

CITY OF SOUTH SIOUX CITY

CDA

October 24, 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).

CDA MEMBERS:

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

1. ROLL CALL

2. EXCUSE ABSENCE:

3. CONSENT AGENDA

3.a. October 10th, 2023 CDA minutes

[CDA Minutes - October 10th, 2023.pdf](#)

3.b. Claims

[CDA Claims.pdf](#)

3.c. JEO - \$7,500.00 – Roundhouse Road. Invoice: 145100

[JEO - Roundhouse Road.pdf](#)

Olsson - \$11,000.00. Hovey Development. Invoice 474331.

[Olsson - Hovey Development Phase III.pdf](#)

Olsson - \$4,995.38. All American Subdivision. Invoice 474310.

[Olsson - All American Subdivision.pdf](#)

3.d. CDA – TIF, ending 09.20.2023

[Cash Balance - CDA - TIF 09.30.2023.pdf](#)

3.e. TIF Update, 09.30.2023

[TIF Update.pdf](#)

Land Option Renewals

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

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4. OLD BUSINESS:

4.a. 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 updated August 2023.pdf](#)

4.b. 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 CITY, NEBRASKA, PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT.

[Resolution 2023-03 - HCI 39th G TIF - CDA Resolution on Plan\(2879240.1\).pdf](#)

4.c. West 29th Street overlay to Data Park

5. FOLLOW UP / ACTION ITEMS:

5.a. All American Paving

5.b. Data Park / Gerkin TIF

5.c. CDA land – advertising for 2024 farming

5.d. South Ridge Discussion

5.e. School impact fee discussion. Staff to get samples from other areas

5.f. Discussion on potential business – 10 acres by data Park

6. ECONOMIC DEVELOPMENT UPDATE:

County

The Siouland Initiative

Nebraska Public Power District

City

7. POTENTIAL CLOSED SESSION

8. MOTION TO ADJOURN