

That it is assessed for, then there could not be those who would be obstructionists realizing they might be able to hold tight and someday virtually be a Jesse James without a gun and still do it legally because of what you are trying to do with this bill. I do not believe the cities will use, as I said, eminent domain indiscriminately nor to the disadvantage. First of all you have got to remember there is going to be public hearings. There are going to be feasibility studies. There are going to be plans, formal plans, and I would imagine in most cases those individuals who are the owners would be willing to be involved in the whole plan if they felt that that plan did indeed present to the community a viable, profitable venture. So I would have to oppose Senator Kelly's amendment.

SPEAKER MARVEL: The Chair recognizes Senator Johnson and reminds the body that we have about six additional amendments and about twenty minutes to go. Senator Johnson.

SENATOR JOHNSON: I will make my remarks very short, Mr. Speaker, members of the body, I oppose Senator Kelly's amendment. One of the dynamics in neighborhood deterioration is that deterioration escalates as a neighborhood begins to deteriorate. One of the things that happens when a neighborhood learns that that neighborhood is being singled out for major governmental work is that that neighborhood continues to disinvest in improvements to its own property. We have witnessed that happen in Omaha when city officials and state officials dillydallied for years and years and years over the actual selection of the North Omaha corridor. People who were in the affected area did not know whether or not the state and the city was actually going to take their land for the corridor, and because they didn't know if they were going to take their land or not, they didn't make any improvement to that property because they felt why should we put any money into our property when we may not even be adequately compensated for the improvements we put in. So a deteriorating neighborhood continues to deteriorate further. Now what can happen if Senator Kelly's amendment is adopted is this, a city such as Omaha can select a deteriorating area to use for tax incremental financing and it then goes out to package the deal, it then goes out to acquire the property. And if it has to negotiate with every homeowner without the ultimate assurance that the entire parcel can be put together because, in fact, there can be the holdout that Senator Koch is talking about, every homeowner in that area will discontinue making any further investments to that property and they will continue to disinvest in their own property until such time as the