

CITY OF SOUTH SIOUX CITY

CDA

June 11, 2024 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. Minutes – May 14th, 2024

[CDA Minutes - May 12th, 2024.pdf](#)

3.b. TIF Update – May 31, 2024

[29th - Hwy 77.pdf](#)

[Flatwater Phase 1 Sub 5.pdf](#)

[Flatwater - Part Two.pdf](#)

[Flatwater Phase 1 Sub 3.pdf](#)

[Flatwater Phase 1 Sub 4.pdf](#)

[Flatwater Phase 254B.pdf](#)

[Flatwater Phase One.pdf](#)

[Hovey Phase 1 Sub A.pdf](#)

[Hovey Phase 1 Sub B.pdf](#)

[Hovey Phase 1 Sub C.pdf](#)

[RoyDon Phase 1.pdf](#)

[TIF Update - Page Four.pdf](#)

[TIF Update - Page One.pdf](#)

[TIF Update - Page Three.pdf](#)

[TIF Update - Page Two.pdf](#)

3.c. Cash Balance Community Development Agency

[CASH BALANCE COMMUNITY DEVELOPMENT AGENCY.pdf](#)

3.d. CDA Claims

[Claims - June 11, 24.pdf](#)

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3.e. Hanna:Keelan Associates - \$5,000.00;

Blight and Substandard Determination Study: Gill Hauling Redevelopment Area #1417.
[Hanna Keelan - Gill Hauling Redevelopment.pdf](#)

A & R Construction, \$170,143.98. All American Subdivision.

Certificate of Payment: 3
[A & R Construction.pdf](#)

Olsson - \$10,500.00; Hovey Development Phase III.

Invoice 497577
[Olsson - Hovey.pdf](#)

Olsson - \$19,474.72; All American Subdivision.

Invoice 497990.
[Olsson - All American.pdf](#)

LAND OPTION RENEWALS

Anderson 5/1/25; Garwood 06.31.2025; Robertson;

4. OLD BUSINESS:

4.a. **Leon Installation** – *present for discussion on building*

4.b. **South Ridge Golf Course** – *fence issue*

5. NEW BUSINESS:

5.a. **Data Park Rezoning**

5.b. **NPPD building repairs**

6. FOLLOW UP / ACTION ITEMS

6.a. **Land buy back language discussion**

6.b. **South Ridge Lease Agreement**

6.c. **Lighthouse Autism Center Lease**

(location: 3301 – 3311 Daniels Lane, Tech Spec Building)

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6.d. Lighthouse Autism Center (Tech Spec Building) –

Approval of outside play area, located in the small plaza area between the two buildings on the east side.

[Lighthouse Autism - Concept A2 - Meeting Notes sm.pdf](#)

6.e. Dale Hans TIF agreement / purchase agreement

6.f. Commerce Way update

6.g. Gerkin drainage TIF agreement

6.h. Gerkin / Data Park TIF update

7. ECONOMIC DEVELOPMENT UPDATE:

County

The Siouxland Initiative

Nebraska Public Power District

City

8. POTENTIAL CLOSED SESSION

9. MOTION TO ADJOURN