

COMMUNITY DEVELOPMENT AGENCY
MEETING AGENDA
07.22.2025 @ 11:00 a.m.
City Hall Council Chambers
1615 1st Avenue, South Sioux City, Nebraska

1

OPEN MEETING ACT:

A current copy of the Open Meetings Act is posted in 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 - July 8th, 2025 - [CDA Minutes - July 8th, 2025.pdf](#)

3.b TIF Update and Financials

[CDA Cash Balance – TIF 06.30.2025.pdf](#)
[12.pdf](#)
[29th and Highway 77.pdf](#)
[30.pdf](#)
[31.pdf](#)
[Flatwater Phase 1 - Part 2.pdf](#)
[Flatwater Phase 1- Sub 3.pdf](#)
[Flatwater Phase 1 - Sub 4.pdf](#)
[Flatwater Phase 1 - Sub 5.pdf](#)

[Hovey Phase 1 - Sub C.pdf](#)
[Hovey Phase 1 - Sub A.pdf](#)
[Hovey Phase 1 - Sub B.pdf](#)
[Hovey Phase 2 - Sub A.pdf](#)
[Hovey Summary 3 - Phase Audit.pdf](#)
[roth.pdf](#)
[Roy Don Phase 1.pdf](#)
[Roy Don Phase 2.pdf](#)

COMMUNITY DEVELOPMENT AGENCY
MEETING AGENDA
07.22.2025 @ 11:00 a.m.
City Hall Council Chambers
1615 1st Avenue, South Sioux City, Nebraska

2

[Flatwater Phase 1 - Sub 6.pdf](#)
[Flatwater Phase 1.pdf](#)
[Flatwater Phase 354B.pdf](#)

4. NEW BUSINESS:

- 4.a Discussion of 142nd Street and Lake Avenue - Condition of road
[142nd Street and Lake Avenue.pdf](#)
- 4.b Quote for Conceptual plan on Anderson Farmland
- 4.c. Approval for Letter of Agreement - Scope of Services for Inland Port Authority with Olsson.
[Inland Port - letter agreement draft scope fee SSC NE.pdf](#)

5. FOLLOW UP / ACTION ITEMS

- 5.a Repayment terms on R/E transferred from City to CDA
- 5.b All American Lots update
- 5.c Economic Development Website

6. PENDING ISSUES

- 6.a Tech Spec Bid offer and Maintenance
[LOI - 3309 Daniels Lane NE CA - 7.10.25 \(Redline Comments\).pdf](#)

Land Option Renewals.
Anderson – 05.01.2028

7. ECONOMIC DEVELOPMENT UPDATE:

County; The Siouxland Initiative; Nebraska Public Power District; City

8. ADJOURNMENT: