

**COMMUNITY DEVELOPMENT AGENCY
MEETING AGENDA**

MARCH 24TH, 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 10th, 2026 [CDA Minutes - March 10th, 2026.pdf](#)

b. Claims

COMMUNITY DEVELOPMENT CLAIMS			MARCH 24 2026
CK #	VENDOR	DESCRIPTION	AMOUNTS
	SSC	CDA PROPERTIES INS 24-25	37,827.00
	24/7 LOCKSMITH SERVICE	TECH BLD DAYCARE	118.00
		TOTAL	\$37,945.00
MARCH 10TH 2026			
3974	CRARY HUFF LAW FIRM	CDA ATTY FEES	\$ 5,046.49
3975	DAKOTA CO TRASURER	24 TAXES AND INT PD IN PROTEST	\$27,009.34
3976	OSCAR GOMEZ	MTG W/ WILL ANDERSEN ON GOLF CO	\$ 76.75
		TOTAL	\$32,132.58

c. GS LI 12-month renewal – \$11,400.00 [GS LI Renewal Invoice.pdf](#)

d. TIF Update and CDA Financials
[TIF UPDATE 022826.pdf](#)
[CDA Financials.pdf](#)

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2. NEW BUSINESS

- a. Dr. Rony Ortega – School Update

3. FOLLOW UP / OLD BUSINESS / ACTION ITEMS:

- a. 3309-3311 Daniels Rd, SSC, NE - Confirm listing price with NAI
- b. South Ridge Golf Course
 - i. Agreement with Adam Sprakel
 - ii. Agreement with donor
 - 1. Donation
 - 2. Use of equipment for maintenance of golf course
 - iii. Part time / seasonal help
 - 1. Who is in charge of them?
 - iv. Proposal budget for operation of golf course for this year
 - 1. Initial budget
 - 2. How often to report to CDA committee
 - v. Draft on seeking proposals on club house
 - vi. Advisory board for golf course
 - 1. Who should be on this advisory board?
 - vii. Golf course sign
 - 1. Update the message board
 - 2. What date will the golf course be open
 - viii. Quotes on tree removal and tree trimming on golf course
 - 1. Approval - accepting quote

4. ECONOMIC DEVELOPMENT UPDATE

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

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

5. POTENTIAL CLOSED SESSION:

6. MOTION TO ADJOURN