

CITY OF SOUTH SIOUX CITY
CDA
February 11, 2025 at 11:00 AM

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, Scott Manley, and Chris Krueger

1. ROLL CALL

2. EXCUSE ABSENCE:

3. CONSENT AGENDA

- 3.a. Minutes of Regular Meeting - January 21st, 2025
[CDA Minutes - January 21st, 2025.pdf](#)
- 3.b. CDA Claims
[CDA - Claims.pdf](#)

4. OLD BUSINESS:

- 4.a. Anderson Land Option ending – May 1, 2025

5. NEW BUSINESS:

- 5.a. Approval of RoyDon and Riverpointe – “ASSIGNMENT AND ASSUMPTION OF REDEVELOPMENT AGREEMENT AND TAX INCREMENT FINANCING PROMISSORY NOTE “
[Assignment Consent of TIF Contract and Note.pdf](#)
- 5.b. CDA loan with the city for lift station - up to \$500 thousand
- 5.c. TIF agreement request from Rick Bousquet

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6. FOLLOW UP / ACTION ITEMS

- 6.a. Dale Hans - project
- 6.b. All American lots
- 6.c. Golf Course update
- 6.d. Lighthouse inspection from last meeting
- 6.e. Goals- vacant bldg. list from last meeting
 - Loan program for retail side – is there a need for a loan program.
 - Vacant buildings – what can we do to get them occupied and look of building(s) – should CDA have a program
- 6.f. Goals - Dakota Ave
 - Dakota Avenue – what can the CDA do to beautify buildings that are vacant. Does the CDA want to instate a program to do this and location and what would the budget look like.
- 6.g. Farm Lease – bids due February 21st by 1:00 p.m.
- 6.h. Roy Perry

Land Option Renewals

Anderson 5/1/25; Garwood 06.31.2025

7. ECONOMIC DEVELOPMENT UPDATE:

County
The Siouxlant Initiative
Nebraska Public Power District
City

8. PUBLIC COMMENTS

9. POTENTIAL CLOSED SESSION

- 8.a. Potential land sale on Data Center

10. MOTION TO ADJOURN