

**COMMUNITY DEVELOPMENT AGENCY
MEETING AGENDA**

FEBRUARY 10TH, 2026 @ 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.

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

ROLL CALL

EXCUSE ABSENCE:

1. CONSENT AGENDA

- a. Meeting Minutes – January 27th, 2026
[CDA Minutes - January 27th, 2026.pdf](#)

- b. Claims

	COMMUNITY DEVELOPMENT CLAIMS		JAN 13 2026
CK #	VENDOR	DESCRIPTION	AMOUNTS
	CRARY HUFF LAW FIRM	ATTY FEE	\$7,871.49
	NPPD	164TH ST HWY 77	\$82.47
		TOTAL	\$7,953.96
	JAN 13TH 2026		
3961	CRARY HUFF	ATTY FEE	\$ 5,773.50
3962	MIDWEST ALARM CO	FINAL INVOICE	\$17,976.42
		TOTAL	\$23,749.92

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2. OTHER BUSINESS

- a. Proposed Easements – Gerkin Windows
[PROPOSED PERMANENT EASEMENT DESCRIPTION 1.pdf](#)
[PROPOSED PERMANENT EASEMENT DESCRIPTION 2.pdf](#)
[PROPOSED TEMPORARY EASEMENT DESCRIPTION 1.pdf](#)

3. ECONOMIC DEVELOPMENT UPDATE

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

- ☆ **Land Option Renewals.** - Anderson – 05.01.2028

8. POTENTIAL CLOSED SESSION:

- a. South Ridge Golf Course – continued conversation
- b. Tech Spec Building – continued conversation on land sale / establishing price
- c. Potential land sale – continued discussion on land sale
- d. Project south of Hy-Vee plans/needs/incentives

9. MOTION TO ADJOURN