

## FREMONT

# Here We Grow

## A Nebraska Port Authority

We're working together *to shape our greater Fremont community for decades to come*. An inland port district attracts new business, increases trade and leads to high-paying jobs. For our young people, it means unlimited opportunity in a thriving community.

### Why did the state of Nebraska choose Fremont for an inland port authority?

We're united! The Fremont City Council and Dodge County Board of Supervisors showed our spirit of partnership with a unanimous vote. Jan. 21, 2022

### Will businesses already here in Fremont benefit?

YES. An inland port authority evens the playing field so Fremont businesses can earn their fair share of growing markets.

**Why an inland port?** Inland port authorities can get the nation's supply-chain moving. Few people realize Fremont is ideally located, 48 hours or less from almost anywhere in the United States.

### What's involved with a logistics hub?

A logistics hub moves products smoothly in all directions by rail or highway. We'll wait for a site study to explore the potential.

### Who runs the inland port authority?

Mayor Spellerberg appoints a seven-member volunteer board of commissioners for approval by the Fremont City Council and Dodge County Board of Supervisors.

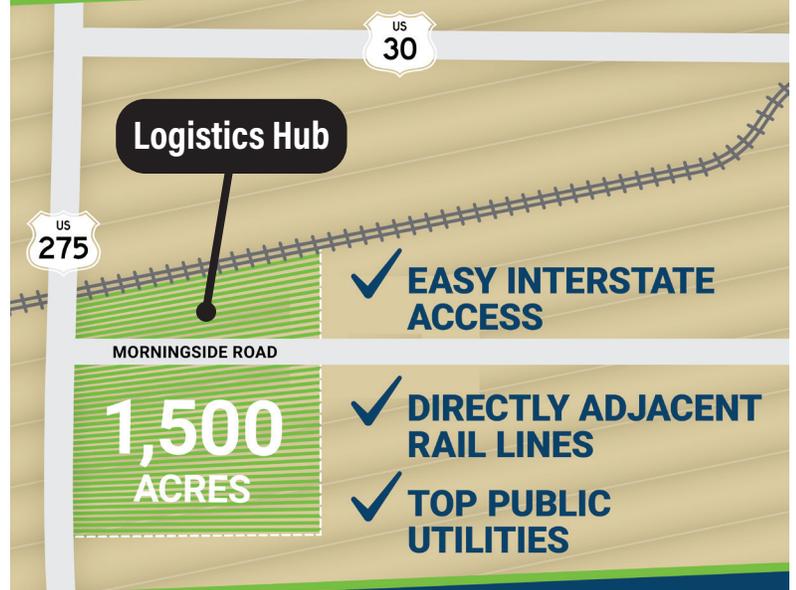
### What's the difference between the inland port authority and local government?

While the inland port authority looks like local government, it does not levy taxes or exercise eminent domain.

### Do taxpayers fund the port authority?

No. Nebraska inland port authorities actually have financing tools that other communities don't have. That's what it takes to get large shovel-ready industrial developments off the ground.

## FREMONT LOGISTICS HUB A NEBRASKA INLAND PORT AUTHORITY



## WHAT'S THE BENEFIT OF AN INLAND PORT AUTHORITY?

- new business
- high-wage jobs
- career opportunities
- increased retail & restaurant sales
- adds dollars to local economy



## RAIL & HIGHWAY TOGETHER GIVE OUR FREMONT COMMUNITY A COMPETITIVE EDGE



## THE LOGISTICS HUB IS A MAGNET

for business activity which multiplies many times over through our community and across the state.



# PRE-DEVELOPMENT PHASE

## CITY-COUNTY

### SUPPORTS DEVELOPMENT

Manages building permits  
Approves plans  
Considers zoning  
Discretion to annex

## PORT AUTHORITY

### FINANCES DEVELOPMENT

Issues bonds  
Accepts grants  
Promotes district  
Identifies opportunities

## GFDC

(GREATER FREMONT DEVELOPMENT COUNCIL)

### SITE MARKETING

Manages prospects  
Economic development liaison  
Coordinates housing incentives  
Pursues workforce strategies

### Why is this a ten-year project?

A development of this size requires a thoughtful approach to make sure it's a win for our community. During this pre-development phase, we expect many months of careful planning before we're ready to break ground.

### What happens to the ag land within the inland port authority district?

For now, we don't anticipate disruptions. The property remains ag land until the time is right. The next key step is a site plan to share a vision of what's possible.

### Are we starting from scratch?

Not at all. Buy-in from GFDC business members since 2019 fuels growing interest. As a result of a \$30 million grant from the state Nebraska Rural Projects Act, you'll see engineers onsite this spring.

### How can the community help?

Thanks to community support, the state of Nebraska chose the greater Fremont area for this opportunity. The best thing we can do is continue progress in affordable housing and workforce development.

## Be informed!

Look for news with your monthly utility bill.



## A COMMUNITY GAME PLAN

## What's next?

A site plan. A top engineering firm goes to work soon on a detailed study. This will give us a much deeper understanding of our best opportunities.

## ENGINEERING SITE PLAN BEGINS Spring 2023-Winter 2024

- How could it look?
- What's the ideal mix of businesses?
- What kind of infrastructure?
- What kind of improvements?
- Are there issues we need to address?