

businesses there. Even if there are thriving businesses, the area can be declared blighted and substandard, and if that designation is approved, that land can be taken for the purpose of letting a big business have it. Then we go to subsection (c), the lack of sufficient economic growth. Sufficient is subjective, we don't know who will make that determination, so again if there is a desirable piece of land, it can be taken. Subdivision (d), the dilapidation, deterioration, age or obsolescence of buildings and improvements. This would fit any poor area, urban or rural, within the city...within the state. (e) The lack of a state, regional or local redevelopment plan or program. If there is not a local redevelopment plan for a city, the city can be declared substandard and blighted. And don't tell me you cannot get people who are willing to act in a way that will make the surrounding people feel like their interests are being sold out. This is happening in an area where Senator Dierks operates, and it's in connection with a nuclear waste facility. And some people on a governing board think that the facility is great, other people think it is not, so it is possible to influence the people who will make these decisions. And it's talking about the lack of a redevelopment plan. Then subdivision (f), the existence, and this I'd like to ask Senator Withem about, the existence of significant conditions which prevent or do not promote economic growth. Senator Withem, what does it mean to not promote economic growth?

SPEAKER WITHEM: Tied together within the existing definition, and again, I come back, Senator Chambers, this is existing historical definition of what takes place with blighted and substandard property that's been in statute since 1979, when LB 158 passed. I used my cheat sheet here on that. The specific language, existence of significant conditions which prevent or do not promote economic growth within such an area, would again be a definition that the local governing body would have to define for itself when the facts of a given area were brought before them. It could be high unemployment, I would assume; it could mean an area of the community where businesses no longer existed, businesses were boarded up, could be any number of factors that would be used by a local subdivision of government, in this case a city, when it's making its designation of blighted and substandard. Again, it's existing language though.

SENATOR CHAMBERS: Now here is my question for you, Senator Withem. Under this definition, all that is needed to procure