

REGENCY CENTERS CORP  
Form 8-K  
August 18, 2009

SECURITIES AND EXCHANGE COMMISSION

UNITED STATES

Washington, DC 20549

**FORM 8-K**

**CURRENT REPORT**

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported) **August 18, 2009**

**REGENCY CENTERS CORPORATION**

(Exact name of registrant as specified in its charter)

**Florida**  
(State or other jurisdiction  
of incorporation)

**001-12298**  
(Commission  
File Number)

**59-3191743**  
(IRS Employer  
Identification No.)

**One Independent Drive, Suite 114**

**32202**

**Jacksonville, Florida**  
(Address of principal executive offices)

(Zip Code)

Registrant's telephone number including area code: **(904)-598-7000**

**Not Applicable**

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- .. Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- .. Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- .. Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

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.. Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

**Item 8.01: Other Events.**

On August 18, 2009, Regency Centers Corporation issued a press release announcing that its operating partnership, Regency Centers, L.P., had accepted for purchase an aggregate of \$66,053,000 of its outstanding notes set forth below (collectively, the Notes), which were validly tendered pursuant to its previously announced cash tender offer for the Notes (the Tender Offer):

Title of Notes, CUSIP No.	Aggregate Principal	Aggregate Principal
	Amount Outstanding	Amount Outstanding
	Prior to Tender Offer	After Tender Offer
8.45% Notes due 2010 CUSIP No. 75884R AF 0	\$150,000,000	\$130,461,000
8.00% Notes due 2010 CUSIP No. 75884R AG 8	\$ 10,000,000	\$ 10,000,000
7.95% Notes due 2011 CUSIP No. 75884R AH 6	\$220,000,000	\$173,486,000
7.25% Notes due 2011 CUSIP No. 75884R AJ 2	\$ 20,000,000	\$ 20,000,000

The Tender Offer expired at 5:00 p.m., New York City time, on Monday, August 17, 2009.

A copy of the press release issued by Regency Centers Corporation on August 18, 2009 is attached hereto as Exhibit 99.1.

**Item 9.01 Financial Statements and Exhibits.**

- (d) Exhibit 99.1: Press release issued by Regency Centers Corporation on August 18, 2009.

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**REGENCY CENTERS CORPORATION**

(registrant)

August 18, 2009

By: /s/ J. Christian Leavitt  
J. Christian Leavitt, Senior Vice President  
Finance and Principal Accounting Officer