

**COMMUNITY DEVELOPMENT AGENCY  
MEETING AGENDA**

**FEBRUARY 24<sup>TH</sup>, 2026 @ 11:00 A.M.**

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

**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 – February 10<sup>th</sup> and 17<sup>th</sup>, 2026  
[CDA Minutes - February 10<sup>th</sup>, continued February 17th, 2026.pdf](#)
- b. Claims - [CDA Claims.pdf](#)

COMMUNITY DEVELOPMENT CLAIMS			FEB 24 2026
CK #	VENDOR	DESCRIPTION	AMOUNTS
	HCI REAL ESTATE	TIF TAXES	12,553.83
	CITY OF SSC	TIF TAXES-PROMISORY NOTE	17,656.36
	BAIRDHOLM	ATTY FEES	864.00
		<b>TOTAL</b>	<b>\$31,074.19</b>

FEB 10TH 2026			
3963	24/7 LOCKSMITH SERVICE	SERV ST TECH BLDG-DAY CARE	\$ 118.00
3964	CITY OF SSC	SERV ST 618 W 29TH ST	\$ 1,328.96
3965	CRARY HUFF LAW FIRM	ATTY FEE	\$ 7,871.49
3966	DAYS DOOR & MILLWORK CORP	SERV CALL AT 3601 DANIELS LANE	\$ 260.00
3967	MID-AMERICAN ENERGY	SERV AT 618 W 29TH ST	\$ 363.91
3968	DAK CO STAR	LEGALS	\$16.64
3969	NPPD	164TH ST HWY 77	\$ 153.73
		<b>TOTAL</b>	<b>\$10,112.73</b>

- c. TIF Report and CDA financial report  
[CDA Financials.pdf](#)  
[TIF UPDATE 013126.pdf](#)

**2. NEW BUSINESS**

- a. Farmland bid approval

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

- a. Project south of Hy-Vee plans/needs/incentives

**4. ECONOMIC DEVELOPMENT UPDATE**

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

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

**5. 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. Joe Morton Building continued conversation on potential sale
  - *This will require a motion to approve the sale price and to enter into a listing agreement with NAI United if the committee approves*

**6. MOTION TO ADJOURN**