

April 27, 2026

Meeting of the Nebraska International Port of the Plains Board of Directors. Present were Vince Dugan, Leann Ellis, James Hawks, Kirk Olson, Michael Steele, Robert Stefka and Kevin Tighe. Absent was J. Patrick Keenan, and Dwight Porter. Attorney Kendra Strommen was present. Chair Hawks called the meeting to order at 2:00 p.m.

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

Ellis moved to approve the minutes from March 9, 2026. Stefka seconded the motion. Present and voting "aye": Dugan, Ellis, Hawks, Olson, Steele, Stefka and Tighe."Nays" none. Motion carried.

Finance: Steele reviewed Balance Sheet as of April 27, 2026, and Profit & Loss as of April 27, 2026, Balance Sheet as of December 31, 2025, Profit & Loss January through December, 2025 and Adjusted Trial Balance Sheet January through December, 2025. Steele stated an audit will be required and he will look for local professionals to conduct the audit.

Facilities: Stefka stated the scale is in, holes in the concrete are filled with sand, currently getting bids from contractors to finish the top finish.

Executive: Hawks stated they met to review items for the agenda and sort out invoices.

Stephanie Camerone, Development, Economic Development & Grant Coordinator for the Nebraska Department of Transportation presented International Port of the Plains: NDOT Freight Update to the Board

Spiros Monastiriotis of Railcore Logistics, LLC updated the Board on the transloader paint issue, and he is in communication with the contractor. The letter of authority will allow Railcore to accept and release cars with the UPRR.

Board discussed the benefits of allowing Railcore Logistics LLC to accept and release cars with the UPRR. Dugan moved to authorize Spiros Monastiriotis of Railcore Logistics, LLC to submit Letter of Authority with the UPRR to allow Railcore Logistics, LLC to accept and release cars on behalf of the Port. Steele seconded the motion. Present and voting "aye": Dugan, Ellis, Hawks, Olson, Steele, Stefka and Tighe."Nays" none. Motion carried.

Discussion on the Port Development Agreement. Stefka moved to authorize the Chairman to sign the Port Development Agreement. Ellis seconded the motion. Person clarified that by statute the Chamber is the developer of the railpark. Strommen reviewed Section 3.4, 3.5, and 3.8 of the agreement. Present and voting "aye": Dugan, Ellis, Hawks, Olson, Steele, Stefka and Tighe."Nays" none. Motion carried.

Board reviewed the Security Agreement. Steele moved to authorize the Chairman to sign the Security Agreement. Olson seconded the motion. Discussion: the agreement provided security of equipment to Devco in accordance with the revolving line of credit that was approved with the North Platte Area Chamber and Development. Present and voting "aye": Dugan, Ellis, Hawks, Olson, Steele, Stefka and Tighe."Nays" none. Motion carried.

Development Corp Update – Gary Person, President and CEO of the North Platte Area Chamber and Development Corporation (Chamber / DEVCO) provided the following updates.

- **Rezoning** of six parcels of property Chambe / DEVCO owns at the Hershey Rail Park. Because Hershey was working on updating its Comprehensive Plan it was determined to wait until its approval before rezoning from agriculture to heavy industrial occurred. However, because the Rural Projects Act, which is providing state funding assistance to the project has certain benchmarks that must be accomplished by July 2026 and preferably by June 2026 so it can be included in the annual report to the Nebraska Department of Economic Development, applications for rezoning were filed. The Hershey Planning Commission unanimously approved all of the requests at its April 23 meeting. It will now move on to the Village Board on May 11 at 6 p.m. Comp Plan workshops and subsequent meetings with planning consultant Marvin and Associates will also be held in May and June to hopefully wrap up the three-year process. A moratorium on construction permits will be in effect until the comp plan is adopted, so that new projects will fall under the 2026 Hershey Comp Plan and not its existing plan which is a couple decades old. Person said this should not be a problem, as it should be done prior to the drop and pull yard / transload area construction begins.
- **Energy** – our biggest challenge, which was not a challenge at all when we started going down the path of developing a rail park, is the fact the energy world has changed dramatically in recent years with capacity limitations. We have signed two agreements now with NPPD for the energy availability / capacity feasibility study totaling a \$205,000 application fee (another \$25,000 fee to the Southwest Power Pool is also likely). This study will take several months in which to complete. We had to have a committed anchor project with identified energy needs to move this forward and we have secured that agreement.
- **Time Line** is the most critical. Capacity is assigned once a project completes all steps of the new load process. Steps remaining for this project include the study being completed and upgrades, if needed, are identified, costs and timelines provided, and securitization for those upgrades posted. The NPPD team and the account managers have been encouraging their planning team to allow smaller projects to be on earlier, so could be early 2029, but no guarantees. They could also have loads drop and where you're in our process now it could be earlier. The NPPD transmission could also be a delay if upgrades are needed, that's why the study needs completed, because there is no way of knowing until completed.
- **Dawson Public Power District**, which is the retail provider, met recently with Chamber / DEVCO leaders to discuss routes for the transmission lines to serve the Hershey Rail Park. Dawson officials provided general timelines for options, and believe the quickest and most cost effective was 24 months for utilizing NPPD Retail sub transmission to Sutherland and Dawson PPD sub transmission to Hershey. Once there Dawson needed to add sub transmission and build a substation.
- **Q1 2029** seems very realistic and manageable from both a construction and capacity perspective. If things come together quicker and no upgrades are needed and NPPD has the capacity, then it may be able to serve sooner. Chamber / DEVCO will soon be signing an agreement with Dawson to begin the multi-million process.
- **Right of way and or additional land purchases** are in confidential negotiations. We are facing time constraints with the provisions of the Rural Projects Act as our rail park footprint boundaries

of land ownership and rezoning must be completed by July and preferably by June when the annual report is filed, Person said.

- **Legislation** - Person said thanks to Sen. Jacobson we now have clarity in the statutory language for spending state funding and local funding resources on the future development of the rail park. The legislative amendment was adopted unanimously and signed by the Governor.
- **Inland Port Zoom Meetings** - Person said he has participated in Inland Port discussions with other communities and he continues to bring up the operational funding challenges for everyone other than Omaha, which received earmark funding for \$10 million for operations and has hired several staff members. With the legislative session concluding, there are no more meetings currently scheduled, but maybe in the future.
- **Industry prospects** - Chamber / DEVCO continues to field interest from different companies, and we will continue keeping them in the loop regarding the energy situation and timeline for other infrastructure development.
- **Rezoning** of six parcels of property Chamber / DEVCO owns at the Hershey Rail Park. Because Hershey was working on updating its Comprehensive Plan it was determined to wait until its approval before rezoning from agriculture to heavy industrial occurred. However, because the Rural Projects Act, which is providing state funding assistance to the project has certain benchmarks that must be accomplished by July 2026 and preferably by June 2026 so it can be included in the annual report to the Nebraska Department of Economic Development, applications for rezoning were filed. The Hershey Planning Commission unanimously approved all of the requests at its April 23 meeting. It will now move on to the Village Board on May 11 at 6 p.m. Comp Plan workshops and subsequent meetings with planning consultant Marvin and Associates will also be held in May and June to hopefully wrap up the three-year process. A moratorium on construction permits will be in effect until the comp plan is adopted, so that new projects will fall under the 2026 Hershey Comp Plan and not its existing plan which is a couple decades old. Person said this should not be a problem, as it should be done prior to the drop and pull yard / transload area construction begins.
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Meeting change: Board agreed to move the meeting to May 26, 2026 due to conflict with Memorial Day. Dugan moved to change the date of the next monthly meeting to May 26, 2026, due to the Memorial holiday on May 25. Olson seconded the motion. Present and voting “aye”: Dugan, Ellis, Hawks, Olson, Steele, Stefka and Tighe.”Nays” none. Motion carried.

Public Comment: none

Dugan moved to adjourn at 2:57 p.m. Olson seconded the motion. Present and voting “aye”: Dugan, Ellis, Hawks, Olson, Steele, Stefka and Tighe.”Nays” none. Motion carried.

Advance notice and agenda for the April 27, 2026, 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 April 23, 2026, and was also emailed to the media on April 23, 2026.

The agenda for the meetings to be held on Tuesday, May 26, 2026, 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 Nebraska International Port of the Plains facility located at 18610 W Highway 30, Hershey, 69143.

Submitted by:
Tammy White