR LANDIS: Sure.

SENATOR CHAMBERS: ...what is the smallest community you can think of where one of those large stores has come in? And here's what I mean by smallest. Are you aware of some locations where in the entire county there were fewer than 20,000 people and one of these large stores set up? I know they might set up near, you know, like say four counties come together and you wouldn't have enough customers in one county but you're in, you know, like from a region you might be able to draw people. Are