

LEGISLATURE OF NEBRASKA  
ONE HUNDRED THIRD LEGISLATURE  
FIRST SESSION  
**LEGISLATIVE BILL 529**

Introduced by Dubas, 34.

Read first time January 23, 2013

Committee: Urban Affairs

A BILL

- 1 FOR AN ACT relating to the Community Development Law; to amend
- 2 section 18-2116, Reissue Revised Statutes of Nebraska; to
- 3 change requirements for approval of redevelopment plans;
- 4 and to repeal the original section.
- 5 Be it enacted by the people of the State of Nebraska,

1           Section 1. Section 18-2116, Reissue Revised Statutes of  
2 Nebraska, is amended to read:

3           18-2116 (1) Following such hearing, the governing body  
4 may approve a redevelopment plan if (a) it finds that the plan is  
5 feasible and in conformity with the general plan for the development  
6 of the city as a whole and the plan is in conformity with the  
7 legislative declarations and determinations set forth in the  
8 Community Development Law, ~~and~~ (b) it finds that, if the plan uses  
9 funds authorized in section 18-2147, (i) the redevelopment project in  
10 the plan would not be economically feasible without the use of tax-  
11 increment financing, (ii) the redevelopment project would not occur  
12 in the community redevelopment area without the use of tax-increment  
13 financing, and (iii) the costs and benefits of the redevelopment  
14 project, including costs and benefits to other affected political  
15 subdivisions, the economy of the community, and the demand for public  
16 and private services have been analyzed by the governing body and  
17 have been found to be in the long-term best interest of the community  
18 impacted by the redevelopment project, and (c) it finds that, if the  
19 plan uses funds authorized in section 18-2147, (i) the redevelopment  
20 project valuation for the redevelopment project, when added to the  
21 redevelopment project valuation for all other redevelopment projects  
22 of such governing body, will not exceed one and one-half percent of  
23 the total taxable value of such city in the current tax year and (ii)  
24 the current valuation for the taxable real property in all  
25 redevelopment projects of such governing body, except for the

1 redevelopment project currently under consideration, minus the  
2 redevelopment project valuation for all such redevelopment projects  
3 does not exceed five percent of the total taxable value of such city  
4 in the current tax year.

5           (2) In connection with the approval of any redevelopment  
6 plan which includes the designation of an enhanced employment area,  
7 the governing body may approve the redevelopment plan if it  
8 determines that any new investment within such enhanced employment  
9 area will result in at least (a) two new employees and new investment  
10 of one hundred twenty-five thousand dollars in counties with fewer  
11 than fifteen thousand inhabitants, (b) five new employees and new  
12 investment of two hundred fifty thousand dollars in counties with at  
13 least fifteen thousand inhabitants but fewer than twenty-five  
14 thousand inhabitants, (c) ten new employees and new investment of  
15 five hundred thousand dollars in counties with at least twenty-five  
16 thousand inhabitants but fewer than fifty thousand inhabitants, (d)  
17 fifteen new employees and new investment of one million dollars in  
18 counties with at least fifty thousand inhabitants but fewer than one  
19 hundred thousand inhabitants, (e) twenty new employees and new  
20 investment of one million five hundred thousand dollars in counties  
21 with at least one hundred thousand inhabitants but fewer than two  
22 hundred thousand inhabitants, (f) twenty-five new employees and new  
23 investment of two million dollars in counties with at least two  
24 hundred thousand inhabitants but fewer than four hundred thousand  
25 inhabitants, or (g) thirty new employees and new investment of three

1 million dollars in counties with at least four hundred thousand  
2 inhabitants. Any business that has one hundred thirty-five thousand  
3 square feet or more and annual gross sales of ten million dollars or  
4 more shall provide an employer-provided health benefit of at least  
5 three thousand dollars annually to all new employees who are working  
6 thirty hours per week or more on average and have been employed at  
7 least six months. In making such determination, the governing body  
8 may rely upon written undertakings provided by any redeveloper in  
9 connection with application for approval of the redevelopment plan.

10           Sec. 2. Original section 18-2116, Reissue Revised  
11 Statutes of Nebraska, is repealed.