

**CITY OF SOUTH SIOUX CITY**  
**CDA**

June 24, 2025 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).*

**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 – June 10th, 2025  
[CDA Minutes - June 10th, 2025.pdf](#)

**4. OTHER BUSINESS:**

- 4.a. Potential lease contract of remaining building available space on Tech Spec Building

**5. FOLLOW UP / ACTION ITEMS**

- 5.a. Repayment terms or R/E transferred from City to CDA
- 5.b. All American Lots Update

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5.c. Gerkin progress report

5.d. Anderson Land Update

5.e. Vacant Motel Update

**6. PENDING ISSUES**

6.a. Morgan Farms Conceptual Plan

6.b. Roy Perry Single Family Housing development update

6.c. Victory Village apartment project update

**Land Option Renewals**

*Anderson 5/1/28; Garwood 06.31.2025*

**7. ECONOMIC DEVELOPMENT UPDATE:**

*County*

*The Siouxland Initiative*

*Nebraska Public Power District*

*City*

**8. POTENTIAL CLOSED SESSION**

8.a. Executive session Land Acquisition

**9. MOTION TO ADJOURN**