

CITY OF SOUTH SIOUX CITY
CDA
October 10, 2023 at 11:00 AM

OPEN MEETING ACT:

A current copy of the Open Meetings Act is posted on the north wall 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).

Open Meeting Act
[Open Meetings Act.pdf](#)

CDA MEMBERS:

Bruce Davis, Bart Gotch, Mike Robinette, Scott Manley, and Chris Krueger

1. ROLL CALL

2. EXCUSE ABSENCE:

3. CONSENT AGENDA

- 3.a. Minutes of Regular Meeting: September 26th, 2023
[CDA Minutes - September 26th, 2023.pdf](#)
- 3.b. Claims
[CDA Claims - 10.10.2023.pdf](#)

LAND OPTION RENEWALS

DeRoos 7/1/24; Anderson 5/1/25; Garwood 06.31.2025

4. OLD BUSINESS:

- 4.a. Listing and Agency Agreements – former Data Park
[Listing and Agency Agreements Former Data Park SSC 8.28.23.pdf](#)
- 4.b. Consideration of redevelopment plan entitled “The HCI Real Estate – 39th & G Redevelopment Project,” in accordance with Section 18-2114 of the Nebraska Community Development Law.
[SSC - HCI 39th G TIF - Redevelopment Plan\(2868526.5\).pdf](#)

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4.c. RESOLUTION 2023-03

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY FOR THE CITY OF SOUTH SIOUX CITY, NEBRASKA, RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN ENTITLED, " THE HCI REAL ESTATE – 39TH & G REDEVELOPMENT PROJECT," TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SOUTH SIOUX CTIY, NEBRASKA, PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT [Resolution 2023-03 - HCI 39th G TIF - CDA Resolution on Plan\(2879240.1\).pdf](#)

4.d. All American Lot sales / paving

4.e. Dale Hans purchase agreement

4.f. Data Park / Gerkin TIF

5. NEW BUSINESS:

5.a. Robertson's property offer

5.b. CDA land – advertise for 2024 farming

6. OTHER BUSINESS:

6.a. South Ridge Golf discussion

6.b. School impact fee discussion

6.c. Discussion on potential business – 10 acres by Data Park

7. ECONOMIC DEVELOPMENT UPDATE:

County
The Siouland Initiative
Nebraska Public Power District
City

8. FOLLOW UP / ACTION ITEMS

9. POTENTIAL CLOSED SESSION

10. MOTION TO ADJOURN