

February 21, 1995 LB 830

SENATOR COORDSEN: Thank you, Madam President, members of the body. I appreciate Senator Chambers' comments. I don't think, however, that LB 830 changes our current tax increment financing blight of property statutes, that it applies in extraordinary cases for 500...in current form, 500 employees at the end of the 5-year period, and \$50 million of investment, both of which may be a little small, but nonetheless, that's the way it is. I do think, though, that it's important that we do make some changes. I'm having printed up for you, and will be distributing within a half an hour, a copy of the definitions under our current blight of property section of statutes that applies to blighted property within the corporate limits of any municipality in the state. I'm doing that so that you begin to understand the tremendous difference in state policy that we are bringing about with the definitions that are inclusive in the amended version of LB 830. I believe, since we're making a major step, I don't know whether it's forward, backwards or sideways, that we need to provide as much protection as it is possible to do within the confines and intent of this bill to ensure that those folks who are out there, and let me assure you they are out there, are at least given notice that they are within the context of what might be determined as blighted, substandard and underutilized, or the owners of that type of property. It provides simply that notice by certified mail be sent to these people. In the absence of that, I see nothing in the bill in its current form that would prohibit a city of any kind, with the cooperation of a county, of declaring a whole county outside of the various municipalities in that county as blighted and substandard, and then they could show, as you would have a show list of pure bred cattle, they could show all of the rural property to anyone that might be interested in locating in their area. I think that this inclusion of this language would, in fact, narrow the definition...definitional sections of 830 to the...more closely to the issue that it is purported to address. So I think it is good, good public policy. It's not an extraordinary burden, I think, though you may determine otherwise, I don't think it's an extraordinary burden to require of units of government to notify those people who are...whose property is in the real and imminent danger of being defined as blighted, substandard, underutilized and all of the other definitions and face the danger of adverse procession as a result of that. I think it's good public policy to do so.

PRESIDENT ROBAK: Thank you, Senator Coordsen. Is there any