

**COMMUNITY DEVELOPMENT AGENCY
MEETING AGENDA**

MARCH 10TH, 2026 @ 11:00 A.M.

City Hall Council Chambers
1615 1st Avenue, South Sioux City, Nebraska

OPEN MEETINGS ACT:

A current copy of the Open Meetings Act is posted in the rear of the Council Chambers and is available for review by all citizens in attendance.

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, Chris Krueger and Doyle VanDyke

ROLL CALL

EXCUSE ABSENCE:

1. CONSENT AGENDA

- a. Meeting Minutes – February 24th, 2026
[CDA Minutes - February 24th, 2026.pdf](#)
- b. Claims - [CDA Claims.pdf](#)

COMMUNITY DEVELOPMENT CLAIMS			MARCH 10 2026
CK #	VENDOR	DESCRIPTION	AMOUNTS
		TOTAL	
FEB 24TH 2026			
3970	BAIRD HOLM LLP	ATTY FEE	\$ 864.00
3971	CITY OF SSC	HOVEY PROJECTS	\$17,656.36
3972	HCI REAL ESTATE CO	FLATWATER PROJECT	\$12,553.83
3973	NE PUBLIC POWER DIST	164TH ST HWY 77	\$ 74.21
		TOTAL	\$31,148.40

- c. Taxes and Interest on parcel – 220153388 and 220274468
- d. Crary Huff Law Firm - \$5,046.49 [Crary Huff.pdf](#)

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e. NEW BUSINESS

- a. Approval of Redevelopment Agreement (*The Gerkin Drainage Redevelopment Project*)
[SSC - Gerkin Drainage Project - Redevelopment Contract.pdf](#)

- b. RESOLUTION 2026.02

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, APPROVING A REDEVELOPMENT CONTRACT FOR A REDEVELOPMENT PROJECT UNDERTAKEN BY THE CITY OF SOUTH SIOUX CITY, NEBRASKA, AS SET FORTH IN THE "REDEVELOPMENT PLAN FOR THE GERKIN DRAINAGE REDEVELOPMENT PROJECT"; AND AUTHORIZING ISSUANCE OF ITS TAX INCREMENT FINANCING PROMISSORY NOTE PURSUANT TO THE TERMS OF THE REDEVELOPMENT CONTRACT

[Resolution 2026.02 Gerkin Drainage TIF - CDA Resolution on Redevelopment Contract\(7076070.1\).pdf](#)
[SSC Gerkin Drainage FINAL Plans - Exhibit B.pdf](#)

- c. Proposal from South Sioux City School District to acquire five additional acres, as outlined in existing MOU
[School - Amended Memo of Understanding with CDA - June 10th 2025 \(approved\).pdf](#)
[School - CONCEPT B_COMBINED.pdf](#)
[School - West Land Revised Proposal for CDA on 3-11-26.pdf](#)

f. FOLLOW UP / OLD BUSINESS / ACTION ITEMS:

- a. South Ridge Golf Course – discussion / action for the following:
1. Approval for CDA to enter into a contract agreement with Adam Sprakel to be the Superintendent of South Ridge Golf Course
 - o This will require an agreement with the approved pay
 2. Approval of CDA operating South Ridge Golf Course
 - o This will include donations.
 - o Equipment use to maintain the golf course
 3. Approval to request proposals on clubhouse
 - o This will be to run the bar at the clubhouse
 - o Will have liquor and potential food
 4. Authorization for tree removal and tree trimming on gold course
- b. Lance Hedquist Tech Spec Building - explanation of where the sale proceeds will go (*explanation of how much CDA will keep and how much City will keep on the sale of the building*)
- c. Ratify TIF Policy [SSC TIF Policy - 2023 - updated 2025.pdf](#)

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g. ECONOMIC DEVELOPMENT UPDATE

County; The Siouxland Initiative, Nebraska Public Power District, City

☆ **Land Option Renewals.** - Anderson – 05.01.2028

h. POTENTIAL CLOSED SESSION:

i. MOTION TO ADJOURN