

**CITY OF SOUTH SIOUX CITY**  
**CDA**  
November 28, 2023 at 11:00 AM

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**OPEN MEETING ACT:**

*A current copy of the Open Meetings Act is posted on the north wall in the rear of the Council Chambers and is available for review by all citizens in attendance. A sign-in sheet is available at the entrance to the Council Chambers and it is strictly voluntary to complete the sign-in sheet.*

*The agenda of all meetings is kept continuously current and available for public inspection at City Hall during normal business hours (NE 84-1411). The City of South Sioux City reserves the right to adjust the order of items on this agenda if necessary and may elect to take action on or go into closed session on any of the items listed (NE 84-1410).*

**CDA MEMBERS:**

*Bruce Davis, Bart Gotch, Mike Robinette, Scott Manley, and Chris Krueger*

**1. ROLL CALL**

**2. EXCUSE ABSENCE:**

**3. CONSENT AGENDA**

- 3.a. Minutes of Regular Meeting – November 14th, 2023  
[CDA Minutes - November 14th, 2023.pdf](#)
- 3.b.
  - Olsson – \$7,000.00; Hovey Development Phase III. Invoice: 476434.  
[Olsson - Hovey Development.pdf](#)
  - Olsson - \$975.19; All American Subdivision. Invoice: 476426.  
[Olsson - All American.pdf](#)

**Land Option Renewals**

*DeRoos 7/1/24; Anderson 5/1/25; Garwood 06.31.2025*

**4. OLD BUSINESS:**

- 4.a. Consideration of redevelopment plan entitled "The HCI Real Estate – 39th & G Redevelopment Project," in accordance with Section 18-2114 of the Nebraska Community Development Law.  
[SSC - HCI 39th G TIF - Redevelopment Plan\(2868526.5\).pdf](#)
- 4.b. RESOLUTION 2023-03  
A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY FOR THE CITY OF SOUTH SIOUX CITY, NEBRASKA, RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN ENTITLED, " THE HCI REAL ESTATE – 39TH & G REDEVELOPMENT PROJECT," TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT  
[Resolution 2023-03 - HCI 39th G TIF - CDA Resolution on Plan\(2879240.1\).pdf](#)

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**5. FOLLOW UP / ACTION ITEMS:**

- 5.a. West 29th Street asphalt overlay delayed to spring of 2024 due the weather.
- 5.b. Gerkin expansion update
- 5.c. Dale Hans TIF
- 5.d. Data Park / Gerkin TIF
- 5.e. CDA land – advertising for 2024 farming – bids due by 1:00 p.m. on November 29th, 2023.
- 5.f. South Ridge Discussion
- 5.g. Discussion on potential business – 10 acres by Data Park
- 5.h. All American lot paving / lot sales

**6. ECONOMIC DEVELOPMENT UPDATE:**

*County, The Siouxland Initiative, Nebraska Public Power District, City*

- 6.a. Elevator update

**7. POTENTIAL CLOSED SESSION**

**8. MOTION TO ADJOURN**