

May 21, 2024

Meeting of the Nebraska International Port of the Plains Board of Directors. Present were Vince Dugan, LeAnn Ellis, James Hawks, J. Patrick Keenan, Kirk Olson, Michael Steele, and Kimberly Steger. Absent was Dwight Porter and Kevin Tighe. Chairman Dugan called the meeting to order at 3:00 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.

Hawks moved to approve the minutes of the April 22, 2024, meeting. Keenan seconded the motion. Present and voting "aye": Dugan, Ellis, Hawks, Keenan, Olson, Steele, and Steger. "Nays" none. Motion carried.

Purchasing guidelines

Steele provided a copy of the updated purchasing guidelines that would be specific to the Inland Port. Board agreed to table to the next meeting to give everyone a chance to review. Steele presented a summary for the Board of the Highlights of the SBDF Grant, and the first drawdown should be received this week. Discussion on ownership of property. Person explained that the Development Corporation owns the property currently and he is working with DED to get consent to transfer the former Greenbrier property to the County then the Inland Port can work with the County to possibly operate under a lease. Person said he would encourage that some covenants would be established on all properties within the rail park, so any future sales transactions assure everyone that the nature of the business conducted within its perimeter be related to "rail access" industries that serve in the overall best interest of the rail park and inland port authority. It is imperative that all entities work together through this development.

Legal representation

Dugan has negotiated and executed the documents to retain Transystems Corporation for professional services. Dugan recommended an initial first meeting via zoom with Transystems. Committee will consist of Dugan, Keenan, Hawks and Porter.

Committee Reports:

Finance Committee: Steele reviewed the financials. Olson moved to approve the financial report. Keenan seconded the motion. Present and voting "aye": Dugan, Ellis, Hawks, Keenan, Olson, Steele, and Steger. "Nays" none. Motion carried.

Facilities:

Hawks stated that Holly Carlini and sent out the details of the logo contest and the deadline to submit is July 10.

Hawks also mentioned there has been vehicles parking at the greenbrier facility and would like the Board to discuss mowing at the facility at the next meeting.

Dugan moved to approve the facilities committee report. Olson seconded the motion. Present and voting "aye": Dugan, Ellis, Hawks, Keenan, Olson, Steele, and Steger. "Nays" none. Motion carried.

Executive:

Dugan executed the documents for consultant.

Steger moved to approve executive committee report. Hawks seconded the motion. Present and voting “aye”: Dugan, Ellis, Hawks, Keenan, Olson, Steele, and Steger. “Nays” none. Motion carried.

Site visits-Board will continue until next meeting to review with consultant.

Work session-Board will continue to next month to seek advice from consultant.

Update from Development Corporation-

Person discussed and introduced members of the Rail Park committee in attendance, which included Cory Johanson, Bill Troshynski, Brandon Jones, and Brent Burklund. Ryan Long of Union Pacific is also on the committee but was unable to attend the meeting. The goal is for all entities to work together for development of the rail park. Development Corporation now owns the land surrounding the former Greenbrier property, which will be the targeted headquarters operation for the Inland Port and includes the 53,000 square foot facility and 34 acres within the parcel. The Development Corporation is working with the Village of Hershey on annexation and a blight study. The Rail Park committee recommends expediting the development of a transloading facility with specialty ag products being the core target for its purpose and that would accelerate activation of the rail park and allow for reactivation of the spur formerly serving Greenbrier. Approximately nine different companies have expressed some interest in transloading from truck to rail and rail to truck. The Development Corporation continues to work with a bio-oil seed crush plant company as the anchor industry project for the rail park. He recommends coordinating a meeting between the rail park committee and the inland port authority board periodically. The Board agreed.

Person also mentioned that the Nebraska Department of Economic Development’s two compliance staff officers (Ben Goins and Jessica Anderson) overseeing the statutory requirements governing the rail park development will be making their annual on-site inspection monitoring our progress on June 24-25. This is one of the annual requirements along with an annual report by the Development Corporation that must be completed by July each year. They were made aware of the June 24 regularly scheduled meeting of the Inland Port Authority and felt that would be beneficial to attend as part of their visit. They would also be available to answer questions.

Public comment: none

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

Advance notice and Amended agenda for the May 21, 2024, 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 May 17, 2024, and was also emailed to the media on May 17, 2024.

The agenda for the meetings to be held on Monday June 24, 2024, 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 Trego/Dugan Aviation, FNBO, 2nd Floor, 201 N Dewey, North Platte, NE at 2:00 p.m.

Submitted by:
Tammy White
Lincoln County Board Assistant