

CITY OF SOUTH SIOUX CITY

CDA

March 11, 2025 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, Scott Manley, and Chris Krueger

1. ROLL CALL

2. EXCUSE ABSENCE:

3. CONSENT AGENDA

3.a. Minutes of Regular Meeting – February 11th, 2025

[CDA Minutes - February 11th, 2025.pdf](#)

3.b. Claims – ending February 25th, 2025

[CDA Claims - 02.25.2025.pdf](#)

3.c. CDA and TIF Financials

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

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

[CDA - TIF - 2.pdf](#)

[Copy of TIF UPDATE 022825.pdf](#)

[Flatwater - 354B.pdf](#)

[Flatwater - phase 1.pdf](#)

[Flatwater - Phase 2.pdf](#)

[Flatwater - SUB 3.pdf](#)

[Flatwater - SUB 4.pdf](#)

[Flatwater - SUB 5.pdf](#)

[Flatwater - SUB 6.pdf](#)

[Hoey - Phase 1 - Sub C.pdf](#)

[Hovey - 3.pdf](#)

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

[Hovey - Phase 2 - Sub A.pdf](#)

[Hovey phase 1 - Sub a.pdf](#)

[Roth.pdf](#)

[Roy Don - 1.pdf](#)

[Roy Don - 2.pdf](#)

[TIF - 3.pdf](#)

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4. NEW BUSINESS:

4.a. CDA dirt to be moved to All American

4.b. Removal of dirt from Gerkin drainage and add dirt to All American lots

4.c. CDA 2025 Farmland bid
[2025 Farmland Bid Sheet - Bousquet.pdf](#)

4.d. Nebraska Department of Economic Development Certifies South Sioux City's Inland Port Application
[Port.pdf](#)

4.e. All American Subdivision Covenants

4.f. Approval of 142nd Street paving – Dale Hans

4.g. Dale Hans – promissory note changes
[Dale Hans - Promissory Note.pdf](#)

4.h. Land Option potential – Data Park North

4.i. **RESOLUTION 2025-01**
RESOLUTION TO AMEND BYLAWS, ARTICLE II, TO ADD NEW SECTION 9 RELATED TO QUALIFICATIONS OF MEMBERS OF BOARD
[Resolution 2025-01 – AMEND CDA BYLAWS.pdf](#)

5. FOLLOW UP / ACTION ITEMS

5.a. **Goals- vacant 2ldg.. list from last meeting**

- Loan program for retail side – is there a need for a loan program.
- Vacant buildings – what can we do to get them occupied and look of building(s) – should CDA have a program

5.b. **Goals – Dakota Ave**

- Dakota Avenue – what can the CDA do to beautify buildings that are vacant. Does the CDA want to instate a program to do this and location and what would the budget look like.

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LAND OPTION RENEWALS

Anderson 5/1/25; Garwood 06.31.2025

6. ECONOMIC DEVELOPMENT UPDATE:

County

The Siouxland Initiative

Nebraska Public Power District

City

7. PUBLIC COMMENTS

8. POTENTIAL CLOSED SESSION

8.a. Potential real estate purchase

9. MOTION TO ADJOURN