

CITY OF SOUTH SIOUX CITY

CDA

April 22, 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).

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, Doyle VanDyke and Chris Krueger

1. ROLL CALL

2. EXCUSE ABSENCE:

3. CONSENT AGENDA

- 3.a. Minutes - April 8th, 2025
[CDA Minutes - April 8th, 2025.pdf](#)
- 3.b. CDA Claims
[CDA Claims - April 22nd, 2025.pdf](#)
- 3.c. Cider Mills Development – draw request #1 - \$1,528,635.00
[Cider Mill Development - Invoice.pdf](#)
- 3.d. Financials and TIF

4. NEW BUSINESS:

- 4.a. Hans – Phase 2 plan amendment
[SSC - Dale Hans TIF - Amendment to Redevelopment Plan \(Phase 2\)\(6616286.2\).pdf](#)

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- 4.b. Kevin Rogers – Offer on 7 acres in Roth Industrial Park
[Offer on 7 acres - Roth Park.pdf](#)
- 4.c. Economic Development Director Stipend (recommendation is to have \$75.00/bi-weekly)
- 4.d. Morgan Farms Addition – design / layout for 27 acres
- 4.e. Amendment to Roy Perry redevelopment plan/contract
 - Change of location (site)
 - Change of price on purchase land[SSC - VV TIF - First Amendment to the Redevelopment Contract \(Single-Family Project\) \(Perry\).pdf](#)
- 4.f. Resolution 2025-02
A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, APPROVING A REDEVELOPMENT CONTRACT AMENDMENT FOR A REDEVELOPMENT PROJECT UNDERTAKEN BY R. PERRY CONSTRUCTION, INC., AS SET FORTH IN THE "REDEVELOPMENT PLAN FOR THE FOUNDRY & ARBOR DRIVE RESIDENTIAL REDEVELOPMENT PROJECT".
[Resolution - 2025-02 - SSC - VV TIF - CDA Resolution Approving Contract Amendment \(SF Project\).pdf](#)

5. FOLLOW UP / ACTION ITEMS

- 5.a. Mowing quote at All American lots (brought back from previous meeting with quote for mowing this area)
- 5.b. All American lot offer
[Buyer Signed Consent to Dual Agency - TBD W 21st St - 4.1.25.pdf](#)
[Buyer Signed Offer and Commission Addendum - TBD W 21st St - 4.1.25.pdf](#)
- 5.c. Southridge Golf Course (carried over from previous meeting)
- 5.d. Update Economic Department Website (carried over from previous meeting)
- 5.e. Gerkin - Gate / Light update
- 5.f. Gerkin dirt – City Administrator Lance Hedquist discussion/action
- 5.g. Victory Village update
- 5.h. Land Option Agreement

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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

9. MOTION TO ADJOURN