

September 25, 2023  
Hershey, Nebraska

Meeting of the Nebraska International Port of the Plains Board of Directors. Present was Vincent Dugan, LeAnn Ellis, James Hawks, Dwight Porter, Michael Steele, Kimberly Steger, and Kevin Tighe. Absent was J. Patrick Keenan and Kirk Olson. Also in attendance were 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.

Hawks moved to approve the minutes of the August 28, 2023 meeting. Steger seconded the motion. Present and voting aye: Dugan, Ellis, Hawks, Porter, Steger, and Tighe. Nays, None. Steele abstained. Motion carried.

Dugan reported that he attended a County Commissioners meeting to request a loan of \$75,000. The Commissioners voted to approve the loan with the term of the loan to be two (2) years with no penalty for early repayment, no monthly payments and can be extended on a year to year basis at the discretion of the Board of Commissioners. The Commissioners approved the loan document at today's board meeting and Vince will sign as Chairman of the Inland Port Board of Directors. The purpose of the loan will be to retain a qualified consultant, attend site visits of inland ports, and used for other costs associated with the creation and management of the Nebraska International Port of the Plains.

Discussion on hiring an attorney to draft By laws and organizational documents for the Inland Port Authority. Discussed to possibly need two attorneys eventually, one that can provide advice on State laws and professional services and another possibly local attorney to assist with real estate matters. For now one attorney would be needed to get organizational documents drafted and approved by the Board. It was suggested to appoint a 3 person committee to consult with potential candidates and recommend an attorney. Dugan appointed himself, Pat Keenan and Jim Hawks to the committee.

Steger moved to approve the appointments of Dugan, Keenan and Hawks to the Committee to interview and hire an attorney not to exceed \$10,000 for the purpose of providing organizational documents for the Inland Port Board. Ellis seconded the motion. Present and voting aye: Dugan, Ellis, Hawks, Porter, Steele, Steger, and Tighe. Nays, None. Motion carried.

Discussion on adopting a resolution to authorize the Inland Port Authority's involvement, in partnership with the North Platte Area Chamber and Development Corporation, in pursuing economic development projects within the Inland Port District. Steele had questions of what is being asked as nondisclosure agreements were signed. Hawks asked if this ensured a free flow of information between the Chamber and the Inland Port. Dugan mentioned for the sanctity of negotiations. Gary mentioned these documents would need to be provided for grant funding. Hawks moved to adopt resolution to authorize the Inland Port Authority's involvement, in partnership with the North Platte Area Chamber and Development Corporation, in pursuing

economic development projects within the Inland Port District. Ellis seconded the motion. Present and voting aye: Dugan, Ellis, Hawks, Porter, Steele, Steger, and Tighe. Nays, None. Motion carried.

Discussion on submitting an application for Site and Building Development Funds Subaccount grant funds. Gary stated the application opened September 11, 2023. The applicant must have an anchor project identified and once funds are received the port would have 6 months to use the funds. A maximum of \$1,000,000 for each project can be requested and the fund has \$5,000,000 in the fund.

Steger moved to approve a Resolution to submit an application for Site and Building Development Funds Subaccount grant funds. Porter seconded the motion. Present and voting aye: Dugan, Ellis, Hawks, Porter, Steele, Steger, and Tighe. Nays, None. Motion carried.

Discussion on authorizing an individual to submit the application, and create an Amplifund with the State to facilitate the application process. Steele explained the creation of Amplifund and the software used by the State.

Steger moved to approve a Resolution to authorize Michael Steele to submit the application, and create an Amplifund with the State to facilitate the application process. Tighe seconded the motion. Present and voting aye: Dugan, Ellis, Hawks, Porter, Steele, Steger, and Tighe. Nays, None. Motion carried.

Discussion on selecting a consultant. Steger stated that a discussion was had during the executive committee meetings on the process of hiring a consultant. A suggestion of formulating a committee to select a consultant to assist with the beginning phases of functions of the inland port and be able to consider future options for consultants. The Committee would recommend a consultant at the next meeting.

Ellis moved to approve Michael Steele, Vince Dugan, Pat Keenan and Kim Steger to be appointed to a committee for the purpose of selecting a consultant and have the recommendation at the next meeting. Hawks seconded the motion. Present and voting aye: Dugan, Ellis, Hawks, Porter, Steele, Steger, and Tighe. Nays, None. Motion carried.

#### Committee reports:

Executive: met and discussed several items already addressed in the meeting. Also discussed the inland ports for potential visits. The need to keep moving forward.

Finance: did not meet, however, Steele had questions regarding some logistical items for the port. For instance E&O insurance now that moneys will be available to the port. It was passed in a past meeting to purchase the insurance. Tammy will get a claim submitted for the loan for the port and deliver the check to Mike to be deposited in the Hershey State Bank. Discussion on the need for a future RFP for banking services. Wifi was discussed as needed in the future to be able to conduct ZOOM meetings with potential prospects or informative presentations. Steele also asked about when the facility would be accessible and possible signage.

#### Safety/Facilities:

Ellis asked about the building falling under OSHA 1910 and that all industries should be expected to be in total compliance. Steele stated that as a political subdivision it would not fall under OSHA however total compliance would need to be expected for the safety of all subs and employees of the port and all potential industries. Tighe mentioned the need for an emergency plan. Emergency Manager Brandon Myer will be contacted to assist. Ellis would like the fire

dept. and sheriff included. Greenbrier has not vacated the facility yet and there has not been an exit walkthrough.

Gary provided informational flyer to the port. The consultant will be here this week and created a flyer that will be provided to potential industries. Land owners have been contacted and have been notified that the option to purchase will take place. He will work with the village on annexing the property and getting the blight/standard designation. This will prepare for an anchor project.

Steele moved to adjourn at 3:30 p.m. Ellis seconded the motion. Present and voting aye: Dugan, Ellis, Hawks, Porter, Steele, Steger, and Tighe. Nays, None. Motion carried.

Advance notice and agenda for the September 25, 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 September 20th, 2023, and was also emailed to the media on September 20th, 2023.

The agenda for the meetings to be held on Monday October 23, 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