

**COMMUNITY DEVELOPMENT AGENCY  
MEETING AGENDA**

**10.21.2025 @ 11:00 a.m.**

City Hall Council Chambers  
1615 1<sup>st</sup> Avenue, South Sioux City, Nebraska

1

**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 – October 7<sup>th</sup>, 2025 - [CDA Minutes - October 7th, 2025.pdf](#)
- b. Claims - [CDA Claims.pdf](#)
- c. HCI – Flatwater – TIF Payments
  - o Phase 1 Sub 1 - \$6,670.00
  - o Phase 1 – Sub 2 - \$7,144.03
  - o Phase 1 – Sub 5 - \$4,134.75
- d. TIF reports and CDA Financials
  - [12.pdf](#)
  - [29th – hwy 77.pdf](#)
  - [30.pdf](#)
  - [31.pdf](#)
  - [Flatwater Phase 1 Part 2.pdf](#)
  - [Flatwater Phase 1 Sub 3.pdf](#)
  - [Flatwater Phase 1 Sub 4.pdf](#)

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2

[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 2.pdf](#)  
[RoyDon Phase 1.pdf](#)  
[TIF Tax 24 and 25.pdf](#)

**2. NEW BUSINESS**

- a. Offer for All American Lot 11  
[Lot 11 Commerce St LOI.pdf](#)
- b. Offer on All American Lot
- c. Fire Alarm System for 3305 Daniels Lane - NE Nebraska Community Action Center  
[NE Nebraska Community Action Center - 3305 - Fire Alarm Install.pdf](#)  
[NORTHEAST NEBRASKA COMMUNITY ACTION PARTNERSHIP HEADSTART QUOTE#39475.pdf](#)

**3. FOLLOW UP / ACTION ITEMS:**

- a. Morgan Farms Addition - Bike trail and conceptual layout

**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 Golf Course

**6. MOTION TO ADJOURN**