

**ONE HUNDRED EIGHTH LEGISLATURE - SECOND SESSION - 2024**  
**COMMITTEE STATEMENT**  
**LB948**

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**Hearing Date:** Tuesday January 30, 2024  
**Committee On:** Urban Affairs  
**Introducer:** McDonnell  
**One Liner:** Provide certain requirements for redevelopment contracts under the Community Development Law

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**Roll Call Vote - Final Committee Action:**  
Advanced to General File with amendment(s)

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**Vote Results:**

<b>Aye:</b>	6	Senators Blood, Cavanaugh, J., Day, Hardin, Lowe, McKinney
<b>Nay:</b>		
<b>Absent:</b>	1	Senator Hunt
<b>Present Not Voting:</b>		

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**Testimony:**

**Proponents:**

Senator Mike McDonnell  
Jon Nebel  
Bob Grothe  
Ed Black  
Ron Kaminsky

**Representing:**

Opening Presenter  
IBEW State Council of Electrical  
Fronworkers Local 21  
BAC 15  
Nebraska & SW Iowa Building & trade

**Opponents:**

Ward F. Hoppe  
Carter Thiele  
Jereme Montgomery  
Kent Rogert

**Representing:**

self, HBA  
Lincoln Independent Business Association  
self, Stephens & Smith HBA of Lincoln  
Associated Builder & Contractors of Nebraska and  
South Dakota

**Neutral:**

Amber Parker

**Representing:**

self

\* ADA Accommodation Written Testimony

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**Summary of purpose and/or changes:**

LB 948 would require laborers and mechanics involved in TIF construction projects to be paid wages no less than prevailing rates for construction in the locality in which the redevelopment project is taking place. The bill also requires one or more qualified apprentices be employed by the redeveloper if four or more individuals are also employed for a project.

Section-by-Section Summary:



Section 1 amends 18-2119 to (1) include provisions in redevelopment contracts obligating laborers and mechanics to be paid wages no less than prevailing rates for construction in the locality in which the redevelopment project is taking place. The bill requires that no less than fifteen percent of the total labor hours of the construction redevelopment project be performed by a qualified apprentice.

The bill also requires one or more qualified apprentice be employed by the redeveloper if four or more individuals are employed for a project. The bill additionally clarifies this concept by (1) outlining exceptions to the requirements of the redevelopment contract if the qualified apprentice requested from a registered apprenticeship program has been denied or if the apprentice fails to respond. (2) Defining labor hours, qualified apprentice, and register apprenticeship program.

Section 2 repeals the original section.

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**Explanation of amendments:**

AM 2513 creates the following changes:

- (1) Limits the requirement that any laborers/mechanics employed by a redeveloper to perform construction work for a redevelopment project shall be paid wages at rates not less than the prevailing rates for construction of a similar character in the locality in which the redevelopment project is located. In this amendment, this provision shall only apply to real property located within a county with a population of sixty thousand inhabitants or more.
- (2) Requires the exception notice to be delivered via certified mail.
- (3) Lengths the time for a registered apprenticeship program to respond to an exemption request from five business days to fifteen business days

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Terrell McKinney, Chairperson

