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PROCEEDINGS OF THE FREMONT MUNICIPAL INLAND PORT AUTHORITY

DODGE COUNTY, NEBRASKA  
MICKI GILFRY, COUNTY CLERK

Regular meeting of the Fremont Municipal Inland Port Authority was called to order by Chairman Dave Heineman at 9:00 A.M. on Wednesday, May 24, 2023, in the First State Bank & Trust Education Center, 1005 East 23rd Street, Fremont, Nebraska. Roll Call taken showed the following commissioners present: Dave Heineman, Christy Fiala, Jennifer Greunke, Fred Mytty, Steve Pribnow, Joe Sajevic, and Paul Vaughan. Absent: None. He stated notice of the meeting was legally published and posted at the Municipal Building and at the Courthouse. He also said a copy of the "Open Meetings Law" is posted on the wall as required by law.

The Authority unanimously approved the proceedings of the meeting held April 27, 2023.

Megan Skiles, Executive Director of Greater Fremont Economic Development (GFDC), introduced guests from the Nebraska Department of Economic Development, Ben Goings and Jessica Anderson, Program Administrators for Inland Port Authorities, and the Rural Projects Act.

Commissioners Paul Vaughan and Fred Mytty gave a short presentation on the Open Meetings Law since the majority of the Authority have never been part of a governmental unit that requires compliance with the Open Meetings Law.

Jennifer Dam, Planning Director of the City of Fremont, gave a quick presentation on the district's zoning. The area of the Authority's jurisdiction is going through steps by the Fremont City Council to change the zoning to an inland port authority district. If it goes through, this area will stay as an agricultural district but will have "Heavy Industry, Light Industry, Warehousing, Transportation, Telecommunications and Utility Services" as conditional uses which will require public hearings.

Courtney Dunbar and Steven Beam from the firm of Burns McDonnell gave a presentation on inland port authorities nationwide where their firm has helped with the planning.

Jeff Shanahan, General Manager for the City of Fremont's Department of Utilities, gave a presentation on the current capacity of Fremont's utilities and utilities in the authority's jurisdiction. He said part of the authority's district is served by Omaha Public Power District (OPPD). He said the City has a capacity of 182.17 megawatts (MW) of electricity. Highest current summer peak in its Fremont area is 208 mw. 66% of the power is generated by its plant and is followed by almost 30% of Fremont's power coming through wind generated electricity by the Cottonwood Wind Farm in Webster County and a very small percentage of its power by solar and water resources. He said Fremont currently has limited capacity on the east side of Highway 275. For water, their peak was 13.4 million gallons per day in August 2022 but has a maximum capacity of 22 million gallons per day with the current system.

Sarah Bagwell Rudy, from Burns McDonnell, gave a virtual presentation on

possible grant opportunities for inland ports. During the pandemic, shortages occurred because of logistics problems so there are federal grants to solve problems of getting goods coast to coast.

Ryan Huff and Jarrod Walker from the Nebraska Department of Transportation talked about the Nebraska Highway System and possible grants through the state and federal government. Concerns were raised when revenue from gas taxes are decreasing because more electric powered vehicles are on the roads. They are studying alternative funding.

At 12:08 P.M., the Chairman declared a recess for lunch.

At 12:30 P.M., the Authority reconvened with all members present.

Aaron Evans, Senior Director for Economic Development at the Union Pacific Railroad, gave a presentation on their interest in increasing rail transporting of goods through Nebraska. He said Fremont is one of their focus sites.

Jack Hedge, an experienced leader of success working in freight logistics gave a virtual presentation on port authorities and the National Supply Chain. His experience includes working as Director of Cargo & Industrial Real Estate for the Port of Los Angeles and CEO of Utah's Inland Port Authority. He gave a lot of information on railway and highway logistics.

The final presentation was given by Bruce Lefler from Piper Sandler, a bonding company for public projects and Mike Rogers, bond counsel for Gilmore & Bell law firm. They explained the procedures for issuing revenue bonds which would be paid by investors on projects in the authority area.

At 2:07 P.M., the Authority unanimously passed a motion to go into close session to discuss possible real estate purchases.

At 2:53 P.M., the Authority unanimously passed a motion to go back into open session. No action was taken as a result of the closed session.

At 2:54 P.M., the Chairman adjourned the meeting with no scheduled meetings upcoming and any future meeting will follow the notice requirements of the Open Meetings Act.

Fred Mytty  
Secretary