

CITY OF SOUTH SIOUX CITY
CDA
August 13, 2024 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).

CDA MEMBERS:

Bruce Davis, Bart Gotch, Mike Robinette, Scott Manley, and Chris Krueger

1. ROLL CALL

2. EXCUSE ABSENCE:

3. CONSENT AGENDA

- 3.a. July 30th, 2024 - CDA Meeting Minutes
[CDA Minutes - July 30th, 2024.pdf](#)

Claims
[CDA Claims.pdf](#)

Land Option Renewals

Anderson 5/1/25; Garwood 06.31.2025

4. OLD BUSINESS:

- 4.a. Riverview Lighting - information

5. NEW BUSINESS:

- 5.a. AC unit quotes for NPPD building:
- A-Team to replace AC \$12,730.00
 - Engle's Heating and Air cost \$8,600
 - Accu-Temp Heating and Air \$9,400
- ✚ Staff has approved lowest bid

- 5.b. Shannon Smith parking agreement. Smith would like to use an area near the golf done for parking for an event center/catering business which is located at 3011 5th Avenue
[Smith Request.pdf](#)

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5.c. Dale Hans Redevelopment Plan – recommendation to City Council
[SSC - Hans Residential TIF - Redevelopment Plan\(6434882.1\).pdf](#)

5.d. Gerkin Redevelopment Plan – recommendation to City Council
[SSC - Gerkin Drainage TIF - Redevelopment Plan\(6431320.1\).pdf](#)

5.e. Marina Inn TIF Redevelopment Plan – recommendation to City Council
[SSC - Marina Inn Area TIF - Redevelopment Plan\(6430701.2\) \(002\).pdf](#)

6. ECONOMIC DEVELOPMENT UPDATE:

County

The Siouxland Initiative

Nebraska Public Power District

City

7. FOLLOW UP / ACTION ITEMS

7.a. Dale Hans purchase agreement / easement issue / layout design and cost

8. PUBLIC COMMENTS

9. POTENTIAL CLOSED SESSION

10. MOTION TO ADJOURN

Reminder – next meeting will be on Thursday – August 29th, 2024 @ 11:00 a.m.

Reminder of September Elections