

value because they've built there and after 15 years that full value comes onto the property tax rolls which would actually be an increase in property tax. Wouldn't that be true?

SENATOR JONES: Right.

SENATOR KRISTENSEN: And that would probably reduce everybody else's property tax in the area if they would improve that, wouldn't it?

SENATOR JONES: Yes, if they improved it and make it more productive than it is now.

SENATOR KRISTENSEN: Yes. And that's really...and thank you. I think Senator Jones is very forthright is that the opportunity here to ultimately have some impact in the area is good. To do this, I think you need to make one policy choice. Do I want to extend this type of opportunity in the State of Nebraska, at least as the bill is written, to basically two communities? If you make that policy decision and say, yes, I would like that opportunity, then it becomes a matter of how is it best to be carried out. Quite frankly, if you look at Omaha, if you put a two-mile radius around that city, they grow that quickly, and you're, in effect, going to have a policy in place that looks nice but doesn't have any impact. I would rather have statutes that don't look very nice but work well, as opposed to having a statute the other way. I want these things...if we're going to make the policy choice to do it, let's do it right so it's workable. If you make it less than...one of my concerns are that you would make it too close to the community and then you're going to restrict the number of places...and I think Senator Warner touched on that a little bit, about narrowing it down, then, Senator Jones, I'm going to have a problem because they're going to...they're going to be limited to the number of people they can go after. And one of the things are that if we're going to do some annexation, I don't know if they would, but let's say that they're going to build this plant, if I narrow down where they're going to go, I limit the choices that they have and they may go in what I would consider an inappropriate place. If I broaden that out a little bit, then when they come to your community or my community or, let's say, in Omaha, if I'm concerned about that, you could say, but look, there's a better place over here that you can get cheaper, take into consideration transportation, because I think those are the issues we ought to be talking about instead of the mile