

COMMUNITY DEVELOPMENT AGENCY MEETING AGENDA

09.23.2025 @ 11:00 a.m.

City Hall Council Chambers
1615 1st Avenue, South Sioux City, Nebraska

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OPEN MEETINGS ACT:

A current copy of the Open Meetings Act is posted 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.

ROLL CALL

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

EXCUSE ABSENCE:

1. CONSENT AGENDA

- a. Meeting Minutes – September 9th and 16th, 2025
[CDA Minutes - September 9th and 16th, 2025.pdf](#)
- b. Claims - [CDA Claims.pdf](#)
- c. NAI United Invoice – Leasing Fee – 3305 Daniels Lane
 - \$15,816.90 – 1st payment due upon execution of lease (09.03.2025)
 - \$15,816.90 – 2nd payment due upon rent commencement (05.06.2026)[NAI United - Leasing Fee - 3305 Daniels Lane.pdf](#)
- d. CDA Master Plan - \$3,840.00. Invoice 164259 - [CDA Master Plan.pdf](#)
- e. CDA and TIF Financials / Payments
 - [Cash Balance CDA.pdf](#)
 - [12.pdf](#)
 - [29th and Highway 77.pdf](#)
 - [30.pdf](#)
 - [31.pdf](#)
 - [Flatwater Phase 1 Part 2.pdf](#)
 - [Flatwater Phase 1 Sub 3.pdf](#)

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Flatwater Phase 1 Sub 4.pdf
Flatwater Phase 1 Sub 5.pdf
Flatwater Phase 1 Sub 6.pdf
Flatwater Phase 1.pdf
Flatwater Phase 345B.pdf
Hovey Phase 1 Sub A.pdf
Hovey Phase 1 Sub B.pdf
Hovey Phase 1 Sub C.pdf
Hovey Phase 2 Sub A.pdf
Hovey Phase 2 Sub B.pdf
roth.pdf
RoyDon Phase 1.pdf
RoyDon Phase 2.pdf

2. NEW BUSINESS

- a. Conceptual plan approval for project on Lot 1 of All America Subdivision

3. FOLLOW UP / ACTION ITEMS:

- a. Anderson Farm project update – Northern Natural Gas line
- b. Roundhouse Road update – asking JEO to attend to give plan update
- c. Dale Hans Phase III – road plan cost with JEO and who is paying the 60/40 – city or cda

Land Option Renewals.

Anderson – 05.01.2028

4. ECONOMIC DEVELOPMENT UPDATE

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

5. POTENTIAL CLOSED SESSION:

- a. South Ridge “The Ridge” Golf Course
- b. Potential land acquisition

6. MOTION TO ADJOURN

- a. Continuation of meeting