

CITY OF SOUTH SIOUX CITY

CDA

May 13, 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).

PUBLIC COMMENT

Addressing the Council: Persons addressing the Council must use the microphone at the podium. Please raise your hand to be recognized, go to the podium and state your name and address.

Public comments will be taken at the beginning of each agenda item, after the subject has been announced by the presiding officer and explained by staff. Any person who wishes may speak one time for 3 minutes on each agenda item. Public comments will then be closed, and the topic will be given to the governing body for possible action. At this point, only members of the public body and staff may discuss the current agenda item unless the body moves to allow another person to speak and there is unanimous consent. Questions from the body may be directed to staff or a member of the public through the presiding officer. Public comment on items not on the agenda will not be allowed. The public may request that a matter be placed on the agenda by submitting a timely written request to the Clerk.

CDA MEMBERS:

Bruce Davis, Bart Gotch, Scott Manley, Chris Krueger and Doyle VanDyke

1. ROLL CALL

2. EXCUSE ABSENCE:

3. CONSENT AGENDA

3.a. **CDA Minutes - April 22nd, 2025**

[CDA Minutes - April 22nd, 2025.pdf](#)

3.b. **CDA Claims**

[CDA Claims - May 13th, 2025.pdf](#)

4. NEW BUSINESS:

4.a. **Hovey - "Amendment to the General Redevelopment Plan for the Northeast Redevelopment Area**

(Second Amendment to the Hovey Construction Redevelopment Project)"

[Hovey - 2nd Amendment to Hovey Construction Redevelopment Project.pdf](#)

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4.b. RESOLUTION NO. 2025 - 04

RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY FOR THE CITY OF SOUTH SIOUX CITY, NEBRASKA, RECOMMENDING THE APPROVAL OF A REDEVELOPMENT PLAN AMENDMENT ENTITLED, " AMENDMENT TO THE GENERAL REDEVELOPMENT PLAN FOR THE NORTHEAST REDEVELOPMENT AREA (SECOND AMENDMENT TO THE HOVEY CONSTRUCTION REDEVELOPMENT PROJECT)" TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW.

[Resolution 2025 - 04 Hovey TIF - CDA Resolution on Plan Amendment.pdf](#)

4.c. Resolution for Hans –

TIF Phase 2 Plan Amendment approval of Residential Redevelopment Plan on 04.22.2025

Resolution 2025-03

RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY FOR THE CITY OF SOUTH SIOUX CITY, NEBRASKA, RECOMMENDING THE APPROVAL OF A REDEVELOPMENT PLAN AMENDMENT ENTITLED, "FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR HANS RESIDENTIAL REDEVELOPMENT PROJECT" TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW.

[Resolution 2025-03 - Hans Residential TIF - CDA Resolution on Plan Amendment - May 13th, 2025.pdf](#)

4.d. Hans Phase 2 Contract

4.e. RESOLUTION NO. 2025 - 05

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, APPROVING A REDEVELOPMENT CONTRACT FOR THE SECOND PHASE OF A REDEVELOPMENT PROJECT UNDERTAKEN BY CIDER MILL DEVELOPMENT, LLC, AS SET FORTH IN THE "REDEVELOPMENT PLAN FOR THE HANS RESIDENTIAL REDEVELOPMENT PROJECT"; AND AUTHORIZING ISSUANCE OF ITS TAX INCREMENT FINANCING PROMISSORY NOTES PURSUANT TO THE TERMS OF THE REDEVELOPMENT CONTRACT.

[Resolution 2025-05 - Hans Residential TIF - CDA Resolution on P2 Contract.pdf](#)

4.f. Cider Mills Development Invoice - 60% of \$1,393,309.00

[Cider Mills Development - Invoice.pdf](#)

4.g. Repair of west side Lighthouse Autism Parking lot

4.h. Purchase of all or partial office space at 3309 / 3311 Daniels Lane

[Lease Exhibits - Lighthouse Autism.pdf](#)

4.i. Repayment terms on real estate owned by City and transferred into CDA name discussion.

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4.j. **CPAR releases report on the role of TIF in economic growth**

[CPAR releases report on the role of TIF in economic growth.pdf](#)

5. **FOLLOW UP / ACTION ITEMS**

5.a. **Amendment to Roy Perry redevelopment plan / contract**

Change of location (site)

Change of price on purchase land

[SSC - VV TIF - First Amendment to the Redevelopment Contract \(Single-Family Project\)\(Perry\).pdf](#)
[Roy Perry Purchase Agreement.pdf](#)

5.b. **Resolution 2025-02**

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, APPROVING A REDEVELOPMENT CONTRACT AMENDMENT FOR A REDEVELOPMENT PROJECT UNDERTAKEN BY R. PERRY CONSTRUCTION, INC., AS SET FORTH IN THE "REDEVELOPMENT PLAN FOR THE FOUNDRY & ARBOR DRIVE RESIDENTIAL REDEVELOPMENT PROJECT".

[Resolution - 2025-02 - SSC - VV TIF - CDA Resolution Approving Contract Amendment \(SF Project\).pdf](#)

5.c. **Mowing quote at All American lots**

•Executive Lawns and Pools (Bloomers)

- Mow 1.5 acres along the road every 10 days or as needed - \$120.00 per time

- Mow 14 acres one time per month or as needed - \$1,400.00 per time

[Mowing All American - Executive Lawns and Pools.pdf](#)

5.d. **All American Lot Offer**

5.e. **Roundhouse Road Update**

5.f. **Southridge Golf Course**

5.g. **Update Economic Department website**

5.h. **Anderson Land update on activity**

5.i. **Land Option - 38 acres update**

5.j. **Morgan Farms addition - Conceptual Plan design plan with JEO - \$9600**

[SCC CDA Master Planning - Agreement.pdf](#)

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5.k. **Roth Industrial Park land update**

5.l. **Gerkin TIF Update**

Land Option Renewals

Anderson 5/1/28; Garwood 06.31.2025

6. ECONOMIC DEVELOPMENT UPDATE:

County

The Siouxland Initiative

Nebraska Public Power District

City

7. POTENTIAL CLOSED SESSION

7.a. Land option

8. MOTION TO ADJOURN