

August 24, 2026

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, Dwight Porter, Michael Steele, Robert Stefka and Kevin Tighe. 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.

Public Comment:

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

Paul Hentschke of GFT Inc, and Chairman Hawks opened the bids for the 3 tracks proposed for 2026/2027. The following bids were received:

- a. Myers Construction- \$7,962,738.95 (civil portion)
- b. High Plains Structural Group- \$13,537,820.75
- c. Ameritrak Rail-\$7,782,790 (civil portion)
- d. KRW Construction-\$7,386,131.02 (civil portion)
- e. R & S Track Inc.-\$6,074,182 (rail bid)
- f. Capital RR Contracting \$6,945,407.23 (rail bid)

Hawks stated there is a need for closed session to protect the public interest to discuss financial obligations.

Tighe moved to enter into closed session at 2:15 p.m. to which is clearly necessary to protect the public interest to discuss financial obligations. Olson seconded the motion. Hawks requested the NIPP Board, Tammy White, Kendra Strommen, Gary Person, Joe Hewgley, Kent Weems and Railpark Committee members would stay in the room. Present and voting "aye": Dugan, Ellis, Hawks, Keenan, Olson, Porter, Steele, Stefka and Tighe."Nays" none. Motion carried.

Dugan moved to enter into open session at 2:53. p.m. Tighe seconded the motion. Present and voting "aye": Dugan, Ellis, Hawks, Keenan, Olson, Porter, Steele, Stefka and Tighe."Nays" none. Motion carried.

Hawks stated that no action will be taken at this time. The consultant will review the bids and make a recommendation once all bids have been verified that all specs have been met.

Construction Engineer-Paul Hentschke with GFT Inc. provided a proposal for periodical construction support services. The engineering services would provide coordination with the contractor and be the owners rep on site. He will provide coordination with UPRR. The proposal is for \$195,555.

Dugan moved to approve GFT Inc. as construction engineer for the 3-track project. Steele seconded the motion. . Present and voting “aye”: Dugan, Ellis, Hawks, Keenan, Olson, Porter, Steele, Stefka and Tighe.”Nays” none. Motion carried.

Stephanie Camerone with Nebraska Department of Transportation reported on possible grant funding that could be available to assist in the 3-track project. She will provide a draft application at the next meeting.

Bids for floor repair-

Dugan moved to enter into closed session at 3:08 p.m. which is clearly necessary to protect the public interest to discuss potential tenant requests that require floor repair. Stefka seconded the motion. Hawks requested the NIPP Board, Tammy White, Kendra Strommen, Gary Person, Joe Hewgley, Kent Weems and Railpark Committee members would stay in the room. Present and voting “aye”: Dugan, Ellis, Hawks, Keenan, Olson, Porter, Steele, Stefka and Tighe.”Nays” none. Motion carried.

Dugan moved to enter into open session at 3:35 p.m. Stefka seconded the motion. Present and voting “aye”: Dugan, Ellis, Hawks, Keenan, Olson, Porter, Steele, Stefka and Tighe.”Nays” none. Motion carried.

Keenan moved to authorize up to \$46,000 for the floor repair. Olson seconded the motion. Discussion: Stefka stated that there are 2 potential tenants of the warehouse portion that would require floor repair. Present and voting “aye”: Dugan, Ellis, Hawks, Keenan, Olson, Porter, Steele, Stefka and Tighe.”Nays” none. Motion carried.

Finance: Steele presented and reviewed the financial statements. The audit report will be through December 31, 2025. A letter of engagement for the audit should be ready by the next meeting.

Facilities: Stefka has received three bids for floor repair and has talked with tenant prospects.

Executive: was unable to meet but Jim has been corresponding with Gary and Paul and members of the committee as needed.

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

- **Dawson Public Power District**, Dawson held the bid opening for the Cold Storage Substation Power Transformer and received 2 bids. The transformer would be operational in 2-3 years.
- **Industry prospects** – White River Soy LLC project is showing promise with the rebounding of the soybean prices. Walter Cronin attended a soybean field day and stated that the project will happen. Gary has fielded phone calls from producers.
 - **Finances**- Gary provided a summary of the grant funds received by the North Platte Area Chamber and Development Corporation, qualified spending for the annual

reporting, the amounts that have qualified and a summary of allocated monies. A breakdown of his explanation was as follows:

- **FUNDING SCENARIO – NEBRASKA RURAL PROJECTS ACT**
- \$30,000,000.00 - total **state funds available** through 10-year contract terms
- \$17,534,881.00 – **qualified** through June 2025 with local matching expenses
- \$13,105,206.82 – **spent to date** from qualified funds
- \$ 4,429,678.18 – **remaining** from qualified funds
- \$12,465,119.35 – remaining **grant balance yet to qualify**
- \$ 2,493,023.80 – **local expenditures needed** to reach yet to qualify balance

Person qualified the numbers that these are not yet audited or reconciled by the State of Nebraska but it should be close. Of the local expenditures needed Person said through the Chamber local resources it could spend another \$800,000 towards the drop and pull yard which would qualify for \$4 million more state funds.

Taking into consideration the existing remaining and immediate future availability, the Chamber could put about \$8 million towards the drop and pull yard project.

Mike Steele said the Inland Port could access up to \$3 million in additional state funds for the project, bringing the total to \$11 million between the two entities. An additional challenge for both the Chamber and the Port is all of this is contingent upon state funding yet to be drawn down, so some assurance would be necessary to know the funds are still available and accessible.

Person said thus the group must decide to construct the transload area in two phases – with phase one covering existing resources, and phase two covering future potential funding. Person floated the ideas of doing the entire project now using bonding, which is allowed under the Inland Port Act, collateralizing the revenue bond and paying it off over time as revenue generates from operating the transload area and other resources.

Kendra Strommen, Attorney at law for Nebraska International Port of the Plains provided as update: Kendra, is currently reviewing terms of contracts and will provide a report once complete.

Public Comment:

Tighe moved to adjourn at 3:48 p.m. Steele seconded the motion. Present and voting “aye”: Dugan, Ellis, Hawks, Keenan, Olson, Porter, Steele, Stefka and Tighe.”Nays” none. Motion carried

Advance notice and agenda for the August 24, 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 August 20, 2026, and was also emailed to the media on August 20, 2026.

The agenda for the meetings to be held on Monday, August 31, 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