

LEGISLATURE OF NEBRASKA
ONE HUNDRED SIXTH LEGISLATURE
SECOND SESSION

LEGISLATIVE BILL 801

Introduced by Urban Affairs Committee: Wayne, 13, Chairperson; Arch, 14; Brieese, 41; Crawford, 45; Hansen, M., 26; Hunt, 8; Lowe, 37.

Read first time January 08, 2020

Committee:

- 1 A BILL FOR AN ACT relating to municipalities; to amend sections 18-2109,
- 2 18-2115, 18-2117.02, 18-2117.03, and 18-2142.05, Revised Statutes
- 3 Cumulative Supplement, 2018, and sections 18-2101.02, 18-2103, and
- 4 18-2115.01, Revised Statutes Supplement, 2019; to change and
- 5 eliminate provisions of the Community Development Law; and to repeal
- 6 the original sections.
- 7 Be it enacted by the people of the State of Nebraska,

1 Section 1. Section 18-2101.02, Revised Statutes Supplement, 2019, is
2 amended to read:

3 18-2101.02 (1) For any city that (a) intends to carry out a
4 redevelopment project which will involve the construction of workforce
5 housing in an extremely blighted area as authorized under subdivision
6 (28)(g) of section 18-2103, (b) intends to declare an area as an
7 extremely blighted area for purposes of funding decisions under
8 subdivision (1)(b) of section 58-708, or (c) intends to declare an area
9 as an extremely blighted area in order for individuals purchasing
10 residences in such area to qualify for the income tax credit authorized
11 in subsection (7) of section 77-2715.07, the governing body of such city
12 shall first declare, by resolution adopted after the public hearings
13 required under this section, such area to be an extremely blighted area.

14 (2) Prior to making such declaration, the governing body of the city
15 shall conduct or cause to be conducted a study or an analysis on whether
16 the area is extremely blighted and shall submit the question of whether
17 such area is extremely blighted to the planning commission or board of
18 the city for its review and recommendation. The planning commission or
19 board shall hold a public hearing on the question after giving notice of
20 the hearing as provided in section 18-2115.01. ~~Such notice shall include~~
21 ~~a map of sufficient size to show the area to be declared extremely~~
22 ~~blighted or information on where to find such map and shall provide~~
23 ~~information on where to find copies of the study or analysis conducted~~
24 ~~pursuant to this subsection.~~ The planning commission or board shall
25 submit its written recommendations to the governing body of the city
26 within thirty days after the public hearing.

27 (3) Upon receipt of the recommendations of the planning commission
28 or board, or if no recommendations are received within thirty days after
29 the public hearing required under subsection (2) of this section, the
30 governing body shall hold a public hearing on the question of whether the
31 area is extremely blighted after giving notice of the hearing as provided

1 in section 18-2115.01. ~~Such notice shall include a map of sufficient size~~
2 ~~to show the area to be declared extremely blighted or information on~~
3 ~~where to find such map and shall provide information on where to find~~
4 ~~copies of the study or analysis conducted pursuant to subsection (2) of~~
5 ~~this section.~~ At the public hearing, all interested parties shall be
6 afforded a reasonable opportunity to express their views respecting the
7 proposed declaration. After such hearing, the governing body of the city
8 may make its declaration.

9 (4) Copies of each study or analysis conducted pursuant to
10 subsection (2) of this section shall be posted on the city's public web
11 site or made available for public inspection at a location designated by
12 the city.

13 (5) The study or analysis required under subsection (2) of this
14 section may be conducted in conjunction with the study or analysis
15 required under section 18-2109. The hearings required under this section
16 may be held in conjunction with the hearings required under section
17 18-2109.

18 Sec. 2. Section 18-2103, Revised Statutes Supplement, 2019, is
19 amended to read:

20 18-2103 For purposes of the Community Development Law, unless the
21 context otherwise requires:

22 (1) Area of operation means and includes the area within the
23 corporate limits of the city and such land outside the city as may come
24 within the purview of sections 18-2123 and 18-2123.01;

25 (2) Authority means any community redevelopment authority created
26 pursuant to section 18-2102.01 and ~~any a city or village which has~~
27 ~~created a community development agency~~ created pursuant to the provisions
28 of section 18-2101.01 and does not include a limited community
29 redevelopment authority;

30 (3) Blighted area means an area (a) which, by reason of the presence
31 of a substantial number of deteriorated or deteriorating structures,

1 existence of defective or inadequate street layout, faulty lot layout in
2 relation to size, adequacy, accessibility, or usefulness, insanitary or
3 unsafe conditions, deterioration of site or other improvements, diversity
4 of ownership, tax or special assessment delinquency exceeding the fair
5 value of the land, defective or unusual conditions of title, improper
6 subdivision or obsolete platting, or the existence of conditions which
7 endanger life or property by fire and other causes, or any combination of
8 such factors, substantially impairs or arrests the sound growth of the
9 community, retards the provision of housing accommodations, or
10 constitutes an economic or social liability and is detrimental to the
11 public health, safety, morals, or welfare in its present condition and
12 use and (b) in which there is at least one of the following conditions:
13 (i) Unemployment in the designated area is at least one hundred twenty
14 percent of the state or national average; (ii) the average age of the
15 residential or commercial units in the area is at least forty years;
16 (iii) more than half of the plotted and subdivided property in an area is
17 unimproved land that has been within the city for forty years and has
18 remained unimproved during that time; (iv) the per capita income of the
19 area is lower than the average per capita income of the city or village
20 in which the area is designated; or (v) the area has had either stable or
21 decreasing population based on the last two decennial censuses. In no
22 event shall a city of the metropolitan, primary, or first class designate
23 more than thirty-five percent of the city as blighted, a city of the
24 second class shall not designate an area larger than fifty percent of the
25 city as blighted, and a village shall not designate an area larger than
26 one hundred percent of the village as blighted. A redevelopment project
27 involving a formerly used defense site as authorized under section
28 18-2123.01 shall not count towards the percentage limitations contained
29 in this subdivision;

30 (4) Bonds means any bonds, including refunding bonds, notes, interim
31 certificates, debentures, or other obligations issued pursuant to the

1 Community Development Law except for bonds issued pursuant to section
2 18-2142.04;

3 (5) Business means any private business located in an enhanced
4 employment area;

5 (6) City means any city or incorporated village in the state;

6 (7) Clerk means the clerk of the city or village;

7 (8) Community redevelopment area means a substandard and blighted
8 area which the community redevelopment authority designates as
9 appropriate for a renewal project;

10 (9) Employee means a person employed at a business as a result of a
11 redevelopment project;

12 (10) Employer-provided health benefit means any item paid for by the
13 employer in total or in part that aids in the cost of health care
14 services, including, but not limited to, health insurance, health savings
15 accounts, and employer reimbursement of health care costs;

16 (11) Enhanced employment area means an area not exceeding six
17 hundred acres (a) within a community redevelopment area which is
18 designated by an authority as eligible for the imposition of an
19 occupation tax or (b) not within a community redevelopment area as may be
20 designated under section 18-2142.04;

21 (12) Equivalent employees means the number of employees computed by
22 (a) dividing the total hours to be paid in a year by (b) the product of
23 forty times the number of weeks in a year;

24 (13) Extremely blighted area means a substandard and blighted area
25 in which: (a) The average rate of unemployment in the area during the
26 period covered by the most recent federal decennial census or American
27 Community Survey 5-Year Estimate is at least two hundred percent of the
28 average rate of unemployment in the state during the same period; and (b)
29 the average poverty rate in the area exceeds twenty percent for the total
30 federal census tract or tracts or federal census block group or block
31 groups in the area;

1 (14) Federal government means the United States of America, or any
2 agency or instrumentality, corporate or otherwise, of the United States
3 of America;

4 (15) Governing body or local governing body means the city council,
5 board of trustees, or other legislative body charged with governing the
6 municipality;

7 (16) Limited community redevelopment authority means a community
8 redevelopment authority created pursuant to section 18-2102.01 having
9 only one single specific limited pilot project authorized;

10 (17) Mayor means the mayor of the city or chairperson of the board
11 of trustees of the village;

12 (18) New investment means the value of improvements to real estate
13 made in an enhanced employment area by a developer or a business;

14 (19) Number of new employees means the number of equivalent
15 employees that are employed at a business as a result of the
16 redevelopment project during a year that are in excess of the number of
17 equivalent employees during the year immediately prior to the year that a
18 redevelopment plan is adopted;

19 (20) Obligee means any bondholder, agent, or trustee for any
20 bondholder, or lessor demising to any authority, established pursuant to
21 section 18-2102.01, property used in connection with a redevelopment
22 project, or any assignee or assignees of such lessor's interest or any
23 part thereof, and the federal government when it is a party to any
24 contract with such authority;

25 (21) Occupation tax means a tax imposed under section 18-2142.02;

26 (22) Person means any individual, firm, partnership, limited
27 liability company, corporation, company, association, joint-stock
28 association, or body politic and includes any trustee, receiver,
29 assignee, or other similar representative thereof;

30 (23) Public body means the state or any municipality, county,
31 township, board, commission, authority, district, or other political

1 subdivision or public body of the state;

2 (24) Real property means all lands, including improvements and
3 fixtures thereon, and property of any nature appurtenant thereto, or used
4 in connection therewith, and every estate, interest and right, legal or
5 equitable, therein, including terms for years and liens by way of
6 judgment, mortgage, or otherwise, and the indebtedness secured by such
7 liens;

8 (25) Redeveloper means any person, partnership, or public or private
9 corporation or agency which enters or proposes to enter into a
10 redevelopment contract;

11 (26) Redevelopment contract means a contract entered into between an
12 authority and a redeveloper for the redevelopment of an area in
13 conformity with a redevelopment plan;

14 (27) Redevelopment plan means a plan, as it exists from time to time
15 for one or more community redevelopment areas, or for a redevelopment
16 project, which (a) conforms to the general plan for the municipality as a
17 whole and (b) is sufficiently complete to indicate such land acquisition,
18 demolition and removal of structures, redevelopment, improvements, and
19 rehabilitation as may be proposed to be carried out in the community
20 redevelopment area, zoning and planning changes, if any, land uses,
21 maximum densities, and building requirements;

22 (28) Redevelopment project means any work or undertaking in one or
23 more community redevelopment areas: (a) To acquire substandard and
24 blighted areas or portions thereof, including lands, structures, or
25 improvements the acquisition of which is necessary or incidental to the
26 proper clearance, development, or redevelopment of such substandard and
27 blighted areas; (b) to clear any such areas by demolition or removal of
28 existing buildings, structures, streets, utilities, or other improvements
29 thereon and to install, construct, or reconstruct streets, utilities,
30 parks, playgrounds, public spaces, public parking facilities, sidewalks
31 or moving sidewalks, convention and civic centers, bus stop shelters,

1 lighting, benches or other similar furniture, trash receptacles,
2 shelters, skywalks and pedestrian and vehicular overpasses and
3 underpasses, enhancements to structures in the redevelopment plan area
4 which exceed minimum building and design standards in the community and
5 prevent the recurrence of substandard and blighted conditions, and any
6 other necessary public improvements essential to the preparation of sites
7 for uses in accordance with a redevelopment plan; (c) to sell, lease, or
8 otherwise make available land in such areas for residential,
9 recreational, commercial, industrial, or other uses, including parking or
10 other facilities functionally related or subordinate to such uses, or for
11 public use or to retain such land for public use, in accordance with a
12 redevelopment plan; and may also include the preparation of the
13 redevelopment plan, the planning, survey, and other work incident to a
14 redevelopment project and the preparation of all plans and arrangements
15 for carrying out a redevelopment project; (d) to dispose of all real and
16 personal property or any interest in such property, or assets, cash, or
17 other funds held or used in connection with residential, recreational,
18 commercial, industrial, or other uses, including parking or other
19 facilities functionally related or subordinate to such uses, or any
20 public use specified in a redevelopment plan or project, except that such
21 disposition shall be at its fair value for uses in accordance with the
22 redevelopment plan; (e) to acquire real property in a community
23 redevelopment area which, under the redevelopment plan, is to be repaired
24 or rehabilitated for dwelling use or related facilities, repair or
25 rehabilitate the structures, and resell the property; (f) to carry out
26 plans for a program of voluntary or compulsory repair, rehabilitation, or
27 demolition of buildings in accordance with the redevelopment plan; and
28 (g) in a rural community or in an extremely blighted area within a
29 municipality that is not a rural community, to carry out construction of
30 workforce housing;

31 (29) Redevelopment project valuation means the valuation for

1 assessment of the taxable real property in a redevelopment project last
2 certified for the year prior to the effective date of the provision
3 authorized in section 18-2147;

4 (30) Rural community means any municipality in a county with a
5 population of fewer than one hundred thousand inhabitants as determined
6 by the most recent federal decennial census;

7 (31) Substandard area means an area in which there is a predominance
8 of buildings or improvements, whether nonresidential or residential in
9 character, which, by reason of dilapidation, deterioration, age or
10 obsolescence, inadequate provision for ventilation, light, air,
11 sanitation, or open spaces, high density of population and overcrowding,
12 or the existence of conditions which endanger life or property by fire
13 and other causes, or any combination of such factors, is conducive to ill
14 health, transmission of disease, infant mortality, juvenile delinquency,
15 and crime, (which cannot be remedied through construction of prisons),
16 and is detrimental to the public health, safety, morals, or welfare; and

17 (32) Workforce housing means:

18 (a) Housing that meets the needs of today's working families;

19 (b) Housing that is attractive to new residents considering
20 relocation to a rural community;

21 (c) Owner-occupied housing units that cost not more than two hundred
22 seventy-five thousand dollars to construct or rental housing units that
23 cost not more than two hundred thousand dollars per unit to construct.
24 For purposes of this subdivision (c), housing unit costs shall be updated
25 annually by the Department of Economic Development based upon the most
26 recent increase or decrease in the Producer Price Index for all
27 commodities, published by the United States Department of Labor, Bureau
28 of Labor Statistics;

29 (d) Owner-occupied and rental housing units for which the cost to
30 substantially rehabilitate exceeds fifty percent of a unit's assessed
31 value; and

1 (e) Upper-story housing.

2 Sec. 3. Section 18-2109, Revised Statutes Cumulative Supplement,
3 2018, is amended to read:

4 18-2109 (1) An authority shall not prepare a redevelopment plan for
5 a redevelopment project area and the governing body of the city in which
6 such area is located shall not approve a redevelopment plan unless the
7 ~~governing body of the city in which such area is located~~ has, by
8 resolution adopted after the public hearings required under this section,
9 declared such area to be a substandard and blighted area in need of
10 redevelopment.

11 (2) Prior to making such declaration, the governing body of the city
12 shall conduct or cause to be conducted a study or an analysis on whether
13 the area is substandard and blighted and shall submit the question of
14 whether such area is substandard and blighted to the planning commission
15 or board of the city for its review and recommendation. The planning
16 commission or board shall hold a public hearing on the question after
17 giving notice of the hearing as provided in section 18-2115.01. ~~Such~~
18 ~~notice shall include a map of sufficient size to show the area to be~~
19 ~~declared substandard and blighted or information on where to find such~~
20 ~~map and shall provide information on where to find copies of the~~
21 ~~substandard and blighted study or analysis conducted pursuant to this~~
22 ~~subsection.~~ The planning commission or board shall submit its written
23 recommendations to the governing body of the city within thirty days
24 after the public hearing.

25 (3) Upon receipt of the recommendations of the planning commission
26 or board, or if no recommendations are received within thirty days after
27 the public hearing required under subsection (2) of this section, the
28 governing body shall hold a public hearing on the question of whether the
29 area is substandard and blighted after giving notice of the hearing as
30 provided in section 18-2115.01. ~~Such notice shall include a map of~~
31 ~~sufficient size to show the area to be declared substandard and blighted~~

1 ~~or information on where to find such map and shall provide information on~~
2 ~~where to find copies of the substandard and blighted study or analysis~~
3 ~~conducted pursuant to subsection (2) of this section.~~ At the public
4 hearing, all interested parties shall be afforded a reasonable
5 opportunity to express their views respecting the proposed declaration.
6 After such hearing, the governing body of the city may make its
7 declaration.

8 (4) Copies of each substandard and blighted study or analysis
9 conducted pursuant to subsection (2) of this section shall be posted on
10 the city's public web site or made available for public inspection at a
11 location designated by the city.

12 Sec. 4. Section 18-2115, Revised Statutes Cumulative Supplement,
13 2018, is amended to read:

14 18-2115 (1) The planning commission or board of the city shall hold
15 a public hearing on any redevelopment plan or substantial modification
16 thereof after giving notice of the hearing as provided in section
17 18-2115.01. ~~Such notice shall specifically identify the area to be~~
18 ~~redeveloped under the plan, shall include a map of sufficient size to~~
19 ~~show the area to be redeveloped or information on where to find such map,~~
20 ~~and shall provide information on where to find copies of any cost-benefit~~
21 ~~analysis conducted pursuant to section 18-2113.~~

22 (2) After the hearing required under subsection (1) of this section,
23 the governing body of the city shall hold a public hearing on any
24 redevelopment plan or substantial modification thereof after giving
25 notice of the hearing as provided in section 18-2115.01. ~~Such notice~~
26 ~~shall specifically identify the area to be redeveloped under the plan,~~
27 ~~shall include a map of sufficient size to show the area to be redeveloped~~
28 ~~or information on where to find such map, and shall provide information~~
29 ~~on where to find copies of any cost-benefit analysis conducted pursuant~~
30 ~~to section 18-2113.~~ At the public hearing, all interested parties shall
31 be afforded a reasonable opportunity to express their views respecting

1 the proposed redevelopment plan.

2 (3) For purposes of this section, substantial modification means a
3 change to a redevelopment plan that (a) materially alters or reduces
4 existing areas or structures otherwise available for public use or
5 access, (b) substantially alters the use of the community redevelopment
6 area as contemplated in the redevelopment plan, or (c) increases the
7 amount of ad valorem taxes pledged under section 18-2150 by more than
8 five percent, if the amount of such taxes is included in the
9 redevelopment plan.

10 Sec. 5. Section 18-2115.01, Revised Statutes Supplement, 2019, is
11 amended to read:

12 18-2115.01 (1) For any hearing to be held pursuant to section
13 18-2101.02, 18-2109, or 18-2115:

14 (a) The notice of hearing shall:

15 (i) Be published at least once a week for two consecutive weeks in a
16 legal newspaper in or of general circulation in the community;

17 (ii) Be given to any neighborhood association which is registered
18 under subsection (2) of this section and whose area of representation is
19 located in whole or in part within a one-mile radius of the area to be
20 declared extremely blighted under section 18-2101.02, the area to be
21 declared substandard and blighted under section 18-2109, or the area to
22 be redeveloped in the redevelopment plan or substantial modification
23 thereof under section 18-2115; and

24 (iii) Be given to the president or chairperson of the governing body
25 of each county, school district, community college area, educational
26 service unit, and natural resources district that includes the real
27 property to be declared extremely blighted under section 18-2101.02, the
28 real property to be declared substandard and blighted under section
29 18-2109, or the real property subject to the redevelopment plan or
30 substantial modification thereof under section 18-2115;

31 (b) The time of the hearing shall be at least ten days from the last

1 publication of notice under subdivision (1)(a)(i) of this section;

2 (c) The notice of hearing described in subdivision (1)(a)(ii) of
3 this section shall be given at least ten days prior to the hearing, shall
4 be sent in the manner requested by the neighborhood association, and
5 shall be deemed given on the date it is sent to the neighborhood
6 association. The notice of hearing described in subdivision (1)(a)(iii)
7 of this section shall be given at least ten days prior to the hearing,
8 shall be sent by certified mail, return receipt requested, to the
9 president or chairperson of the governing body, and shall be deemed given
10 on the date it is mailed by certified mail to the president or
11 chairperson; and

12 (d) The notice of hearing shall include the following information:

13 (i) The time, date, place, and purpose of the hearing;

14 (ii) A map of sufficient size to show the area to be declared
15 extremely blighted under section 18-2101.02, the area to be declared
16 substandard and blighted under section 18-2109, or the area to be
17 redeveloped in the redevelopment plan or substantial modification thereof
18 under section 18-2115, or information on where to find such map;

19 (iii) For a hearing held pursuant to section 18-2101.02, information
20 on where to find copies of the study or analysis conducted pursuant to
21 subsection (2) of section 18-2101.02;

22 (iv) For a hearing held pursuant to section 18-2109, information on
23 where to find copies of the study or analysis conducted pursuant to
24 subsection (2) of section 18-2109; and

25 (v) For a hearing held pursuant to section 18-2115, a specific
26 identification of the area to be redeveloped under the plan and
27 information on where to find copies of any cost-benefit analysis
28 conducted pursuant to section 18-2113.

29 ~~(1) Public notice of any hearing required under section 18-2101.02,~~
30 ~~18-2109, or 18-2115 shall be given by publication at least once a week~~
31 ~~for two consecutive weeks in a legal newspaper in or of general~~

1 ~~circulation in the community. The time of the hearing shall be at least~~
2 ~~ten days from the last publication.~~

3 ~~(2)(a) Notice of any hearing required under section 18-2101.02,~~
4 ~~18-2109, or 18-2115 shall be given to neighborhood associations that have~~
5 ~~registered under subsection (5) of this section as follows:~~

6 ~~(i) For a hearing under section 18-2109, notice shall be given to~~
7 ~~each registered neighborhood association whose area of representation is~~
8 ~~located in whole or in part within a one-mile radius of the area to be~~
9 ~~declared substandard and blighted;~~

10 ~~(ii) For a hearing under section 18-2101.02, notice shall be given~~
11 ~~to each registered neighborhood association whose area of representation~~
12 ~~is located in whole or in part within a one-mile radius of the area to be~~
13 ~~declared extremely blighted; and~~

14 ~~(iii) For a hearing under section 18-2115, notice shall be given to~~
15 ~~each registered neighborhood association whose area of representation is~~
16 ~~located in whole or in part within a one-mile radius of the area to be~~
17 ~~redeveloped.~~

18 ~~(b) Notice under this subsection shall be given at least ten days~~
19 ~~prior to the hearing in the manner requested by the neighborhood~~
20 ~~association. The notice shall be deemed given on the date it is sent.~~

21 ~~(3)(a) Notice of any hearing required under section 18-2101.02,~~
22 ~~18-2109, or 18-2115 shall be given to political subdivisions as follows:~~

23 ~~(i) For a hearing under section 18-2109, notice shall be given to~~
24 ~~the president or chairperson of the governing body of each county, school~~
25 ~~district, community college area, educational service unit, and natural~~
26 ~~resources district in which the real property to be declared substandard~~
27 ~~and blighted is located;~~

28 ~~(ii) For a hearing under section 18-2101.02, notice shall be given~~
29 ~~to the president or chairperson of the governing body of each county,~~
30 ~~school district, community college area, educational service unit, and~~
31 ~~natural resources district in which the real property to be declared~~

1 extremely blighted is located; and

2 ~~(iii) For a hearing under section 18-2115, notice shall be given to~~
3 ~~the president or chairperson of the governing body of each county, school~~
4 ~~district, community college area, educational service unit, and natural~~
5 ~~resources district in which the real property subject to the~~
6 ~~redevelopment plan or substantial modification thereof is located.~~

7 ~~(b) Notice under this subsection shall be given at least ten days~~
8 ~~prior to the hearing by certified mail, return receipt requested. The~~
9 ~~notice shall be deemed given on the date it is mailed by certified mail.~~

10 ~~(4) All notices given under this section shall describe the time,~~
11 ~~date, place, and purpose of the hearing.~~

12 ~~(2) (5)~~ Each neighborhood association desiring to receive notice of
13 any hearing required under section 18-2101.02, 18-2109, or 18-2115 shall
14 register with the city's planning department or, if there is no planning
15 department, with the city clerk. The registration shall include a
16 description of the area of representation of the association, the name of
17 and contact information for the individual designated by the association
18 to receive the notice on its behalf, and the requested manner of service,
19 whether by email, first-class mail, or certified mail. Registration of
20 the neighborhood association for purposes of this section shall be
21 accomplished in accordance with such other rules and regulations as may
22 be adopted and promulgated by the city.

23 Sec. 6. Section 18-2117.02, Revised Statutes Cumulative Supplement,
24 2018, is amended to read:

25 18-2117.02 On or before May 1 of each year, each authority, or such
26 other division or department of the city as designated by the governing
27 body, shall compile information regarding the approval and progress of
28 redevelopment projects that are financed in whole or in part through the
29 division of taxes as provided in section 18-2147 and report such
30 information to the governing body of the city and to the governing body
31 of each county, school district, community college area, educational

1 service unit, and natural resources district whose property taxes are
2 affected by such division of taxes. The report shall include, but not be
3 limited to, the following information:

4 (1) The total number of active redevelopment projects within the
5 city that have been financed in whole or in part through the division of
6 taxes as provided in section 18-2147;

7 (2) The total estimated project costs for all such redevelopment
8 projects;

9 (3) A comparison between the initial projected valuation of property
10 included in each such redevelopment project as described in the
11 redevelopment contract and the assessed value of the property included in
12 each such redevelopment project as of January 1 of the year of the
13 report;

14 ~~(4) The number of such redevelopment projects for which financing~~
15 ~~has been paid in full during the previous calendar year and for which~~
16 ~~taxes are no longer being divided pursuant to section 18-2147;~~

17 ~~(4) (5) The number of such redevelopment projects approved by the~~
18 ~~governing body in the previous calendar year;~~

19 ~~(5) (6) Information specific to each such redevelopment project~~
20 ~~approved by the governing body in the previous calendar year, including~~
21 ~~the project area, project type, amount of financing approved, and total~~
22 ~~estimated project costs; and~~

23 (6) The number of redevelopment projects for which financing has
24 been paid in full during the previous calendar year and for which taxes
25 are no longer being divided pursuant to section 18-2147; and

26 (7) The percentage of the city that has been designated as blighted.
27 Sec. 7. Section 18-2117.03, Revised Statutes Cumulative Supplement,
28 2018, is amended to read:

29 18-2117.03 (1) A redevelopment project that includes the division
30 of taxes as provided in section 18-2147 shall not provide for the
31 reimbursement of costs incurred prior to approval of the redevelopment

1 project, except for costs relating to:

2 (a) ~~(1)~~ The preparation of materials and applications related to the
3 redevelopment project;

4 (b) ~~(2)~~ The preparation of a cost-benefit analysis conducted
5 pursuant to section 18-2113;

6 (c) ~~(3)~~ The preparation of a redevelopment contract;

7 (d) ~~(4)~~ The preparation of bond and other financing instruments;

8 (e) ~~(5)~~ Land acquisition and related due diligence activities,
9 including, but not limited to, surveys and environmental studies; and

10 (f) ~~(6)~~ Site demolition and preparation.

11 (2) This section shall not be construed to require the reimbursement
12 of legal fees incurred prior to approval of the redevelopment project.

13 Sec. 8. Section 18-2142.05, Revised Statutes Cumulative Supplement,
14 2018, is amended to read:

15 18-2142.05 Prior to approving a redevelopment project that expressly
16 carries to~~carry~~ out the construction of workforce housing, a governing
17 body shall (1) receive a housing study which is current within twenty-
18 four months, (2) prepare an incentive plan for construction of housing in
19 the municipality targeted to house existing or new workers, (3) hold a
20 public hearing on such incentive plan with notice which complies with the
21 conditions set forth in section 18-2115.01, and (4) after the public
22 hearing find that such incentive plan is necessary to prevent the spread
23 of blight and substandard conditions within the municipality, will
24 promote additional safe and suitable housing for individuals and families
25 employed in the municipality, and will not result in the unjust
26 enrichment of any individual or company. A public hearing held under this
27 section shall be separate from any public hearing held under section
28 18-2115.

29 Sec. 9. Original sections 18-2109, 18-2115, 18-2117.02, 18-2117.03,
30 and 18-2142.05, Revised Statutes Cumulative Supplement, 2018, and
31 sections 18-2101.02, 18-2103, and 18-2115.01, Revised Statutes

1 Supplement, 2019, are repealed.