

CITY OF SOUTH SIOUX CITY

CDA

June 10, 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. Minutes of Regular Meeting – May 13th, 2025

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

3.b. CDA Claims

[CDA Claims - 06.10.2025.pdf](#)

3.c. Cider Mills Development – Phase 1 - Draw request # 4. \$80,000.00 (Lift Station)

[Cider Mill Development Phase 1 Pay Request #4.pdf](#)

3.d. TIF Reports and Financials

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3.e. Approval to pay

Hovey Phase 1 to the City of South Sioux City Combined Utility Fund for electric - \$10,000

Hovey Phase 1 to the City of South Sioux City Street Project Fund for infrastructure - \$20,297.68

Hovey Phase 2 to the City of South Sioux City Combined Utility Fund for electric - \$10,402.33

Flatwater Phase 1 Sub 1 to HCI Real Estate - \$15,074.75

Flatwater Phase 1 Sub 2 to HCI Real Estate - \$18,612.32

Flatwater Phase 1 Sub 345B to HCI Real Estate - \$35,451.98

Flatwater Phase 1 Sub 3 to HCI Real Estate - \$7,397.27

Flatwater Phase 1 Sub 4 to HCI Real Estate - \$67,752.11

Flatwater Phase 1 Sub 5 to HCI Real Estate - \$24,082.31

Flatwater Phase 1 Sub 6 to HCI Real Estate - \$3,291.49

All American to South Sioux City Combined Utility Fund for Commerce Way Electric and other All America Electric - \$231,523.17

All America to SSC Community Development Agency Fund 512 for land sales - \$310,472.07

Roth to South Sioux City Combined Utility Fund for bond payments as scheduled - \$121,478

4. OLD BUSINESS:

4.a. Hovey – TIF Phase 3 Redevelopment Agreement

4.b. Discussion / decision of price and purchase of all or partial office space at 3309 / 3311 Daniels Lane

4.c. Repayment terms or R/E transferred from City to CDA

4.d. Roth Industrial Park Land – total acres available

4.e. School Land Option - discussion

4.f. Quote from I and A Construction - \$58,723.86 - Tech. Spec. Building Parking Lot Repair.
[IA CONSTRUCTION - Quote on Hedquist Building.pdf](#)

5. NEW BUSINESS:

5.a. Potential real estate purchase – closed session (Anderson Industrial Park)

6. OTHER BUSINESS:

6.a. Approval of TIF Note – Flatwater Crossing Phase 1, Subphase 6
[TIF Note - Flatwater Crossing Phase 1 Subphase 6.pdf](#)

6.b. JEO – Concept Plan for East 39th Street Roadway / Row Widening
[Concept Plan - East 39th Street Widening.pdf](#)

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- 6.c. Morgan Farms addition - Conceptual Plan design plan with JEO - \$9600
[SCC CDA Master Planning - Agreement.pdf](#)

7. FOLLOW UP / ACTION ITEMS

- 7.a. Southridge Golf Course
- 7.b. Land option – 38 acres update

8. PENDING ISSUES:

- 8.a. Roundhouse Road Update – waiting on railroad
- 8.b. Update Economic Department website waiting on quote

Land Option Renewals

Anderson 5/1/28; Garwood 06.31.2025

9. ECONOMIC DEVELOPMENT UPDATE:

County
The Siouxland Initiative
Nebraska Public Power District
City

10. POTENTIAL CLOSED SESSION

11. MOTION TO ADJOURN