

ONE HUNDRED EIGHTH LEGISLATURE - SECOND SESSION - 2024
COMMITTEE STATEMENT (CORRECTED)
LB98

Hearing Date: Tuesday January 31, 2023
Committee On: Urban Affairs
Introducer: Jacobson
One Liner: Change provisions of the Community Development Law relating to substandard and blighted declarations and expedited reviews of redevelopment plans

Roll Call Vote - Final Committee Action:
Advanced to General File

Vote Results:

Aye: 7 Senators Blood, Cavanaugh, J., Day, Hardin, Hunt, Lowe, McKinney
Nay:
Absent:
Present Not Voting:

Testimony:

Proponents:

Senator Mike Jacobson
Mike Bacon
Andrew Willis
Christy Abraham
Gary Person

Representing:

Opening Presenter
self
self
League of Neb. Municipalities
North Platte Chamber & Development/City of North Platte

Opponents:

Representing:

Neutral:

Representing:

* ADA Accommodation Written Testimony

Summary of purpose and/or changes:

LB 98 concerns Micro-TIF, which concerns redevelopment plans receiving an expedited review under §18-2155. LB 98 would add an optional resolution before declaring an area to be substandard and blighted, allow limits on the number of expedited reviews of redevelopment plans, and permit redevelopment plans to be denied.

Section-by-Section Summary:

Section 1 of the bill amends 18-2109 to allow an optional resolution before declaring an area to be substandard and blighted. This resolution replaces further public hearings on the matter.

Section 2 of the bill amends 18-2155 to (1) allow the governing body of a city to place limits on the number of

expedited reviews of redevelopment plans, (2) allows redevelopment plans to be denied if they are inconsistent with the city's comprehensive development plan, (these plans may be revoked at any time,) and (3) require payments for Micro-TIF be remitted to the holder of the indebtedness, instead of the owner of record of the property within the redevelopment area. This change would be retroactive in application.

Section 3 of the bill repeals original sections.

Technical Comments:

The nature of Micro-TIF relates to revitalizing individual buildings that have been designated as blighted. Currently, payments are remitted to the owner of record of the property within the redevelopment project area.

However, due to Micro-TIFs aforementioned nature, the owner of record changes each time a house or building is sold or transferred. This could lead to a missing income stream and instrument, which would in turn violate the state Constitutions provision of no tax abatement.

Terrell McKinney, Chairperson