

May 26, 2026

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

Olson 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 moved to approve the minutes from April 27, 2026. Tighe seconded the motion. Present and voting "aye": Dugan, Ellis, Keenan, Olson, Steele, Stefka and Tighe."Nays" none. Motion carried.

Finance: Steele reviewed Balance Sheet and Profit & Loss Statement. He has contacted R.J. Meyer to conduct an audit at the conclusion of the fiscal year.

Facilities: Stefka received one bid for concrete and will be soliciting others

Executive: no meeting

Paul Hentschke with GFT updated the Board on construction plans for the construction of the 3 tracks drop and pull yard. He reviewed the engineering design, proposed roadbed, drainage system, transload track and drop & pull tracks designs. He is currently getting a meeting scheduled with the UPRR for an on-site walk through before final project designs can be released and to provide details for the bid packages.

The Board discussed potential dates for bid openings. Paul hopes to have bid packages ready by the next meeting scheduled for June 22, 2026 but it all depends on when he can get the on-site visit scheduled with UPRR.

Dugan moved to set a date of July 27, 2026, 2:00 p.m. to receive bids for construction of a 3 track drop and pull yard. Tighe seconded the motion. Present and voting "aye": Dugan, Ellis, Keenan, 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 Chamber / DEVCO owns at the Hershey Rail Park. The Hershey Planning Commission unanimously approved all of the requests at its April 23 meeting. It is now on the Village Board agenda for July 6, 2026 to be formally adopted. 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.
- **Energy.** 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.
- **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.
- **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 to complete. We had to have a committed anchor project with identified energy needs to move this forward and we have secured that agreement.
- **Timeline** 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 it 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.
- **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 time line for other infrastructure development.

Public Comment: none

Ellis moved to adjourn at 2:47 p.m. Keenan seconded the motion. Present and voting “aye”: Dugan, Ellis, Keenan, Olson, Steele, Stefka and Tighe.”Nays” none. Motion carried.

Advance notice and agenda for the May 26, 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 May 21, 2026, and was also emailed to the media on May 21, 2026.

The agenda for the meetings to be held on Monday, June 22, 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