

May 1, 1979

LB 158

SENATOR NICHOL PRESIDING

SENATOR NICHOL: Senator George, did you want to speak to the amendments? Senator Haberman, did you wish to speak to the amendments? Senator Keyes, did you want to speak to the amendments?

SENATOR KEYES: I think it is the amendments to the bill that I want to ask Senator Koch a question about.

SENATOR NICHOL: Senator Koch, would you respond please?

SENATOR KEYES: Senator Koch, when we are going to improve a district, a blighted district, and put in parks and recreation areas and parking, how are we going to pay for that? Who is going to pay for it, the city or who?

SENATOR KOCH: Senator Keyes, if you are developing a shopping center, there is no doubt going to be....

SENATOR KEYES: No, I am talking about a blighted area that you are going to put into a park or recreation area.

SENATOR KOCH: I think you are misunderstanding section 1 when we define a redevelopment which says, improvements such as parks, playgrounds, parking and other facilities, functions related and subordinate to a residential, recreation, commercial, industrial area. For instance when you go to put in this development, and say it is going to be a large area, which is going to be primary commercial in terms of retail, there is no doubt you put in the parks, the mall and possibly a park that might be associated with that. That would all be a part of the development.

SENATOR KEYES: That would be a part of the development and the parks and the recreation part of it there, who is going to pay for that. Is that going to come out of the city's money?

SENATOR KOCH: The developer.

SENATOR KEYES: The developer, how is he going to get his money back?

SENATOR KOCH: By retail business that I hopefully he is going to be able to generate by the development.

SENATOR KEYES: In other words he isn't going to be able to get the increase in valuation, the tax on that because