



**CITY OF SCOTTSBLUFF  
City Hall  
2525 Circle Drive  
COMMUNITY REDEVELOPMENT AUTHORITY**

**Regular Meeting  
January 8, 2024  
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 10/23/23 Meeting Minutes
6. **Tax Increment Financing- Reganis**
  - a) 1. TGR Trust/Reganis Car Dealership Redevelopment Project
    - i) a. Review Redevelopment Plan
    - ii) b. Conduct Cost-Benefit Analysis of Redevelopment Plan
    - iii) c. Review and Approve Resolution to:
      - iv) i. Approve Redevelopment Plan
      - v) ii. Confirm Cost-Benefit Analysis;
      - vi) iii. Forward Planning Commission recommendation to City Council and;
      - vii) iv. Forward and recommend approval of Redevelopment Plan to City Council
    - viii) d. Review and Approve Resolution to:
      - ix) i. Approve Redevelopment Contract with Tim Reganis, Trustee of TGR Trust
      - x) ii. Authorize issuance of Tax Increment Financing Note (TGR Trust/Reganis Car Dealership), conditional upon the City Council's approval of the Redevelopment Plan and subject to the terms of the Redevelopment Contract.
      - xi)

7. **Tax Increment Financing- Mall and former K-Mart**
  - a) 2. Amended Redevelopment Plan for the Former Monument Mall, now Uptown Mall, Rehabilitation and Former K Mart Site Rehabilitation
    - i) a. Review Amended Redevelopment Plan
    - ii) b. Conduct Cost-Benefit Analysis of Amended Redevelopment Plan
    - iii) c. Review and Approve Resolution to:
      - iv) i. Approve Redevelopment Plan
      - v) ii. Confirm Cost-Benefit Analysis;
      - vi) iii. Forward Planning Commission recommendation to City Council and;
      - vii) iv. Forward and recommend approval of Amended Redevelopment Plan to City Council
      - viii)
8. **Staff Reports**
  - a) Sharaya Toof to inform CRA committee of #18 and #19 Blight Studies to be completed.
  - b) LB840 Campaign Update
9. **Other Business**
  - a) Other Business
10. **Closed Session (to consider any of the above matters, where a Closed Session is appropriate.)**
  - a) Closed Session
11. **Schedule a Meeting**
  - a) Schedule a Meeting
12. **Adjournment.**