

February 20, 1975

SENATOR CHAMBERS: Oh no. Oh no, this is not the blind leading the blind. Both of us are sighted. Senator Cavanaugh, can a city or any other political subdivision condemn property once it's declared blighted?

SENATOR CAVANAUGH: Under the terms of this proposal?

SENATOR CHAMBERS: Yes.

SENATOR CAVANAUGH: I believe that's within the contemplation of the amendment. Right.

SENATOR CHAMBERS: So the determination of blight would be a precondition to anything else and the political subdivision would make that determination.

SENATOR CAVANAUGH: That's correct.

SENATOR CHAMBERS: Senator Cavanaugh, do you believe there may be land mines in this bill? Some things which were not contemplated by the bill drafters?

SENATOR CAVANAUGH: Correct.

SENATOR CHAMBERS: I'll give you an example of what I'm considering. Have you heard of a project in Lincoln called the Centrim?

SENATOR CAVANAUGH: Yes, I have.

SENATOR CHAMBERS: If this were the law, would the city of Lincoln declare that property blighted, condemn it, and go into indebtedness to clear it, then make it available for commercial redevelopment?

SENATOR CAVANAUGH: When I say I'm familiar with the Centrim Project, I'm familiar with it through the newspapers and I'm particularly familiar with the area or location of it.

SENATOR CHAMBERS: Let me draw a hypothetical situation then. Say that there are some large business interests in a city who want to obtain some property, which they cannot get through negotiation with the owners. Small entrepreneur which this is county and free-enterprise are all about, and so forth. So the small people will not negotiate away their property. So the big people having influence with the city council, persuade the council to declare the area blighted. Now whether this is right or not is not what we're discussing, but whether it can happen. The city would declare the area blighted, obtain it, and level it, then make it available for commercial redevelopment. Could that happen?

SENATOR CAVANAUGH: Let me go back just a minute. As far as the condemnation is concerned, there is not direct language in the amendment relative to condemnation.

SENATOR CHAMBERS: Right.

SENATOR CAVANAUGH: I'll have to retract my previous answer to that extent. I don't have a definitive . . .