



**CITY OF SCOTTSBLUFF**  
**Scottsbluff City Hall Council Chambers**  
**2525 Circle Drive, Scottsbluff, NE 69361**  
**COMMUNITY REDEVELOPMENT AUTHORITY**

**Regular Meeting**  
**October 13, 2021**  
**12:00 PM**

1. **Roll Call**
2. **For public information, a copy of the Nebraska Open Meetings Act is posted in the back of the room on the south wall.**
3. **Notice of changes in the agenda by the city manager** (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 4 of this agenda.)
4. **Citizens with business not scheduled on the agenda** (As required by state law, no matter may be considered under this item unless the committee determines that the matter requires emergency action.)
5. **Minutes**
  - a) Approve Minutes of September 15, 2021 Meeting.
6. **Tax Increment Financing - Flyover Brewing Company Expansion Project**
  - a) Review Redevelopment Plan
  - b) Conduct Cost-Benefit Analysis of Redevelopment Plan
  - c) Review and Approve Resolution to:
    - i) Approve Redevelopment Plan;
    - ii) Confirm Cost-Benefit Analysis;
    - iii) Forward Planning Commission recommendation to City Council and;
    - iv) Forward and recommend approval of Redevelopment Plan to City Council
  - d) Review and Approve Resolution to
    - i) Approve Redevelopment Contract with BDS3C, LLC
    - ii) Authorize issuance of Tax Increment Financing Note (Flyover Brewing Company Expansion), conditional upon the City Council's approval of the Redevelopment Plan and subject to the terms of the Redevelopment Contract.
7. **Tax Increment Financing - 26 Group Fuel Station and Convenience Store-West Project**
  - a) Review Redevelopment Plan

- b) Conduct Cost-Benefit Analysis of Redevelopment Plan
- c) Review and Approve Resolution to:
  - i) Approve Redevelopment Plan;
  - ii) Confirm Cost-Benefit Analysis;
  - iii) Forward Planning Commission recommendation to City Council and;
  - iv) Forward and recommend approval of Redevelopment Plan to City Council
- d) Review and Approve Resolution to:
  - i) Approve Redevelopment Contract with 26 Group, LLC
  - ii) Authorize issuance of Tax Increment Financing Note (26 Group Fuel Station and Convenience Store-West Project), conditional upon the City Council's approval of the Redevelopment Plan and subject to the terms of the Redevelopment Contract.
- 8. **Façade Improvement Grant Program**
  - a) Review and Consider Funding of Façade Improvement Grants
    - i) 615 E. Overland Drive - Armando & Maria Aguilera
    - ii) 1200 3rd Avenue - Sal Munoz
- 9. **Staff Reports**
  - a) (Informational Only):
- 10. **Other Business**
  - a) (Informational Only):
- 11. **Closed Session (to consider any of the above matters, where a Closed Session is appropriate.)**
  - a) Following passage of a motion to enter into executive session, presiding officer must state purpose of executive session.
- 12. **Schedule a Meeting**
  - a) Confirm next meeting date of November 10, 2021
- 13. **Adjournment.**