

Utah Inland Port Authority Board 2024

APPROVED MEETING MINUTES

Utah Inland Port Authority Board Meeting Minutes
Wednesday, December 11, 2024 - 2:00 pm
Utah State Capitol, Room 445
350 State Street, Salt Lake City, UT 84103

Board Members Present in Person: Abby Osborne, Ryan Starks, Jerry Stevenson, Jefferson Moss, Jonathan Freedman

Board Members Present Electronically: none

Non-Voting Board Members Present in Person: Victoria Petro, Bill Wyatt

Non-Voting Board Members Present Electronically: none

Board Members Absent: Joel Ferry

UIPA Staff: Ben Hart, Ariane Gibson, Larry Shepherd, Mona Smith, Scott Wolford, Kaitlin Felsted, Jenna Draper, Amy Brown Coffin, Dain Maher, Nick Archambault, Carol Watson, Lynne Mayer, Stephanie Pack, Danny Stewart, Diana Gardner, Allen Evans, Stephen Smith, Sebastian Abril

Others in Attendance: Scott Williams, Monica Hilding, Deeda Seed, Hailey Sherman, Carolyn Erickson, Gary Hanneman, Holly Sweeten, Stuart Baird, Brian Moench, Ken Kraus, Katie Pappas, Joan Gregory, James King, Rachel Lake, Rachel Winters, Gordon Odenhahl, Brice Wallace, Liam Thraikill, Andy Hulka, Golden Moore, Benn Buys, Arden Cook, Kenny Fallon Jr., Jen Hart, Shawn Lambert, Paula Dean, Jared Stewart, Heather Dove.

1. **Welcome**

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

2. **Approval of Minutes, November 4, 2024 and November 21, 2024 Board Meetings**

Board Member Freedman moved to approve the minutes from the November 4, 2024 and November 21, 2024 board meetings. Board member Moss seconded the motion. The motion was approved unanimously.

3. **Presentation: Northwest Quadrant Update**

Stephen Smith, Associate Vice President for Regional Project Area Development,

provided an overview of activity in the Northwest Quadrant. He spoke of business development activities in terms of new business recruitment, existing business growth and expansion, and marketing. He detailed efforts in stakeholder engagement and the work with landowners, developers, and Salt Lake City. The focus of logistics in the NWQ is in air cargo and rail design and buildout, and efforts to find semi-truck parking solutions continue. Sustainability highlights in the NWQ include the EPA Clean Ports grant in connection with the Division of Air Quality, Sustainability Action Study activities, and the Great Salt Lake Shoreline Preservation actions. A major focus of future sustainability activity will be the remediation of the former North Temple landfill property. He discussed the efforts in negotiating and completing incentive contracts, sublease proposals, TIF and bond funding. He mentioned an initiative positioning the NWQ and Utah as a leading destination for life sciences and biomedical manufacturing.

4. **Presentation: Air Cargo Update**

Sebastian Abril, Director of Air Freight Strategy & Development, provided information on UIPA efforts to optimize air cargo at SLC International Airport and statewide. He began by noting that over 70% of advanced manufacturers consider logistics efficiency a key factor in their site selection and Utah is uniquely positioned as a choice for industries like semiconductors, nutraceuticals, pharmaceuticals, and biotech.

He presented the case for air cargo, detailing Utah's current high air cargo leakage, underutilization of existing air cargo capacity, insufficient temperature-controlled facilities, and dependence on trucking to out-of-state airports.

He identified what can move the needle for the state in air cargo, including infrastructure (SLC airport, improved temperature-controlled facilities, screening, security, equipment); capacity (wide body aircraft, main deck, competition); and goods (manufacturers, defense industry, tonnage movers, pharma, DG, outreach).

Board Member Petro asked for information on the impact to the NWQ and adjacent neighborhoods might be from more optimized air cargo - effects on air quality from increased air freight movement while recognizing the offset from reduced trucking in the area. Board Member Wyatt responded that a loaded cargo plane delivering goods to SLC can replace 11-18 or more semi trucks bringing the same goods into the city.

5. **Presentation: Policy Updates**

Amy Brown Coffin, Chief Risk & Compliance Officer, discussed the regular annual review of the following policies.

BP-06 - Board Policy Review

BP-07 - Procurement

BP-08 - Whistleblower Policy

BP-09 - Internal Control Program

BP-11 - Personnel

BP-17 - Wetlands

A vote to approve the Whistleblower, Internal Control Program, and Wetlands policies will be held later in the meeting. There was no changes to the Board Policy Review from this annual review. The Procurement Policy had minor changes and the Personnel Policy will be modified in the coming month due to UIPA's separation from many state systems.

Mona Smith, Environmental & Sustainability Director, discussed the enhancement of the definition of wetlands and other meaningful changes to the Wetlands Policy.

6. Presentation: Resolution 2024-19 Appointing Ariane Gibson as Treasurer

Amy Brown Coffin noted the need to replace Benn Buys, since his departure from UIPA, as treasurer. By this resolution the board will be naming new CFO Airane Gibson as treasurer.

7. Presentation: Resolution 2024-23 Holding a Social Security Section 218 Referendum

Ariane Gibson, Chief Financial Officer, explained that UIPA's separation from many state government services has triggered a need for a decision on continued Social Security participation by UIPA employees. This board resolution authorizes an employee referendum on the question of future Social Security participation.

8. Presentation: Resolution 2024-20 Amendment to Mineral Mountains Project Area Plan

Danny Stewart, Associate Vice President of Regional Project Area Development, discussed the proposed amendment to the Mineral Mountains Project Area Plan adjusting the project area boundaries slightly by contracting its overall size from approximately 25,435 acres to approximately 25,388 acres. The amendment removes areas in the Milford Zone that are currently part of other redevelopment project areas and adds parcels previously not included where geothermal development will occur. The amendment also removes an area in the Minersville zone that is currently part of another redevelopment project area.

9. Presentation: Resolution 2024-21 Amendment to Central Utah Agri-Park Project Area Plan

Danny Stewart also discussed the proposed amendment to the Central Utah Agri-Park Project Area Plan. The amendment expands the project area from approximately 35,000 acres to approximately 42,820 acres. The Nortonville Zone enhancement focuses on expanding rail connectivity. The Dog Valley Zone adds parcels with renewable power generation potential. The Ash Grove Zone amendment provides for potential expansion of the Ash Grove Leamington Plant and opportunity for recruitment of businesses that support the plant.

10. Presentation: Amendment to Castle Country Project Area Plan

Jenna Draper, Associate Vice President of Regional Project Area Development, discussed the proposed amendment to the Castle Country Project Area Plan to include an industrial park adjacent to the San Rafael Energy Research Center, and the addition of parcels in Green River City.

11. Resolution 2024-22 Approval of the Purchase of North Temple Landfill property

Executive Director Ben Hart presented the resolution and referenced previous presentations and public discussions on the purchase of the landfill site. He commended and thanked partners and stakeholders who have continued to work toward making sure the site is properly remediated. While additional work and negotiation remains, this resolution is an important step in authorizing the purchase of the landfill site and provides specific guidance to ensure contracts are done correctly, and environmental processes are adhered to.

This resolution authorizes staff to move through the process of contract completion, including closing and purchase of the site. Staff will continue to work with the Utah Department of

Environmental Quality to provide all necessary documentation on remediation. The contract with the trust lands administration is being completed within the framework of an existing letter of intent. Staff is working with Rio Tinto to make sure their interests and existing restrictions are honored and are working on an amendment to the current restrictive covenants that both parties feel are favorable. Staff is also negotiating with Ninigret to make sure the Remedial Action Plan phase 1 is completed in a timely manner. Resolution 2024, 22 will authorize staff to complete the negotiations and finalize all of those documents, and then move through the actual closing and purchase of this property.

He discussed UIPA's intent with the property - to not allow distribution centers and to pursue opportunities for biotech, aerospace manufacturing, clean tech, and clean energy.

The Utah Inland Port Authority is uniquely qualified to make the best use of this land. It has the financial resources to ensure remediation and the patience to wait for the right kind of industrial development on the site.

12. **Public Comment**

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

Comments made include concern over the wetlands around the Great Salt Lake, the potential opportunity for drag racing on the remediated landfill, the expansion of project area boundaries in Emery County, the suggestion of a cost/benefit report on UIPA's activities since its creation, and the negative effect on air quality and human health from industrial development.

13. **Policy Updates**

Board member Moss moved to approve BP-08 Whistleblower Policy as presented. Board member Starks seconded the motion.

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

Board member Starks moved to approve BP-09 Internal Control Program as presented.

Board member Stevenson seconded the motion.

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

Board member Freedman moved to approve BP-17 Wetlands Policy as presented. Board member Stevenson seconded the motion.

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

14. **Adoption of Resolution 2024-19, Appointing Ariane Gibson as Treasurer**

Board member Stevenson moved to adopt Resolution 2024-19, A Resolution of the Utah Inland Port Authority Appointing Ariane Gibson as Treasurer. Board member Starks seconded the motion.

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

15. **Adoption of Resolution 2024-23, Holding a Social Security Section 218 Referendum**

Board member Stevenson moved to adopt Resolution 2024-23, A Resolution of the Utah Inland Port Authority Board of Utah Inland Port Authority to Hold a Section 218 Referendum for the Purpose of Determining Whether Utah Inland Port Authority will

Participate in the State's Section 218 Agreement and Provide Social Security Benefits to Utah Inland Port Authority Employees. Board member Freedman seconded the motion. The motion passed with a unanimous vote of all board members.

16. Adoption of Resolution 2024-20, Amendment to Mineral Mountains Project Area Plan

Board member Starks moved to adopt Resolution 2024-20, A Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Mineral Mountains Inland Port Project Area Plan. Board member Freedman seconded the motion.

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

17. Adoption of Resolution 2024-21, Amendment to Central Utah Agri-Park Project Area Plan

Board member Stevenson moved to adopt Resolution 2024-21, A Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Central Utah Agri-Park Inland Port Project Area Plan. Board member Freedman seconded the motion.

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

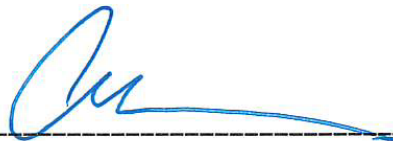
18. Adoption of Resolution 2024-22, Approval of Purchase of North Temple Landfill Property

Board member Stevenson moved to adopt Resolution 2024-22, A Resolution of the Utah Inland Port Authority Board Approving the Purchase of Real Property Located at 6780 North Temple Frontage, Salt Lake City, Utah and Authorizing the Execution of a Purchase Agreement and Related Documents and Instruments. Board member Starks seconded the motion.

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

19. Adjourn

Board Chair Osborne adjourned the meeting.



Board Chair Abby Osborne

Written Public Comments submitted during and after the meeting:

Heather Dove - Salt Lake City - 12/11/2024

Mudflats, playas and ephemeral wetlands should be protected and conserved

The public is very concerned and dismayed about the 77,000 acres of wetlands and uplands that are currently threatened by inland port developments in the Great Salt Lake Basin.

It is well known that Great Salt Lake is a world class destination for birds migrating along the Pacific Flyway, especially for those that migrate along the interior portion of the Flyway in the Intermountain West. The lake attracts an estimated 12 million birds annually because of its specialized and diverse

habitats that offer shelter and an abundance of food for many species of shorebirds during critically important times of the year.

It should be noted that shorebirds are declining to a greater extent than most other avian taxa around the world. In North America alone, populations have declined over 70% since 1970. Habitat loss has been one of the huge drivers of this decline.

So the Great Salt Lake is ever more essential to the survival of these shorebirds, as saline lakes in the western United States continue to shrink and dry up. The Intermountain West Shorebird Survey conducted by multiple state and federal agencies and environmental groups over the last three years has found that Great Salt Lake is ever more critical for these birds' survival. As declining populations are reported at other saline lakes, the survey has found that a staggering 50+% of migratory shorebirds in the western hemisphere now visit the Great Salt Lake. And it is the shorebirds such as avocets, stilts, sandpipers, phalaropes, godwits, curlews and plovers that will be most devastated if the playas, mudflats and ephemeral wetlands along the shores of Great Salt Lake are destroyed by development.

Ben Hart, Mona Smith and UIPA members, you profess that you will protect the wetlands, but you are unfortunately adhering to only the narrowest of wetland definitions which would exclude all the seasonally wet areas - that is, the type of wetlands that make up the majority of wetlands throughout the western United States. Furthermore, there are indications that you will resort to swapping out parcels from the wetland mitigation banks as a substitution for many of the wetlands that will be destroyed with the planned development. But it is now well known that use of mitigation banks is not a good conservation strategy as it results in a net loss of wetland habitat.

To date, UIPA has only made plans to contribute to the conservation of some waterfowl habitat. Waterfowl such as ducks, it should be noted, are ubiquitous throughout most of the United States and do not require specialized food and habitat. Meanwhile, there are currently no plans to protect shorebird habitat which is the very element of the Great Salt Lake ecosystem that makes it so special.

As I stated earlier, no less than half of the western United States' shorebirds rely on the wetlands and playas along the shores of Great Salt Lake. We have more Wilson's Phalarope and Snowy Plover than any other wetland complex in the interior West. As 77,000 acres of wetlands are removed from the Great Salt Lake ecosystem by the Inland Port, these populations will be at significant risk of collapsing. This extensive development of port infrastructure on wetlands will lead to more petitions for Endangered Species Listing which will likely be found "Warranted". Utah will be inviting more federal oversight into our state, a situation our state leaders have deemed unacceptable.

Over the last several decades, the Great Salt Lake ecosystem has been suffering from death by a thousand cuts, however the proposed development of the inland ports around the lake will surely deal a mortal axe blow.

It is bitterly ironic that these wetlands will be destroyed by state-sanctioned, taxpayer-funded development while at the same time, Utah is spending many millions of taxpayer dollars to purportedly save the Great Salt Lake and its natural treasures.

We believe that mudflats, playas and other ephemeral wetlands should be protected and conserved, not paved over, not destroyed. Once these areas that have taken centuries and perhaps millennia to form are destroyed, they will be gone forever. There will be no going back. These areas cannot be replaced, recreated or mitigated for. The Lake will be forever diminished, its 12 million avian visitors will be impoverished and we the people of the Salt Lake valley will have lost our unique natural treasure forever.

Stan Holmes - Salt Lake City - 1/1/2025

Resolution 2025-01 Amendment to Castle Country Project Area Plan

The Utah Inland Port Authority (UIPA) has quietly added the Fossil Rock coal mine to its amended Castle Country project development plan. Located west of the Hunter and Huntington coal-fired power plants in Emery County, the Fossil Rock Mine would be central to UIPA's newly proposed Fossil Rock Zone. The mine, previously owned by PacifiCorp, was closed in 2001 due to faults and other geologic concerns. It was incentivized to reopen this year when a state agency granted the current mining company a royalty rate reduction.

UIPA has kept plans for the proposed Fossil Rock Zone cloaked in secrecy. The original Castle Country Project Area Plan included no references to a Fossil Rock Zone or to UIPA's involvement with coal extraction. The amended Plan, first publicly noticed November 27, added maps and coordinates referencing a location that syncs with the coal mine, but made no mention of specific activities sought in the new, stand-alone zone. A presentation on the amended plan at UIPA's December 11 meeting did not reference the Fossil Rock Zone's addition or activities.

"This concealed activity is consistent with the pattern of deception and non-transparency UIPA has employed across its proposed Castle Country development area," according to UCARE spokesman Stan Holmes. "They've also withheld information about parcels at Green River."

Mine operator Wolverine Fuels (dba Fossil Rock Resources LLC) estimated that the Fossil Rock formation could yield up to 58 million tons of coal. Despite UIPA's claims to being environmentally responsible, its Fossil Rock Zone could bear responsibility for sending 120 million tons of climate-busting carbon dioxide into the atmosphere when that coal is burned. [One ton of coal generates an average 2.07 tons of CO₂ through combustion.].

Holmes adds that "Embracing a coal mine again puts to lie UIPA's claims to advance environmental stewardship. We shouldn't be surprised to see a resolution endorsing Fossil Rock at UIPA's January 6 board meeting. This may, in part, be intended to curry favor with pro-coal legislators who will fund UIPA in the upcoming legislative session."

Though UIPA has worked closely with coal and oil logistics company Savage Services, Fossil Rock marks the first time UIPA has ventured directly into fossil fuels development. Backed by taxpayer dollars, UIPA may be asked to help guarantee the \$150 million that Wolverine Fuels/Fossil Rock Resources wants for infrastructure upgrades to fully reactivate the mine. Since Rocky Mountain Power's parent, PacifiCorp, maintains a financial interest in the mine's profits and has an agreement with Wolverine for Fossil Rock coal, utility ratepayers may ultimately underwrite some reactivation costs.

Additional funds could be required to mitigate the mine's faulting problems that include removing up to 4,000 gallons of water per minute. The mine's discharge water may contain arsenic, lead, mercury and other contaminants that would flow into the Cottonwood Canyon Creek drainage, according to a permit issued by the state. Other issues that challenge the mine's suitability for safe, cost-effective operation are significant pockets of non-coal rock. The mine was declared "active" in September, has begun limited operations, and has already received multiple violation citations from the U.S. Mine Safety and Health Administration, re: MSHA mine ID 4201211.

Arguments for reopening the Fossil Rock Mine include decisions by the Utah Legislature and Rocky Mountain Power/PacifiCorp to extend the operating life of coal-fired power plants and boost coal inventories strained by closure of the Lila Canyon Mine and competition for Utah coal exported to Asia by Wolverine Fuels (dba Canyon Fuel Company LLC).

UCARE is filing a GRAMA records request with UIPA to discover what that development agency has failed to disclose about planning and budgetary details for its Fossil Rock Zone and its interactions with Wolverine Fuels/Fossil Rock Resources, the State Institutional Trust Lands Administration (now simply TLA) that granted the royalty rate reduction, Rocky Mountain Power/PacifiCorp, the Utah Office of Energy Development, and state legislators promoting coal industry development. UCARE seeks information about how Fossil Rock Mine development and related UIPA commitments may impact Utah taxpayers and utility ratepayers.

UCARE has filed a Freedom of Information Act (FOIA) request with MSHA for an inspection report detailing specific mine safety violations at Fossil Rock.