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going to have 100 percent increase in the employment available, tremendous economic benefit. We're going to produce enough pork to feed...

PRESIDENT ROBAK: Time.

SENATOR COORDSEN: ..you know, 200,000 people, Senator Matzke. Thank you.

PRESIDENT ROBAK: Thank you, Senator Coordsen. Senator Kristensen. Senator Kristensen. Senator Jensen.

SENATOR JENSEN: Yes, Madam President, members of the body. We need to think just a little bit about when is eminent domain used. It's only used in the last resort. When you're acquiring a piece of property you make every effort to negotiate with that individual so that you do not have to go into eminent domain, and so you make offers, there are negotiations that take place back and forth. And it is the last thing that any developer, that any...if we're into the Nebraska Development Act, that you would ever do before using eminent domain. It's not an issue that you care to go into. No one ever says, I'm going to go out and get this property and we'll file eminent domain immediately. It's always...it never takes place until all negotiations have ensued and you cannot come up with a price, then appraisers are appointed. These are licensed appraisers, not somebody off the street, but licensed real estate appraisers who have passed examinations, who have a resume behind them of many appraisals, and you try to come up with the actual price of the property as to what it is worth. The Nebraska Redevelopment Act is a public act, and therefore to have eminent domain as part of that act is certainly understandable. In my experience usually the price that is paid is a fair market price, or even above a fair market price. In Omaha and throughout, I suppose, even Nebraska we all know what an ambulance chaser is. Unfortunately in Omaha there has been developed also an eminent domain chaser of people, attorneys that follow these cases, that will go out and take an eminent domain case and try to build up the dollar amount and certainly they receive a fee on top of that. And that is just another reason that if you're trying to obtain property that you will make every effort you can to negotiate a fair and market price for that, even above that, to avoid going into eminent domain. But as I stated the other day, there are individuals, there are circumstances where one small property owner, for whatever reason does not want to sell, he doesn't want to sell