

E AND R AMENDMENTS TO LB 924

Introduced by Larson, 40, Chairman Enrollment and Review

1           1. Strike the original sections and all amendments  
2 thereto and insert the following new sections:

3           Section 1. Section 58-501, Reissue Revised Statutes of  
4 Nebraska, is amended to read:

5           58-501 Sections 58-501 to 58-533 and section 9 of this  
6 act shall be known and may be cited as the Nebraska Redevelopment  
7 Act.

8           Sec. 2. Section 58-503, Reissue Revised Statutes of  
9 Nebraska, is amended to read:

10          58-503 For purposes of the Nebraska Redevelopment Act,  
11 the following definitions apply:

12          (1) Any term not otherwise defined has the same meaning  
13 as used in the Interlocal Cooperation Act;

14          (2) Area application means the area application in  
15 section 58-504;

16          (3) Area of operation means and includes the area within  
17 the corporate limits of the public body;

18          (4) Base year means the year immediately preceding the  
19 year during which the project application was submitted;

20          (5) Base-year employee means any individual who was  
21 employed in Nebraska and subject to the Nebraska income tax on  
22 compensation received from the company or its predecessors during  
23 the base year and who is employed at the redevelopment project;

1           (6) Blighted and substandard area means an area either  
2 within a city or cities or ~~up to ten miles outside of the area~~  
3 ~~of operation of a city or cities of the metropolitan or primary~~  
4 ~~class, up to six miles outside of the area of operation of a~~  
5 ~~city or cities of the first class, and up to three miles outside~~  
6 ~~of the area of operation of a city or cities of the within~~  
7 ~~the extraterritorial zoning jurisdiction of a city or cities of~~  
8 ~~the metropolitan, primary, first, or second class or village or~~  
9 ~~villages, or any combination thereof, in which by reason of (a)~~  
10 ~~the existence of significant areas of unimproved or insufficiently~~  
11 ~~developed land, (b) the lack of a significant number of new and~~  
12 ~~growing business enterprises, (c) the lack of sufficient economic~~  
13 ~~growth, (d) the dilapidation, deterioration, age, or obsolescence~~  
14 ~~of buildings and improvements, (e) the lack of a state, regional,~~  
15 ~~or local redevelopment plan or program, (f) the existence of~~  
16 ~~significant conditions which prevent or do not promote economic~~  
17 ~~growth within such area, (g) the lack of medical and health~~  
18 ~~care facilities, (h) the lack of utilities and other government~~  
19 ~~services infrastructure, or (i) any combination of such factors,~~  
20 ~~there exists (i) insufficient safe, sanitary, and available housing~~  
21 ~~for low-income and moderate-income families and persons, including,~~  
22 ~~but not limited to, persons displaced by clearing of slums or~~  
23 ~~blighted areas or by other public programs, (ii) job growth at~~  
24 ~~less than the United States or midwest average job growth rates,~~  
25 ~~(iii) average wages at less than the United States or midwest~~  
26 ~~average wage levels, (iv) a net emigration of population, (v)~~  
27 ~~population growth that is less than that of the United States or~~

1 the midwest, (vi) the failure to utilize substantial land areas at  
2 their highest and best uses in comparison to other areas within  
3 such city or cities, (vii) an abundance of property that is not  
4 on the tax rolls at levels at least equal to industrial and  
5 residential valuation levels, or (viii) any combination of such  
6 results, except that blighted and substandard area does not mean  
7 an area within the extraterritorial zoning jurisdiction of a city  
8 or village if such extraterritorial zoning jurisdiction overlaps  
9 with the extraterritorial zoning jurisdiction of any other city or  
10 village;

11 (7) Board means a board consisting of the Governor, the  
12 ~~State Treasurer,~~ and the chairperson executive director of the  
13 Nebraska Investment ~~Council,~~ Finance Authority, and:

14 (a) If the applicant is a city, the mayor and director  
15 of finance, if any, of such city and the county commissioner  
16 who represents that portion of a county in which is located the  
17 largest portion of the area proposed to be designated blighted and  
18 substandard; or

19 (b) If the applicant is a joint entity, the mayor and  
20 director of finance, if any, of the city in which is located the  
21 largest portion of the area proposed to be designated blighted and  
22 substandard and the county commissioner who represents that portion  
23 of a county in which is located the largest portion of the area  
24 proposed to be designated blighted and substandard;

25 (8) Bonds means any bonds, including refunding bonds,  
26 notes, interim certificates, debentures, or other obligations  
27 issued pursuant to the Nebraska Redevelopment Act;

1                   (9) City means any city or incorporated village of this  
2 state;

3                   (10) Company means any person subject to the sales and  
4 use taxes and either an income tax imposed by the Nebraska Revenue  
5 Act of 1967 or a franchise tax under sections 77-3801 to 77-3807,  
6 any corporation, partnership, limited liability company, or joint  
7 venture that is or would otherwise be a member of the same unitary  
8 group, if incorporated, which is, or whose partners, members, or  
9 owners are, subject to such taxes, and any other partnership,  
10 limited liability company, subchapter S corporation, or joint  
11 venture when the partners, owners, shareholders, or members are  
12 subject to such taxes;

13                   (11) Contracting public body means the city or joint  
14 entity that enters into the project agreement with the company;

15                   (12) Designated blighted and substandard area means an  
16 area that is a blighted and substandard area which the board  
17 designates as such under the Nebraska Redevelopment Act. Such area  
18 may include the area of operation of more than one taxing body;

19                   (13) Employee means a person employed at a business as a  
20 result of the redevelopment project;

21                   (14) Equivalent employees means the number of employees  
22 computed by dividing the total hours paid in a year by the product  
23 of forty times the number of weeks in a year;

24                   (15) Governing body means the city council, board of  
25 trustees, other legislative body, or person or persons charged with  
26 governing the taxing body or contracting public body;

27                   (16) Investment means the value of qualified property

1 incorporated into or used at the project after the date of the  
2 application. For qualified property owned by the company, the value  
3 is the original cost of the property. For qualified property rented  
4 by the company, the value is the average net annual rent multiplied  
5 by the number of years of the lease for which the company was  
6 originally bound, not to exceed ten years or the end of the third  
7 year after the entitlement period, whichever is earlier. The rental  
8 of land included in and incidental to the leasing of a building is  
9 not excluded from the computation;

10 (17) Joint entity means a joint entity created pursuant  
11 to the Interlocal Cooperation Act or a joint public agency created  
12 pursuant to the Joint Public Agency Act, but consisting only of  
13 two or more cities. Such joint entity shall have all of the powers  
14 set forth in the Nebraska Redevelopment Act and the Interlocal  
15 Cooperation Act or the Joint Public Agency Act;

16 (18) Number of new employees means the number of  
17 equivalent employees that are employed at a business as a result  
18 of the redevelopment project during a year that are in excess of  
19 the number of equivalent employees employed at the redevelopment  
20 project ~~during a year over the number of equivalent employees~~  
21 during the base year;

22 (19) Obligee means any bondholder, agent, or trustee for  
23 any bondholder, or lessor demising to any public body property  
24 used in connection with a redevelopment project or any assignee or  
25 assignees of such lessor's interest or any part thereof;

26 (20) Person means any individual, firm, partnership,  
27 corporation, company, association, joint-stock association,

1 limited liability company, subchapter S corporation, or body  
2 politic and includes any trustee, receiver, assignee, or similar  
3 representative;

4 (21) Personal property has the same meaning as in section  
5 77-104;

6 (22) Project agreement means the project agreement  
7 provided for in the Nebraska Redevelopment Act between the company  
8 and the applicable contracting public body;

9 (23) Project application means the project application in  
10 section 58-505;

11 (24) Project area means the area described in the project  
12 application. Such area may include the area of operation of more  
13 than one taxing body;

14 (25) Public body means any Nebraska county, city, school  
15 district, or contracting public body;

16 (26) Qualified business means any business engaged  
17 in the activities listed in subdivisions (a) through (e) of  
18 this subdivision or in the storage, warehousing, distribution,  
19 transportation, or sale of tangible personal property. Qualified  
20 business does not include any business activity in which eighty  
21 percent or more of the total sales are sales to the ultimate  
22 consumer of food prepared for immediate consumption or are sales to  
23 the ultimate consumer of tangible personal property which is not  
24 assembled, fabricated, manufactured, or processed by the company or  
25 used by the purchaser in any of the following activities:

26 (a) The conducting of research, development, or testing  
27 for scientific, agricultural, animal husbandry, food product, or

1 industrial purposes;

2 (b) The performance of data processing,  
3 telecommunication, insurance, or financial services. Financial  
4 services, for purposes of this subdivision, only includes financial  
5 services provided by any financial institution subject to tax under  
6 sections 77-3801 to 77-3807 or any person or entity licensed by  
7 the Department of Banking and Finance or the federal Securities  
8 and Exchange Commission;

9 (c) The assembly, fabrication, manufacture, or processing  
10 of tangible personal property;

11 (d) The administrative management of any activities,  
12 including headquarter facilities, relating to such activity; or

13 (e) Any combination of the activities listed in this  
14 subdivision;

15 (27) Qualified property means any tangible property  
16 of the type subject to depreciation, amortization, or other  
17 recovery under the Internal Revenue Code or the components of  
18 such property that will be located and used at the redevelopment  
19 project. Qualified property does not include aircraft, barges,  
20 motor vehicles, railroad rolling stock, or watercraft or property  
21 that is rented by the company that is party to the project  
22 agreement to another person;

23 (28) Real property has the same meaning as in section  
24 77-103;

25 (29) Redevelopment period means a period of ten years  
26 beginning with the year after which the required increases in  
27 employment and investment were met or exceeded and the next nine

1 years;

2 (30) Redevelopment project means a project described in  
3 the Nebraska Redevelopment Act, approved as described in the act;

4 (31) Redevelopment project valuation means the valuation  
5 for assessment of the taxable real property and taxable personal  
6 property in the project area of a redevelopment project last  
7 certified for the year prior to the effective date of the project  
8 agreement;

9 (32) Taxing body means any Nebraska city, village,  
10 municipality, county, township, board, commission, authority,  
11 district, or other political subdivision or public body of the  
12 state having the power to levy ad valorem taxes; and

13 (33) Year means the taxable year of the company.

14 The changes made in this section by Laws 1997, LB 264,  
15 apply to investments made or employment on or after January 1,  
16 1997, and for all agreements in effect on or after January 1, 1997.

17 Sec. 3. Section 58-504, Reissue Revised Statutes of  
18 Nebraska, is amended to read:

19 58-504 (1) Any city or joint entity may apply to the  
20 state to designate an area as a designated blighted and substandard  
21 area under the Nebraska Redevelopment Act. Such area may extend  
22 ~~up to ten miles outside of the area of operation within the~~  
23 ~~extraterritorial zoning jurisdiction~~ of an applying city of the  
24 metropolitan or primary class or joint entity, ~~up to six miles~~  
25 ~~outside of the area of operation~~ of an applying city of the  
26 first class or joint entity, and ~~up to three miles outside of~~  
27 ~~the area of operation of~~ or an applying city of the second

1 class or village or joint entity, except that an area within the  
2 extraterritorial zoning jurisdiction of a city or village shall  
3 not be designated as a designated blighted and substandard area  
4 if such extraterritorial zoning jurisdiction overlaps with the  
5 extraterritorial zoning jurisdiction of any other city or village.

6 (2) To apply for such designation, such city or joint  
7 entity shall file an area application with the board. The area  
8 application shall contain:

9 (a) The proposed area to be designated as the designated  
10 blighted and substandard area;

11 (b) A description of the characteristics of such area  
12 that cause it to be a blighted and substandard area under the act;

13 (c) A statement that such city or joint entity intends  
14 that such area be designated by the board as a designated blighted  
15 and substandard area in order to allow for potential redevelopment  
16 projects under the act;

17 (d) The application to the state must have a description  
18 of the specific project for which a designation has been requested.  
19 No other project can be initiated, if such designation is approved,  
20 without again making application to the board; and

21 (e) Such other information as the board determines is  
22 necessary to decide whether the area is a blighted and substandard  
23 area under the act.

24 (3) The city or joint entity filing such area application  
25 shall at the same time of filing such application also provide  
26 notice of such filing and a copy of such area application to any  
27 governing body of the other public bodies whose area of operation

1 is covered in whole or in part by the proposed designated blighted  
2 and substandard area and to any school district which has territory  
3 within ~~twenty miles of~~ or abutting the border of the proposed  
4 designated blighted and substandard area.

5 (4) Upon receipt of an area application, the board shall  
6 schedule a public hearing to be held within fifteen days after such  
7 receipt to receive public input. The board shall publish notice of  
8 the public hearing for five business days in advance of the hearing  
9 in some legal newspaper of general circulation near the proposed  
10 designated area. The notice shall list the name of the city or  
11 joint entity that filed the application and the legal or other  
12 sufficient description of the area and shall state that the area is  
13 proposed to be designated as a blighted and substandard area under  
14 the Nebraska Redevelopment Act.

15 (5) The board shall determine by majority vote no sooner  
16 than fifteen days but no later than sixty days after the date of  
17 filing of the area application whether to approve or disapprove the  
18 area application's request for designation of such area. Within ten  
19 days after receipt of such area application, any other governing  
20 body of any public body whose area of operation is included  
21 in whole or in part in the proposed designated blighted and  
22 substandard area and any school district which has territory within  
23 ~~twenty miles of~~ or abutting the border of the proposed designated  
24 blighted and substandard area may file a written objection with the  
25 board which the board shall consider in its decision as to whether  
26 or not it approves the application.

27 (6) The address of the board shall be the address of the

1 Department of Revenue.

2           (7) The board may approve the area application if the  
3 proposed designated blighted and substandard area fits within  
4 the definition of such an area under the act and if such area  
5 application is in the public interest. Such designation shall not  
6 affect whether such area is considered blighted or substandard  
7 under any law other than the act. Such designation shall if  
8 approved remain in effect for project applications filed within  
9 twelve months after the date of designation if at the time of any  
10 project application being submitted, the project area continues to  
11 fit within the definition of blighted and substandard relied on in  
12 making the original designation.

13           (8) The board may modify or return the area application  
14 or approve a smaller blighted and substandard area that is  
15 contained within the area proposed in the area application without  
16 additional notice or publication if in the public interest and  
17 if such smaller area is within the definition of a blighted and  
18 substandard area under the act.

19           (9) If the board approves such area application, then,  
20 for purposes of Article VIII, section 12, of the Constitution  
21 of Nebraska, as applied in the act, the designated blighted and  
22 substandard area is considered as determined by law to be a  
23 designated blighted and substandard area and the property within  
24 such area is considered to be determined by law to be substandard  
25 and blighted property.

26           (10) The area application and all supporting information  
27 shall be considered public information.

1           Sec. 4. Section 58-505, Reissue Revised Statutes of  
2 Nebraska, is amended to read:

3           58-505 (1) A company may file a project application with  
4 the city or joint entity that filed the area application for the  
5 designated blighted and substandard area to undertake and complete  
6 a redevelopment project in such designated area and to obtain tax  
7 increment financing under the Nebraska Redevelopment Act for such  
8 project. Such application may be filed either before or after  
9 approval by the board of the area application for designation of  
10 such area. The company shall, at the time of filing the project  
11 application with the city or joint entity, also file a copy of  
12 such project application with the governing body of each of the  
13 public bodies whose area of operation or the area within three  
14 miles thereof includes in whole or in part the project area. Not  
15 later than five calendar days before approving or disapproving the  
16 project application, the city or joint entity shall, by United  
17 States mail, postage prepaid, mail to the owners of real property  
18 described in the project application as being within the project  
19 area a written notice stating that the property owned by the person  
20 or persons is proposed to be included in the project area of  
21 a project under the Nebraska Redevelopment Act, that a project  
22 application has been filed with the city or joint entity, the date,  
23 time, and location of the public hearing, and where additional  
24 information may be obtained. The notice shall be sent to the  
25 owner or owners of the real property as their names appear and at  
26 the address indicated in the records of the county assessor for  
27 property tax purposes on the business day immediately prior to the

1 date of the mailing. The city or joint entity may, but shall not  
2 be required to, send the notice by certified or registered United  
3 States mail. Substantial compliance with this notice requirement  
4 shall be deemed sufficient for all purposes of the act.

5 (2) Such city or joint entity shall no sooner than twenty  
6 days after the filing of such project application, and no later  
7 than sixty days after the filing of such project application,  
8 either approve or disapprove such project application. Such project  
9 application shall not be approved if (a) the governing body of  
10 a county whose area of operation includes in whole or part the  
11 project area, (b) the governing body of a city whose area of  
12 operation and the area within three miles thereof includes in whole  
13 or part the project area, or (c) any electric utility serving  
14 the project area shall, within fifteen days after receipt of the  
15 project application, file with such city or joint entity a written  
16 objection to approval of the project application signed by the head  
17 of such governing body. The city, county, or electric utility may  
18 withdraw the objection within thirty days after it is filed.

19 (3) The project application shall contain:

20 (a) The exact name of the company and any related  
21 companies which will be included in the redevelopment project;

22 (b) A statement describing in detail the nature of the  
23 company's business, including the products sold and respective  
24 markets;

25 (c) A legal description of the project area;

26 (d) A detailed narrative that describes the proposed  
27 redevelopment project, including an allocation of the proposed

1 expenditures for site acquisition, site preparation, and buildings  
2 and improvement construction, equipment, and other personal  
3 property purchases and leases;

4 (e) A request that the proposed redevelopment project be  
5 considered for approval by such city or joint entity;

6 (f) A copy of the company's internal authorization for  
7 the redevelopment project; and

8 (g) The number of base-year employees and the expected  
9 number of new employees, including the expected timing of the  
10 hiring of the new employees, the anticipated timing and anticipated  
11 amounts of new investment in buildings, equipment, and other real  
12 property and personal property and the average salaries expected by  
13 category for the new employees to be employed at the redevelopment  
14 project.

15 (4) The city or joint entity shall determine whether  
16 to approve the company's project application based on its  
17 determination as to whether the redevelopment project will  
18 sufficiently help enable the state and local communities to  
19 accomplish the legislative purposes of the act. The city or joint  
20 entity shall be governed by and shall take into consideration all  
21 of the following factors in making such determination:

22 (a) The timing, number, wage levels, employee benefit  
23 package, and types of new jobs to be created by the redevelopment  
24 project;

25 (b) The type of industry in which the company and the  
26 project would be engaged;

27 (c) The timing, amount of, and types of investment in

1 qualified property to be made at the project;

2 (d) Whether the city or joint entity believes the  
3 redevelopment project would occur in this state regardless of  
4 whether the application was approved; and

5 (e) Whether the benefits allowed by the act for the  
6 redevelopment project, when compared to the local tax revenue  
7 and fees generated by the redevelopment project investment and  
8 employment, both on a direct and indirect multiplier basis, provide  
9 an adequate net benefit to the public bodies affected by such  
10 redevelopment project.

11 (5) A project shall be considered eligible under the  
12 act and may be approved by the city or joint entity only if the  
13 application defines a redevelopment project (a) which is consistent  
14 with the legislative purposes contained in section 58-502 in one or  
15 more qualified business activities within the project area and (b)  
16 that will result at the project area in the investment in qualified  
17 property of at least  ~~fifty~~  twenty-five million dollars and the  
18 hiring of a number of new employees of at least  ~~five hundred,~~  
19  one hundred fifty, and when such new investment and employment  
20 will occur within five years, meaning by the end of the fourth  
21 year after the end of the year the application was filed, and  
22 such new investment and employment will be maintained for the  
23 entire redevelopment period. These thresholds shall constitute the  
24 required levels of employment and investment for purposes of the  
25 act.

26 (6) If the redevelopment project application is approved  
27 by the city or joint entity, the city or joint entity shall as the

1 contracting public body enter into a written project agreement with  
2 the company. The project agreement shall be executed on behalf of  
3 the contracting public body by the person normally or specifically  
4 authorized to execute agreements on behalf of such entity. In  
5 the project agreement, the company shall agree to complete  
6 the redevelopment project and the contracting public body shall  
7 designate the approved plans of the company as a redevelopment  
8 project and, in consideration of the company's agreement, agree  
9 to allow the provisions relating to indebtedness by a city or  
10 cities and the payment of such indebtedness through tax increment  
11 financing as provided for in the act. The contracting public body  
12 shall not incur indebtedness under the agreement except for the  
13 purposes of land acquisition, site preparation, extension of public  
14 services, and improvements to the site, including buildings for  
15 other than residential use. The project agreement shall contain  
16 other terms as the city or joint entity and the company determine  
17 are appropriate or necessary to protect the affected public bodies  
18 and to carry out the legislative purposes of the act and may  
19 contain terms for a recapture or other remedy if the company fails  
20 to attain the required levels of employment and investment within  
21 the time period contained in the act or fails to maintain such  
22 levels for the redevelopment period. The project application shall  
23 be considered as part of the project agreement.

24 (7) If the city or joint entity approves such project  
25 application, then the project area is, for purposes of Article  
26 VIII, section 12, of the Constitution of Nebraska, as applied in  
27 the act, considered as determined by law to be substandard and

1 blighted property in a redevelopment project.

2           Sec. 5. Section 58-507, Reissue Revised Statutes of  
3 Nebraska, is amended to read:

4           58-507 (1) The project agreement shall contain a  
5 provision that all property taxes levied on the assessed valuation  
6 of the real property or personal property, or both, or any portion  
7 thereof, in the project area of the redevelopment project by or for  
8 the benefit of all taxing bodies shall be divided, for a period not  
9 to exceed fifteen years after the effective date of such project  
10 agreement, as follows:

11           ~~(1)~~ (a) That portion of the property tax which is  
12 produced by the levy at the rate fixed each year by or for each  
13 such taxing body upon the redevelopment project valuation shall be  
14 paid into the funds of each such taxing body in the same proportion  
15 as are all other taxes collected by or for such taxing body.  
16 When there is not a redevelopment project valuation on a parcel  
17 or parcels, the county assessor shall determine the redevelopment  
18 project valuation based upon the fair market valuation of the  
19 parcel or parcels as of January 1 of the year prior to the year  
20 that the property taxes are to be divided. The county assessor  
21 shall provide written notice of the redevelopment project valuation  
22 to the taxing body and the owner. The taxing body or the owner may  
23 protest the valuation to the county board of equalization within  
24 thirty days after the date of the valuation notice. All provisions  
25 of section 77-1502 except dates for filing of a protest, the period  
26 for hearing protests, and the date for mailing notice of the county  
27 board of equalization's decision are applicable to any protest

1 filed pursuant to this section. The county board of equalization  
2 shall decide any protest filed pursuant to this section within  
3 thirty days after the filing of the protest. The county clerk  
4 shall mail a copy of the decision made by the county board of  
5 equalization on protests pursuant to this section to the taxing  
6 body or the owner within seven days after the board's decision. Any  
7 decision of the county board of equalization may be appealed to the  
8 Tax Equalization and Review Commission, in accordance with section  
9 77-5013, within thirty days after the date of the decision; and

10           ~~(2)~~ (b) That portion of the property tax on real  
11 property, personal property, or both, as provided in the project  
12 agreement in the redevelopment project in excess of such amount,  
13 if any, shall be allocated to and, when collected, paid into  
14 a special fund established by the contracting public body to  
15 pay the principal of, the interest on, and any premiums due in  
16 connection with the bonds, loans, notes, advances of money, or  
17 other indebtedness incurred by, whether funded, refunded, assumed,  
18 or otherwise, such contracting public body for financing or  
19 refinancing, in whole or in part, such redevelopment project.  
20 When such bonds, loans, notes, advances of money, or other  
21 indebtedness, including interest and premiums due, have been paid,  
22 the contracting public body shall so notify the county assessor  
23 and county treasurer and all property taxes upon taxable real  
24 property and personal property in such redevelopment project shall  
25 thereafter be paid into the funds of and applied as all other taxes  
26 of the respective taxing bodies; and-

27           (c) Any interest and penalties due for delinquent taxes

1 shall be paid into the funds of each such taxing body in the same  
2 proportions as are all other taxes collected by or for such taxing  
3 body.

4 (2) Beginning on the effective date of this act, all  
5 notices of the provision for dividing property taxes shall be sent  
6 by the taxing body to the county assessor on forms prescribed  
7 by the Property Tax Administrator. The notice shall be sent to  
8 the county assessor on or before August 1 of the year of the  
9 effective date of the project agreement. Failure to satisfy the  
10 notice requirement of this section shall result in the taxes, for  
11 all taxable years affected by the failure to give notice of the  
12 effective date of the project agreement, remaining undivided and  
13 being paid into the funds for each taxing body receiving property  
14 taxes generated by the property in the redevelopment project.  
15 However, the redevelopment project valuation for the remaining  
16 division of property taxes in accordance with subdivisions (1)(a)  
17 and (b) of this section shall be the last certified valuation  
18 for the taxable year prior to the effective date of the project  
19 agreement to divide the taxes for the remaining portion of the  
20 fifteen-year period pursuant to subsection (1) of this section.

21 Sec. 6. Section 58-508, Reissue Revised Statutes of  
22 Nebraska, is amended to read:

23 58-508 Commencing on the effective date of the project  
24 agreement, the county assessor, or county clerk if he or she  
25 is ex officio county assessor, of the county or counties in  
26 which the redevelopment project is located, shall transmit to the  
27 contracting public body and to the county treasurer, upon request,

1 the redevelopment project valuation and shall annually certify, on  
2 or before August 20, to such contracting public body and the county  
3 treasurer the current valuation for assessment of taxable real  
4 property and personal property in the redevelopment project. The  
5 county assessor shall undertake, upon request of such contracting  
6 public body, an investigation, examination, and inspection of  
7 the taxable real property and taxable personal property in the  
8 redevelopment project and shall reaffirm or revalue the current  
9 value for assessment for such property in accordance with the  
10 findings of such investigation, examination, and inspection.

11           Sec. 7. Section 58-509, Reissue Revised Statutes of  
12 Nebraska, is amended to read:

13           58-509 (1) In each year after the determination of a  
14 redevelopment project valuation as outlined in section 58-508,  
15 the county assessor and the county board of equalization of each  
16 affected county shall include no more than the redevelopment  
17 project valuation of the taxable real property and taxable personal  
18 property in the redevelopment project in the assessed valuation  
19 upon which is computed the rates of all taxes levied by any taxing  
20 body on such project. In each year for which the current assessed  
21 valuation on taxable real property and taxable personal property  
22 in the redevelopment project exceeds the redevelopment project  
23 valuation, the county treasurer shall remit to the contracting  
24 public body, instead of to any taxing body, that proportion of all  
25 property taxes on real property and personal property paid that  
26 year on the redevelopment project which such excess valuation bears  
27 to the current assessed valuation.

1           (2) If the current assessed valuation on taxable real  
2 property and taxable personal property in the redevelopment project  
3 is less than the redevelopment project valuation, the current  
4 assessed valuation shall be the value assessable to the taxing body  
5 for the current year and there will be no excess valuation or tax  
6 proceeds available to the redevelopment project. The redevelopment  
7 project valuation shall be reinstated when the current assessed  
8 valuation on taxable real property and taxable personal property  
9 in the redevelopment project is equal to or greater than the  
10 redevelopment project valuation.

11           Sec. 8. Section 58-510, Reissue Revised Statutes of  
12 Nebraska, is amended to read:

13           58-510 In the proceedings for the issuance of bonds, the  
14 making of loans or advances of money, or the incurring of any  
15 indebtedness, whether funded, refunded, assumed, or otherwise, by  
16 a contracting public body to finance or refinance, in whole or in  
17 part, a redevelopment project, the portion of taxes mentioned in  
18 subdivision ~~(2)~~ (1)(b) of section 58-507 shall be pledged for the  
19 payment of the principal of, premium, if any, and interest on such  
20 bonds, loans, notes, advances, or indebtedness.

21           Sec. 9. (1) On or before December 1 of each year, each  
22 city or joint entity which has approved any project application  
23 for a redevelopment project which is financed in whole or in  
24 part through the use of tax-increment financing shall provide a  
25 report to the Property Tax Administrator on each such redevelopment  
26 project which includes the following information:

27           (a) A copy of the project application, including the

1 date upon which the application was approved, the effective date  
2 for dividing the property tax as provided in section 58-507, and  
3 the location and boundaries of the property in the redevelopment  
4 project; and

5 (b) A short narrative description of the type of  
6 development undertaken by the redevelopment project with the  
7 financing and the type of business or commercial activity  
8 locating within the redevelopment project area as a result of the  
9 redevelopment project.

10 (2) The Property Tax Administrator shall compile a report  
11 for each active redevelopment project, based upon information  
12 provided by the cities or joint entities pursuant to subsection (1)  
13 of this section and information reported by the county assessor or  
14 county clerk on the certificate of taxes levied pursuant to section  
15 77-1613.01. Each report shall be transmitted to the Clerk of the  
16 Legislature no later than March 1 of each year. The report may  
17 include any recommendations of the Property Tax Administrator as  
18 to what other information should be included in the report from  
19 the cities or joint entities so as to facilitate analysis of the  
20 uses, purposes, and effectiveness of tax-increment financing and  
21 the process for its implementation or to streamline the reporting  
22 process provided for in this section to eliminate unnecessary  
23 paperwork.

24 Sec. 10. Section 58-533, Reissue Revised Statutes of  
25 Nebraska, is amended to read:

26 58-533 There shall be no area applications or project  
27 applications filed on or after February 1, ~~2000~~, 2022, without

1 further authorization of the Legislature, except that all area  
2 applications, all project applications, and all project agreements  
3 pending, approved, or entered into before such date shall continue  
4 in full force and effect.

5           Sec. 11. Original sections 58-501, 58-503, 58-504,  
6 58-505, 58-507, 58-508, 58-509, 58-510, and 58-533, Reissue Revised  
7 Statutes of Nebraska, are repealed.