

thing. Another point I think needs to be made is that we are...I mentioned this the other day, we are going to have a ballot this fall that is three foot long with all the constitutional amendments that we seem to be intent on putting out to the public and I think that is going to really confuse the public when they see a whole host of constitutional amendments to be decided on, first of all, and secondly, I think it is a mistake any time we legislate with the Constitution anyhow. I think the Constitution is a pretty sacred document and should be tinkered with as little as possible. And I suggest that this is tinkering with the Constitution in a manner that is not in the best interests of everybody of the people of the State of Nebraska. Thank you, Mr. President.

PRESIDENT: The Chair recognizes Senator Beutler.

SENATOR BEUTLER: Mr. Speaker, members of the Legislature, I would like to support the Warner amendment. I don't want to repeat any of the points that have been made and some of the points that I would have made were made by Senator Vickers. There is a property tax effect. You are shifting property taxes from the commercial establishment that benefits from the tax increment financing to all other taxpayers in the community, all the other property taxpayers in the community and that shift is something that I think one further point should be added to. Remember the tax increment financing is going to apply to commercial property taxpayers and when you exempt them from the property tax, then it's going to be picked up by the other commercial property taxpayers but it is going to be picked up also by the homeowner, by the average guy and the elderly who are living in a modest home and paying their property taxes and having a problem right now. You're going to go through the process with tax increment financing of exempting one commercial property taxpayer after another which has the effect of increasing the burden on the residential property taxpayer. So we've been trying to deal with the burden on the residential property taxpayer for some time now and we're working across purposes because the tax increment financing itself and especially an expansion of the concept is going to further exacerbate the problem of the residential property taxpayer. Finally, I would say that one reason that I have objected to tax increment financing is that it constitutes a hidden tax. If you want to subsidize a particular business, let's be up front and do it. If you want to increase overall the local community's taxes for that purpose, create a fund, increase the taxes and do it but what is happening now is that each time the city council approves one of these projects, people don't realize that they are being taxed every time one of these projects is approved. They are being taxed. They are being