

PROCEEDINGS OF THE FREMONT MUNICIPAL INLAND PORT AUTHORITY

Regular meeting of the Fremont Municipal Inland Port Authority was called to order by Chairman Dave Heineman at 4:00 P.M. on Wednesday, April 16, 2025, in the RVR Bank Education Center, 1005 East 23rd Street, Fremont, Nebraska. Roll Call taken showed the following commissioners present: Dave Heineman, Christy Fiala, Joe Sajevic, Fred Mytty, Steve Pribnow, and Paul Vaughan. Absent: Jennifer Greunke. He stated the 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. He also stated that the Agenda was on Dodge County's website.

There were no public comments.

The Authority unanimously approved the agenda as submitted.

The Authority unanimously approved the proceedings of the meeting held October 16, 2024, with corrected statement of "Morningside Road is in the middle of the Authority's jurisdiction", not the southern border.

Treasurer, Steve Pribnow, said on April 11, 2025, at 12:55 P.M., \$2,000,000 was transferred into the Authority's bank account from the State Department of Economic Development.

Chairman Heineman introduced Bob Missel, Chairman of the Dodge County Board of Supervisors, to start the discussion on bids received for road designs for the Morningside Road Paving Project. He said Scott Huppert, Dodge County's Highway Superintendent, was out of town but Mr. Huppert left a letter of recommendation of selecting Burns McDonnell. He then read a resolution passed by their Board also recommending Burns McDonnell (\$695,000). He said the other bid from Speece Lewis (\$440,000) was significantly lower but did not have a cap on it and it could be raised by change orders. There were three members of the Road Committee of the County Board and Authority member, Paul Vaughan, scoring the bids. Scott Huppert reviewed the scores and said the committee recommends Burns McDonnell. Once given the bid award, Burns McDonnell will submit a contract for the County and Authority's approval. After that approval Burns McDonnell can begin work immediately and progress payments may be made by the Authority. Their timetable says the construction plans could be ready by the end of the year. If the Authority cannot find enough funds to do the construction, the plans could be good for 2 to 4 years. Their bid also includes another \$400,000 to supervise the construction project.

Authority member Fiala asked if it was a unanimous recommendation. County Supervisor Tawney, a member of the Roads Committee, said all members were on board with the awarding. Authority member Mytty asked how much Burns McDonnell has received from Fremont Economic Development (GFDC) so far with their

presentations before the Authority. Megan Skiles, Executive Director of Greater Fremont Economic Development (GFDC), said they have paid them \$500,000.

The Authority unanimously accepted the County's recommendation and awarded the engineering and preparation of plans for the Morningside Paving Project to the firm of Burns McDonnell at a cost of \$695,000.

Chairman Heineman asked the Mayor and Megan Skiles of GFDC to explain the recruitment process of getting businesses to Fremont. Mayor Spellerberg said that being a member of Greater Omaha Chamber of Commerce, Fremont gets many requests which are either to him, the City Administrator, or GFDC. GFDC keeps a list of company inquiries and updates the status of any inquiry. He said companies like Fremont's location. Next, City of Fremont asks about their utility needs. The City of Fremont works closely with GFDC. They have been busy since the November 2024 election. He said Fremont's sites are one of the best in the State of Nebraska. Even Union Pacific had Fremont mentioned in one of their magazines. One of the constraints is the amount of electricity available. He said the City is working on that. Eventually, any approval of land use in the Authority's area is a conditional use that the City's approval has to go through their Planning Commission and City Council. Companies do not want publicity until that point. Most want Tax Increment Financing (TIF) so the location has to be a "blighted area" according to statutes. He said the maximum blighted area in any city is 35%. Fremont is at 31%. The Port Authority's district would have to be annexed for TIF to be possible. Ms. Skiles added that the Port Authority has, by statute, the ability to issue revenue bonds and receive grants through the State or Federal Governments. Authority member Mytty asked if areas can be unblighted. The Mayor said they are looking at that process of deblighting areas. There are areas that are now paying full taxes and the City's consultant, JEO, is looking at the areas which may be deblighted. He said power is the largest restraint and is working with OPPD on solutions. Authority member Pribnow asked is there any land "shovel ready". Ms. Skiles said the term is now, "virtual shovel ready" and few projects are at that readiness level. SMR's (small modular reactors) were mentioned as the future for America's power need.

At 4:47 P.M., the Authority unanimously passed a motion to adjourn. The determining factors of another meeting are payment of contractor bills.

Fred Mytty
Secretary