

## Utah Inland Port Authority Board 2024

### APPROVED MEETING MINUTES

Utah Inland Port Authority Board Meeting Minutes  
Thursday, August 1, 2024 - 12:45 pm  
Territorial Statehouse, 50 W Capitol Avenue  
Fillmore, UT 84631

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**Board Members Present in Person:** Abby Osborne,

**Board Members Present Electronically:** Ryan Starks, Jerry Stevenson, Jonathan Freedman, Jefferson Moss

**Non-Voting Board Members Present in Person:** Joel Ferry, Victoria Petro

**Board Members Absent:** Bill Wyatt

**UIPA Staff:** Ben Hart, Benn Buys, Larry Shepherd, Stephen Smith, Mona Smith, Scott Wolford, Kaitlin Felsted, Jenna Draper, Amy Brown Coffin, Dain Maher, Max Ivory, Nick Archambault, Carol Watson, Lynne Mayer, Stephanie Pack

**Others in Attendance:** Chris Pieper, Donald Ludlow, Wayne Aston, Brett Behling, Lyle Holmgren, Donna Starley, Wayne Jackson, Abby Ivory, Matt Ward, Len Carson, Zane Murnan, Jordan Hales, Tony Crowlen, Elise Harris, Devan Shields, Dave Murray, Forest Turner, Derrin Owens, Michael Zurn, Colin Leonard, Spencer Layton, Tammy Coffey, Japheth McGee, Stephanie Shelley, Evelyn Warnick, Shannon Bond, Brice Wallace, Chance Baxter, Nick Johnson, Nick Tarbet, Jackie Larson, Joan Gregory, Shawn Milne, Sarah Morgan, Maureen Kam, Jeff Seedall, Paige Stevens, Andy Hulka

1. **Welcome**

Board Chair Abby Osborne welcomed the board members, staff and public to this Utah Inland Port Authority Board Meeting.

2. **Closed Session**

At 12:51 pm the board voted to move into a closed session meeting held in the Territorial Statehouse, 50 W Capitol Avenue, Fillmore, UT 84631, and via electronic meeting, for the purpose of a “strategy session to discuss the purchase, exchange, or lease of real property,” as allowed and described in Section 52-4-205 of Utah Code and sections

52-4-204 of the Open and Public meetings act. Board member Moss made a motion to move into closed session. Board member Starks seconded the motion.

Vote:

Jefferson Moss – yes

Ryan Starks – yes

Abby Osborn – yes

Jonathan Freedman – yes

Jerry Stevenson – yes

Closed session ended at 1:21 pm.

3. **Approval of Minutes, June 24, 2024 Board Meeting**

Board member Freedman moved to approve the minutes from the June 24, 2024 board meeting. Board member Moss seconded the motion.

The motion was approved unanimously.

4. **Executive Director Report**

UIPA Executive Director Ben Hart provided an executive director's report, thanking those in Fillmore who have welcomed the UIPA staff and board to the community and facilitated the meeting today.

He spoke of the port authority's role in partnering with local leaders to bring the right kind of economic growth to the community through the assistance of financial tools the authority has available.

UIPA will be making moves in the coming months to build out in three areas of logistics enhancement – air cargo presence, rail infrastructure (to take more trucks off Utah roads), and seaport partnerships.

Jenna Draper provided a brief update on the Verk Industrial Park Project Area. She spoke of ongoing efforts at business recruitment in the project area, city approval for construction projects, and the ongoing expansion of the airport.

5. **Presentation: Statewide Logistics Strategy development update**

Donald Ludlow, Vice President for CPCS, provided an update on the logistics strategy under development.

He reviewed the foundations of the statewide logistics vision:

Logistics will give Utah a competitive advantage.

Utah's logistics competitive advantage draws new business and grows existing business.

Utah's benefit.

To get there, UIPA will employ strategies to enhance air cargo, rail connectivity, and port partnerships.

He previewed project area specific strategies, noting the distinctive and collaborative roles each project area will play.

Next steps include developing draft strategies for vetting and refinement, both statewide and project-area specific, with special emphasis on the Northwest Quadrant – the largest and most significant of the project areas.

6. **Presentation: Open and Public Meetings Act Training**

Chris Pieper, Assistant Attorney General, from the Utah Office of the Attorney General provided the annual board training on the Open and Public Meetings Act, which governs the public deliberations and actions of the UIPA board.

7. **Presentation: Policy Updates**

Amy Brown Coffin, Chief Risk & Compliance Officer, presented a review of updates to the following policies, which are before the board for approval in this meeting.

**BP-01 - Open & Public Meetings**

**BP-03 - Communications & Media Policy**

8. **Presentation: Resolution 2024-10, Creation of Verk Public Infrastructure District**

Benn Buys, Deputy Director & Chief Financial Officer, discussed the resolution before the board in this meeting to create a public infrastructure district for the Verk Industrial Park project area. Spanish Fork City is the applicant for the PID. The board was provided a packet including the resolution approving the proposed PID, the PID governing documents, and an interlocal agreement. A PID is a totally separate legal entity from the inland port. Initially, the PID board will consist of representatives from the city, the inland port, and local landowners, with no single entity having a controlling interest.

9. **Presentation: Updated Strategic Business Plan**

Kaitlin Felsted, UIPA Marketing and Communication Director, reviewed the updated strategic business plan before the board for approval in this meeting.

The plan's core objectives are 1) Support Regional Economies, 2) Enhance Logistic Efficiency, 3) Safeguard Environmental Integrity, 4) Uphold Transparency and Compliance. Since the presentation of this plan last month, based on feedback the updated plan now includes measures of success for each of the core objectives. Also, under Core Objective 1 the plan now includes a focus on workforce development.

10. **Presentation: Amendment to Golden Spike Project Area Plan**

Stephanie Pack, Associate Vice President of Regional Project Area Development, reviewed the proposed amendment to the Golden Spike Project Area Plan which adds three new zones to the project area. She noted the key logistics in the area including interstates 15 and 84, US Highways 89 and 91, Union Pacific rail, and the local general aviation municipal airport. The project area goals are to optimize transportation assets, build-out regional infrastructure, support existing industry, and develop generational economic prosperity. The project area recruitment focus is on the following industries: advanced manufacturing, light industrial, food manufacturing, distribution and cold storage, agriculture, and ag-tech.

The amendment proposes to add 1,087 acres to the project area, bringing the total size of the project area to 2,467 acres.

11. **Presentation: Resolution 2024-13, Adopting Amendment to Iron Springs Project Area Plan**

Danny Stewart, Associate Vice President for Regional Project Area Development, provided the second presentation of an amendment to the Iron Springs Project Area Plan before the board for adoption in this meeting. The amendment proposes to add three additional parcels to the project area, an additional 1,400 acres, and will bring the total size of the project area to 2,300 acres. The community is thrilled with the progress seen in the first year of the project area's

existence and anticipates additional opportunities within the new parcels being added by this amendment.

**12. Presentation: Resolution 2024-14, Adopting the Historic Capitol Project Area Plan**

Jenna Draper, Associate Vice President of Regional Project Area Development, provided the second presentation of a draft plan and budget for a proposed project area in Fillmore, UT - the Historic Capitol project area.

She reviewed the statutory requirements for this proposed project area.

Dennis Alldredge, Fillmore City Council Member, spoke of the opportunities the project area can provide in helping attract business to create high-paying jobs, stabilizing and improving the local economy.

He reiterated that the inland port will not be dictating to Fillmore City what happens with the project area. The city retains the power to approve or deny businesses that want to locate in the project area. The inland port is a financial help, but the city retains all control over what happens on these lands.

Wayne Jackson, Fillmore City Planner, said this project area will provide opportunities for keeping the area's most valuable assets - its children - in the community by providing options for careers and employment.

Incentives offered within the project area will favor light or medium manufacturing, agriculture technology, and other industries complementary to existing businesses.

Staff recommends the resolution supporting the creation of the Historic Capitol Project Area.

**13. Public Comment**

Board Chair Osborne opened up the public comment period and invited those in the room to submit comment cards for an opportunity to speak.

Zane Murnan, a county resident, inquired about the public process that invited the creation of the project area.

**14. Approval of Board Policy Updates**

Board member Moss moved to approve the updates to BP-01 - Open & Public Meetings policy as presented. Board member Starks seconded the motion.

The motion passed with a unanimous vote of all board members.

Board member Freedman moved to approve BP-03 - Communications & Media Policy as presented.

Board member Moss seconded the motion.

The motion passed with a unanimous vote of all board members.

**15. Adoption of Resolution 2024-10, Creation of Verk Public Infrastructure District**

Board member Starks moved to adopt Resolution 2024-10, Creation of Verk Public Infrastructure District. Board member Freedman seconded the motion.

The motion passed with a unanimous vote of all board members.

**16. Approval of Updated Strategic Business Plan**

Board member Starks moved to approve the updates to the UIPA Strategic Business Plan as presented. Board member Stevenson seconded the motion.

The motion passed with a unanimous vote of all board members.

**17. Adoption of Resolution 2024-13, Adopting Amendment to the Iron Springs Project Area Plan**

Board member Starks moved to adopt Resolution 2024-13, Adopting Amendment to the Iron Springs Project Area Plan. Board member Freedman seconded the motion.

The motion passed with a unanimous vote of all board members present.

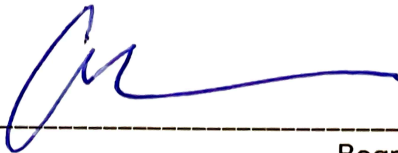
**18. Adoption of Resolution 2024-14, Adopting the Historic Capitol Project Area Plan**

Board member Freedman moved to adopt Resolution 2024-14, Adopting the Historic Capitol Project Area Plan. Board member Stevenson seconded the motion.

The motion passed with a unanimous vote of all board members present.

**19. Adjourn**

Board Chair Osborne adjourned the meeting.



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Board Chair, Abby Osborne

**Written Public Comments submitted during and after the meeting:**

**Katie Pappas – Salt Lake City, UT – 8/1/2024**

**Green River RAISE Grant**

Following the 6/24/24 UIPA board meeting in Price, and approval of the Castle Country Project Area, which includes two project areas in Green River, the city of Green River was approved for a \$3.6M federal RAISE planning grant. This grant is specifically for the purpose of planning infrastructure for the West Industrial Park, which is essentially UIPA's Green River West Project Area. Upon completion of the planning process, the City of Green River plans to apply for a \$23.6M RAISE construction grant as well. It makes no sense for Green River to give up 75% of the tax differential in this area to UIPA when this development is proceeding without their help. In the interest of fairness, UIPA should renegotiate the agreement for this area, to allow the increased tax revenue to flow to the city so they can fund their many needs.

The RAISE grant application project description includes a uranium/ vanadium mill and 700 acres of property owned by an oil company. Neither of these is mentioned in the Castle Country

Project Area Plan. Both of these possible projects have great potential to negatively impact the area and could threaten the tourism dollars Green River currently brings in. Sustainability is frequently mentioned in project area plans and port administration once said they would not be involved in any fossil fuel development. These are not the kind of projects that promote sustainability or improved human and environmental health for the future. Rural Utah needs projects with real, long lasting benefits to whole communities, not just economic gains for a few.