COMMUNITY DEVELOPMENT AGENCY
MEETING AGENDA
AUGUST 18TH, 2026 @ 11:00 A.M.

City Hall Council Chambers
1615 1st Avenue, South Sioux City, Nebraska
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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:
Chris Krueger, Doyle VanDyke Scott Manley, Randy Meyer and Bruce Davis

THE PLEDGE OF ALLEGIANCE

ROLL CALL

EXCUSE ABSENCE:

1. **CONSENT AGENDA**
   a. Meeting Minutes: August 4th, 2026 - CDA Minutes - August 4th, 2026.pdf

2. **NEW BUSINESS**
   a. Discussion regarding procedures for preparation of the Community Development Agency agenda, including the process for requesting, placing, modifying, and removing items from the agenda, and consideration of a potential policy governing the preparation and approval of CDA agendas.

   b. Discussion on CDA Land – Roth Industrial Park - 17 acres

3. **OTHER BUSINESS**
   a. Offer for All- American Lot 11.
   Purchase Agreement All American - Lot 11 Holden Buyer Signed 8-7-2026.pdf

b. Approval of purchase agreement on 550 W 30th Street

c. Discussion / Information / regulations - 550 West 30th Street – required to do Asbestos test?

d. Discussion / Information / regulations - 550 West 30th Street - Environmental assessment on property… Is this required? Was not part of the motion on last meeting

4. **FOLLOW UP / OLD BUSINESS / ACTION ITEMS:**

a. Election of Chairman and Vice-Chairman in September

5. **ECONOMIC DEVELOPMENT UPDATE**

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

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

POTENTIAL CLOSED SESSION:

MOTION TO ADJOURN