



**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.**

City of Scottsbluff, Nebraska
Monday, January 8, 2024
Regular Meeting

Item Min1

Approve 10/23/23 Meeting Minutes

Staff Contact:

Community Redevelopment Authority Minutes
Regular Scheduled Meeting
October 23, 2023
Scottsbluff, Nebraska

The Community Redevelopment Authority for the City of Scottsbluff met in a regularly scheduled meeting on Monday, October 23, 2023, at 12:00 p.m. in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on October 17, 2023. The notice stated the date, time, and location of the meeting, and that the meeting was open to the public, that anyone with a disability desiring reasonable accommodation to attend should contact City Hall. An agenda was kept current and available for public inspection at the Development Services office; provided, the Community Redevelopment Authority could modify the agenda at the meeting if the business determined that an emergency so required. A copy of the agenda was delivered to each Community Redevelopment Authority member.

Item 1: Chairman Bill Trumbull called the meeting to order at 12:00 p.m. Roll call consisted of the following members being present: Bill Trumbull, Mary Skiles, and Katie Camacho. In attendance on behalf of the city were Zachary Glaubius Planning Administrator/Secretary, City Attorney Kent Hadenfelt, City Manager Kevin Spencer and Economic Development Director Sharaya Toof.

ITEM 2: Chairman Trumbull informed all of those in attendance of the Nebraska Open Meetings Act and a copy of such is posted above the bookcase in the back area of the City Council Chambers, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: No changes.

ITEM 4: Citizens with items not scheduled on regular agenda: None

ITEM 5: Minutes The minutes of June 14, 2023 were reviewed. . **Conclusion:** Motion made by Camacho to accept the minutes, seconded by Skiles. "Yeas": Trumbull, Camacho, Skiles. "Nays": None "Absent": Knapper.

Item 6: Tax Increment Financing Reganis Application Tim Reganis was present to explain his application and the plans he has for moving his dealership from East Overland to 1125 East 27th Street. Reganis is asking for 1.2 million in TIF funding and explained that receiving the TIF funding was essential in making this development possible. Trumbull asked for a motion to approve the TIF application and have it sent on to the planning commission for the next steps. **Conclusion:** Motioned by Camacho and seconded by Skiles.

Item 7: Tax Increment Financing- Mall and Former K-Mart The CRA reviewed the draft Redevelopment Plan. They conducted a preliminary cost-benefit analysis. Kent explained that Rock Step goal is to immolate what they had for just the mall property with the half-cent sales tax. They plan to add it to the entire mall and K-Mart property and bump that sales tax up to 2%. The fee structure to be charged to the redeveloper was also discussed. It was decided that since the developer hired an attorney to generate their Development Plan that the 1% fee would be waived and the \$5,000 annual admin fee would be kept. Trumbull asked for a motion to move the preliminary development plan on to the Planning commission for the next step. **Conclusion: Motion by Camacho second by Skiles.**

Item 8: Staff Reports None

Item 9: Other Business Trumbull brought up finding a replacement for Robert Franco to fill empty seat on the CRA.

Item 10: Closed Session

Item 11: Schedule a Meeting The next CRA meeting will depend on the development plan being drafted and moving on to the Planning Commission meeting in December. This date could be pushed back.

Item 12: Adjournment The meeting adjourned at 12:26. Motioned by Camcho, seconded by Skiles.

City of Scottsbluff, Nebraska

Monday, January 8, 2024

Regular Meeting

Item 1

1. TGR Trust/Reganis Car Dealership Redevelopment 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 Tim Reganis, Trustee of TGR Trust

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.

Staff Contact:

City of Scottsbluff, Nebraska
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Item 1

**2. Amended Redevelopment Plan for the Former Monument Mall,
now Uptown Mall, Rehabilitation and Former K Mart Site
Rehabilitation**

a. Review Amended Redevelopment Plan

b. Conduct Cost-Benefit Analysis of Amended 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 Amended Redevelopment Plan to City Council

Staff Contact:

City of Scottsbluff, Nebraska
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Regular Meeting

Item 1

Sharaya Toof to inform CRA committee of #18 and #19 Blight Studies to be completed.

Staff Contact:

City of Scottsbluff, Nebraska
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Item 2

LB840 Campaign Update

Staff Contact:

City of Scottsbluff, Nebraska
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Item 1

Other Business

Staff Contact:

City of Scottsbluff, Nebraska
Monday, January 8, 2024
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Item 1

Closed Session

Staff Contact:

City of Scottsbluff, Nebraska
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Item 1

Schedule a Meeting

Staff Contact: