

August 28, 2023  
Hershey, Nebraska

Meeting of the Nebraska International Port of the Plains Board of Directors. Present was Vincent Dugan, LeAnn Ellis, James Hawks, J. Patrick Kennan, Kirk Olson, Kimberly Steger, and Kevin Tighe. Absent was Michael Steele and Dwight Porter. Also in attendance were Chris Bruns, Kent Weems, Tyler Volkmer, Gary Person and Tammy White and members in the audience. Chairman Dugan called the meeting to order at 2:00 p.m.

Dugan announced that the Open Meeting Act with amendments is posted for public review and Board of Directors will comply with the open meeting requirements.

Dugan welcomed everyone to the meeting and introductions were made of Board members.

Olson moved to the approve the minutes of the July 31, 2023 meeting. Keenan seconded the motion. Present and voting aye: Dugan, Ellis, Hawks, Keenan, Olson, Steger, and Tighe. Nays, None. Motion carried.

Dugan introduced speakers Todd Hackel with UPRR and Paul Hentschke, with TranSystems. Dugan asked for the speakers to give the Board some ideas and possible direction on what do we have that is marketable and what type of structure should the inland port take. TranSystems is a consulting/engineering firm that does work with the North Platte Chamber and Development and with the UPRR. Paul discussed the need to determine the type of commodity and possibly the best would be an ag operation. Also how the UPRR would provide the service and provide a concept plan. He stated the Inland Port would want to determine and solicit their anchor industry that would allow for future expansion. Intermodel is a specialized service product that would require containers that can be difficult to obtain. Transload operation would be more likely available to the inland ports operation. Questions regarding customs screening outbound operations. That is something the consulting firms would assist the inland port with the best feasible operation regarding customs. Olson asked regarding Intermodel who would own the containers. Todd stated the shipper would own the containers either on a purchase or lease but may be difficult to obtain. Olson stated there are several ag commodities that would be interested in this type of shipping concept. A challenge discussed would be to receive full and to reload from here to be sent out.

There are 300-400 containers that move into Chicago and the steam ship line is controlling the train and wants empty containers back. Intermodel uses only containers and it uses specialized equipment. The port would work directly with the railroad.

Revenue streams were discussed. Revenue is generally on a per car basis or could be per ton/gallon.

Board asked if there are any 3<sup>rd</sup> parties that run inland ports? Watco, Omaha Track and Savage are a few.

Discussion regarding renewable fuels and its progression. A Manifest uses drop and pull and scheduled train with mixed commodities. A Unit is a dedicated train to dedicated destination. Local is servicing customers.

Advantages of intranational site for Ag is a specialty product like crush facilities can use multiple car types involved and the port has rail access.

Other opportunities discussed were Inbound opportunities such as steel coils, rock, construction materials, salt, lumber etc. For food goods, the port would need to have cold storage. Stuffing operations were discussed and there is one in Kansas City. TranSystems discouraged going

across the highway in a loop track. Board members discussed wanting to visit inland ports. Committee could continue to work with TranSystems as they are working with the Development Corporation until such time as the Committee can put out an RFP or RFQ.

#### Committee reports:

Executive: met and discussed organizational structure and the need to obtain a consultant. Would like several members to tour ports but understand they are limited to 4 due to open meetings law.

Finance: Steele talked with Hershey State Bank and applied for EIN#. Tighe did come up with a RFP and Tammy will send it out to the Board members. Dugan will submit a letter to the Board of Commissioners for a loan of up to \$75,000.

Bruns stated he discussed with Governor Pillen the need for guidance for the DED Building and Site Development Fund Subaccount funding for the Inland Ports. He will update the board as more information becomes available to him. Bruns also stated that the Department of Transportation will have grant opportunities available for the port.

#### Safety/Facilities:

Keenan asked about the exit strategy for Greenbrier. Bruns stated there will be a walkthrough once they have officially cleaned out their inventory.

Operational structure was discussed as the Board has more questions regarding who oversees this port authority. Volkmer explained that by statute the Board of Commissioners appoint the Board members, however, the Inland Port Authority is its own governing body. There is a need for annual budget and audit.

Legal Issues/Questions: Dugan stated the need to have an attorney to guide them on legal matters. Volkmer stated he can attend the meetings to keep the Board on track and give limited legal advice due to his employment by the County. The Board agreed on the need to hire an attorney that has the experience needed for inland ports as well as purchase E&O and D&O insurance for board members.

Dugan adjourned the meeting at 4:00 p.m.

Advance notice and agenda for the August 28, 2023, inland port board meetings were sent to the Inland Port Board members and all others requesting the same. Advance public notice (includes agenda) of the Nebraska International Port of the Plains Board of Directors meeting was posted at the Lincoln County Courthouse, City Hall, Village of Hershey and the Lincoln County website on July 27, 2023, and was also emailed to the media on July 27, 2023.

The agenda for the meetings to be held on Monday September 25, 2023, will be kept continually current and open for inspection at the office of the Lincoln County Board Assistant. The regular meeting of the Nebraska International Port of the Plains Board of Directors will be at the port's headquarters facility in the board room at 18610 W Highway 30, Hershey, NE 69143 at 2:00 p.m.

Submitted by:

Tammy White

County Board Assistant