July 27, 2026

Meeting of the Nebraska International Port of the Plains Board of Directors. Present were Leann Ellis, James Hawks, J. Patrick Keenan, Kirk Olson, Michael Steele, Robert Stefka and Kevin Tighe. Absent was Vince Dugan 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.

Steele moved to approve the minutes from June 22, 2026. Stefka seconded the motion. Present and voting "aye": Ellis, Hawks, Keenan, Olson, Steele, Stefka and Tighe."Nays" none. Motion carried.

Paul Hentschke with GFT updated the Board on construction and bid opening plans for the construction of the 3 tracks drop and pull yard. He met with the Executive Committee the week prior to discuss bid opening dates. After discussion the Board agreed that the bids would be electronically due by August 21, 2026 at mjjensen@gftinc.com and the bid opening would be August 24, 2026 at 2:00 p.m. There will be a prebid meeting via Teams for potential bidders on August 3, 2026 at 1:00 p.m. An optional onsite inspection will be available on August 11, 2026 at 10:00 a.m. Subsequent hard copies of bids will be mailed to Gary Person, North Platte Area Chamber at 502 S Dewey, North Platte by August 24, 2026.

Keenan asked about supply estimates and quantities. Paul stated in the bid specs are unit prices for quantities and Hawks stated anything over the estimates would be change orders for the project that would be reviewed by GFT Inc. and would have to be approved by the Board. Stefka asked about billings. Paul stated it will be written in the contract that there will be progress payments minus retainage until project completion. Invoices will be reviewed by GFT Inc. and will need to be approved by the Board for payment. Person stated materials can be transported by rail on a temporary setup. Project completion is estimated to be June 30, 2027.
Board members discussed specs and the need to obtain qualified contractors, possible delays in product and the number of potential bids. Paul stated the language in the specs and bonding requirements will ensure quality bids. They don't expect delays in product and look to receive more than 10 bids. The specs allow civil v. rail bidders and can approve the best bid for each piece. There will be a qualified contractor on site to oversee the project.

Steele moved to set August 24, 2026 at 2:00 p.m. as the date to open bids. Keenan seconded the motion. Present and voting "aye": Ellis, Hawks, Keenan, Olson, Steele, Stefka and Tighe."Nays" none. Motion carried.

Board agreed that the meeting should be held in a larger venue to accommodate contractors and increased number of public. Meeting will be held at Mid Plains Community College, North Campus and will be available via Teams.

Discussion of construction engineer obligations and contract. NIPP does not have a contract with GFT INC. but Board agreed to discuss at the next meeting.

Finance: Steele reviewed Balance Sheet and Profit & Loss Statement. He is 90% done in writing notes for the audit then he will get an engagement letter from the auditor and bring to the next meeting. Ellis stated she sees for electric and gas but not trash and water. Shelby with Village of Hershey stated she needed the application from Lincoln County Building & Grounds.
Board asked about when to request additional funds from DED. Steele stated once bids are opened and a bid is approved to determine that funds are allocated he can then request the additional funds.
Facilities: Stefka is waiting on bids for some work
Executive: Hawks stated the committee met with Paul to review bidding dates and review documents

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 the Comprehensive Plan. Gary thanked Village of Hershey for being great to work with and appreciated all of Shelby's assistance.
- **Dawson Public Power District**, which is the retail provider, Dawson signed letter of intent for Cold Storage project and are moving forward with procuring bids for Hershey Cold Storage Substation Power Transformer.
- **Annual Report-** Report is due the end of the week and includes detailed accomplishments of the past 5 years. Filing a 5 year extension with the Rural Projects Act. All the benchmarks have been met.
- **Industry prospects** – White River Soy LLC project is showing promise with the rebounding of the soybean prices. Chamber / DEVCO will be meeting again soon with Walter Cronin. The egg carton project did not end up working out with the park.
- **Finances**-Once bids are received the NIPP and DEVCO will review and work together to determine and appropriate funding for the rail project.

Kendra Strommen, Attorney at law for Nebraska International Port of the Plains provided as update: Kendra, Paul with GFT and Cheryl from GFT met regarding the bidding process for construction of the three-track drop and pull yard and following proper bidding requirements for the DED grant structure
Public Comment: Tom Wolfgang thanked Gary Person for all his assistance with helping Village of Hershey with the rezoning regs and updating the Comprehensive Plan. It was a huge project and he appreciated the help.

Ellis moved to adjourn at 3:10 p.m. Steele seconded the motion. Present and voting "aye": Ellis, Hawks, Keenan, Olson, Steele, Stefka and Tighe."Nays" none. Motion carried.

Advance notice and agenda for the July 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 July 22, 2026, and was also emailed to the media on July 22, 2026.

The agenda for the meetings to be held on Monday, August 24, 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