

September 28, 2026

Meeting of the Nebraska International Port of the Plains Board of Directors. Present were Leeann Ellis, James Hawks, Kirk Olson, Dwight Porter, Michael Steele, Robert Stefka and Kevin Tighe. Absent was Vince Dugan and J. Patrick Keenan. 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 regarding the Nebraska International Port of the Plains Board meetings held on August 24, 2026, August 31, 2026 and September 8, 2026. Tighe seconded the motion. Present and voting "aye": Ellis, Hawks, Olson, Porter, Steele, Stefka and Tighe. "Nays" none. Motion carried.

Chair reserves the right to discuss items out of order.

Item 5. Discussion on entering into a long term lease agreement with Lincoln County and the benefits. Hawks stated he and Kendra had attended the commissioners meeting after reviewing the contract and all parties agreed.

Stefka moved to enter into the long term lease with Lincoln County and authorize the Chair to sign. Steele seconded the motion. Present and voting "aye": Ellis, Hawks, Olson, Porter, Steele, Stefka and Tighe. "Nays" none. Motion carried.

Item 6. Discussion on entering into contracts for the construction of drop and pull yard. Olson moved to authorize the Chair to sign the construction agreements with KRW for \$7,386,131.02 and R&S Contracting for \$6,074,182 for the construction of the drop and pull yard. Porter seconded the motion. Present and voting "aye": Ellis, Hawks, Olson, Porter, Steele, Stefka and Tighe. "Nays" none. Motion carried.

Facilities Report: Stefka stated the floor repair is 50% complete. There are potential tenants and leases are being reviewed by both parties. There was a drainage issue on the North side but has been fixed. The NIPP building has been thoroughly cleaned. He will be meeting with Insurance Agent on Wednesday for a full review of insurance.

Finance: Steele stated the audit is being conducted now. With the signed contracts for construction, he will submit a grant request for additional funds.

Executive: Hawks stated the committee met to review items for the Agenda.

Stephanie Camerone of NDOT reviewed the progress of the grants she has been working on for NIPP. She is working on Public Works and Disaster Supplement grants. These are rolling applications and she hopes to have the first draft for review by the next meeting. She will be sharing the draft and would like input from the Board.

LB 418: Hawks has been invited to attend a meeting and he and Kendra will be attending and representing the Nebraska International Port of the Plains

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

- **Energy-** the biggest new challenge is NPPD has determined the Chamber Development Corporation is likely liable for a \$744,690 capacitor bank improvement cost at Sutherland in order to bring a power transmission line from there to the Hershey Rail Park. This would be in addition to the estimated \$5 million cost for the substation, transformer and distribution line from Dawson Public Power. Originally it was thought the end client user would be responsible for the latest fee. A meeting will be held with NPPD, Dawson and the Chamber in a couple of weeks to discuss the project cost. Person said this may take away from its available funds targeted for the drop and pull transload project. A decision has to be made by early November in order for the rail park to have firm power by 2030. Interruptible power can be available by mid-2029. The proposed cold storage anchor project for the rail park would be the end recipient of the 15-megawatt needed to operate.
- **Industry prospects** – the Chamber received a recent proposal from a company looking at a rail access site for a manufacturing and distribution site with a 200,000 to 400,000 square foot facility need. It appears this project could be accommodated with existing utilities and would not have to wait the extended period of time to go through the NPPD process required of any project exceeding 5 megawatts of energy need. Multiple communities in several states are being considered for this project.
- Spiros and Kendra Strommen toured the available commercial buildings the Chamber now owns on the most recent property acquisition on the far east edge of the rail park property. The two buildings are 2,800 and 2,200 square feet respectively. Bringing 3-phase power to the site would be necessary to accommodate the Grit Group's operation. Person has requested a cost estimate from Dawson.

Update from Kendra Strommen: She has been working the GFT reviewing the construction contracts and now reviewing commercial lease agreements with potential tenants.

Tighe moved to adjourn at 2:36 p.m. Olson seconded the motion. Present and voting "aye": Ellis, Hawks, Olson, Porter, Steele, Stefka and Tighe."Nays" none. Motion carried.

Advance notice and agenda for the September 28, 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 September 25, 2026, and was also emailed to the media on September 25, 2026.

The agenda for the meetings to be held on Monday, October 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