COMMUNITY DEVELOPMENT AGENCY
MEETING MINUTES
July 7th, 2026
City Hall Council Chambers

A meeting of the Community Development Agency of the City of South Sioux City, Nebraska, was held in the Council Chambers at City Hall on July 7th, 2026, at 11:00 a.m.

Present were Chris Krueger, Bruce Davis and Doyle VanDyke

Absent: Scott Manley and Randy Meyer

Media present: None.

Notice of the meeting was given in advance by publishing notice in the Dakota County Star on June 18th, 2026. Notice of the meeting and agenda were simultaneously given to the Media, Chairman and members of this committee. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Bruce Davis stated that a current copy of the Open Meetings Act was posted on the wall in the Council Chambers and was available for review by all citizens in attendance. A sign-in sheet is available at the entrance to the Council Chambers. We ask your assistance by signing in as this is a Federal Grant requirement. It is strictly voluntary to complete the sign-in sheet.

EXCUSE OF ABSENCES:

Randy Meyer – sent email on 07.07.2026 at 8:53 a.m. stating that he will not be attending the CDA meeting due to a last-minute appointment.

Scott Manley – no communication on missing the meeting.

Davis called for a motion to excuse Scott Manley from the meeting. Krueger motioned, seconded by VanDyke to excuse Scott Manley from the meeting. Voting Aye: Krueger, Davis and VanDyke. Voting No: none

There was no motion to excuse Randy Meyer from the meeting.

CONSENT AGENDA

VanDyke motioned, seconded by Krueger to approve the following items on the consent agenda
Meeting Minutes: June 9th, 2026
Claims

	COMMUNITY DEVELOPMENT CLAIMS		JUNE 23 2026
CK #	VENDOR	DESCRIPTION	AMOUNTS
		TOTAL	$0.00
	JUNE 9TH 2026		
4007	CITY OF SSC	UTILITIES	$ 507.15
4008	CRARY LAW FIRM	CDA ATTY FEES	$4,940.00
4009	KEVIN ODELL ELECTRIC	ADD 120 VOLT RECEPTICALSAT NPPD	$ 840.60
4010	RIVER BOTTOM RINGNECKS	MOW AND TRIM OLSSON -LONG LINES	$ 363.60
4011	WRENN PLUMBING	INSTALLED URINAL AT NPPD	$ 117.70
		TOTAL	$6,769.05

JEO - $5,090.00; Drainage Improvements

South Sioux City Drainage Improvements – Groups A, B, C and D

- Engineer: JEO Consulting
- Contractor: Steve Harris Construction

- Change Order number 1:
  - Original Contract Price - $1,284,299.14
  - Net Change for this Change Order: $46,579.68
  - Contract Price incorporating this Change Order: $1,330,878,82

Steve Harris Construction - $388,615.04. South Sioux City Drainage Improvements

Certified Testing - $1,442.50 – South Sioux City Drainage Improvements

24/7 Locksmith Service; $162.00. South Ridge Golf Course

Reimburse Omega for Lux Bros invoice per developer's agreement; $204,676.00 0 Omega / GA Crossing (Roth/Redevelopment area #2 TIF) Parking Area Dig Permit.

Voting Aye: Krueger, Davis and VanDyke. Voting No: none

New Business

Joint meeting with City Council on July 13 to hear a presentation about a new project in the Roth Industrial Park. CDA involvement would be to consider selling 17 acres of land the CDA owns by the former Big Ox facility

No action taken – information only

Follow Up / Old Business / Action Items:

Dale Hans phase 3 - $400k+ value est

- Dale Hans is waiting until August to decide whether he's going to take it on or he's going to sell the phase three. Obviously overall project is three phases
- Phase one, phase two and then phase three over here with the street going this way. A couple of items. Number one is this in order to have a road right here.
- Recent conversations with the Buddha temple to perhaps get rid of this piece then in exchange you will get that piece of the Buddha temple walls right here and then they would kind of square this off all the way to the road and kind of look similar to face to look like and then the street over here then the Buddha temple leaves that as their potential main entrance.
- Hans going to start this winter on the water and sewer for base three which is part of the overall grade development plan. We can do that before the start

Morgan Farms east (next to KC hall) $400k value est

- Morgan Farms. This is the ten acres that we purchased from Morgan Farms.
- We have a developer that's going to make that offer to purchase the ten acres at asking price and he is looking at putting the infrastructure street and everything.
- He wants to have kind of the same agreement as Dale Hans recently also called Dale Hans is because he's building homes here.
- The group talked to Dale the sixty forty split that we own with Dale. He's looking at doing one hundred percent if possible but working with Olson to have a layout potentially twenty-two lots of homes will sell over four hundred thousand dollars and gone until two weeks from now. And he'll make an offer with a proposal

Morgan Farms addition (across 142nd street from Dale Hans) 27 acres $350k est value. *(This is part of the 37-acre parcel that the school has an option on 10 acres).*

- the land if you remember when we purchased it from ENF Farm Scott Morgan to so we could make that continuous to the other part dynamics
- as an example just for preventing groups purposes between the land cost and the development cost that's about a little over two million dollars. Just shy of one hundred grand an acre.
- No to dirt work. He says according to Olson, the land, the dirt that he takes off. If you go down there and look right by the road, it's really low, but then it goes back up again. He's already had Olson out there.
- wants to do a Cul de sac. And it wouldn't require to put any more dirt over here. If he doesn't have a Cul de sac, then what he's planning on doing is potentially given this, creating a street to go north.
- Had a letter for interest of having an option on the land from a developer that's building He wants to buy the remaining hanging twenty-seven acres. If you guys recall, the CDA and the school have agreement to have ten acres. He wants to take over the rest of the twenty-seven acres.
- build homes that will sell anywhere between three thirty and three hundred sixty.

Roy Perry on 39th Street. $250k+ value

- Roy Perry.
- The TIF agreement has already been approved by CDA and the council. This is the project that he had going over a Foundry Road but then he had issues with buying the property.
- CDA now has that rule that they have to show you an option or the own property. He bought this property. Now it's under his name.
- TIF agreement has already been approved but he'll come back. Lance to your question in regard to whether to have driveways to thirty ninth Street. I believe he's going to propose driveways to thirty ninth street.
- He wants to sell the homes for less than three hundred thousand and if we make them do more infrastructure those prices of the most will go up.

10 acres on Golf Road - $200k or less value

- Andy Lux - college center, the welding program and Koffee Connections.
- There's ten acres right here on road.
- Developer wants to build homes, and it will sell for less than two hundred thousand.
- Working with Andy Lux to have an agreement for them to purchase the property.
- it's about sixty lots they can put in there.
- He asked for incentives through the city. It is outside city limits but there is a new law that allows us to do TIF projects outside city limits. Into the city but they don't have to.

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Round House Road update and Easement to golf course

- Baylor Bestgen stated that he reached out to Carrie from BNSF yesterday and today we're still waiting on a draft C M agreement since they own the entirety of the property that the road is beyond so that's basically where it's at. I know Lance just had some communication with the director of the public works project with the BNSF
- BNSF has tacitly approved the easement plans - famous last words. You know until it's set in stone with them it's a matter of getting the scene last project they did once we got to the CM agreement it became kind of a matter of paperwork and there wasn't really too much physically changing with the project.
- If round house never gets paid we need paved, do we need the easement. What do we need to do to make sure that we have this agreement signed? It doesn't. It doesn't have anything to do with BNSF at this point.
- When can we have the construction cost – please put on the next agenda
- Wait to after golf season to put pipe in

Railroad approval

- Finally approved to go out for bids on 39th Quiet Zone

Motion to continue meeting July 13 at 5:00 pm for a joint meeting with the City Council.
Krueger motioned, seconded by VanDyke to continue the CDA meeting to July 13th, 2026, at 5:00 p.m.
Voting Aye: Krueger, Davis and VanDyke. Voting No: none