



## Utah Inland Port Authority Board

### AGENDA

Monday, April 29, 2024 - 9:00 am

Utah State Capitol, Room 445

350 State Street, Salt Lake City, UT 84103

Join Virtually: [https://utah-gov.zoom.us/webinar/register/WN\\_tNt4iDftRnuYq0m08HxkQA](https://utah-gov.zoom.us/webinar/register/WN_tNt4iDftRnuYq0m08HxkQA)

1. **Welcome** **Procedural**  
*Abby Osborne, Board Chair*
2. **Approval of Minutes** – March 26, 2024 meeting **Action**  
*Abby Osborne, Board Chair*
3. **Executive Director Report** **Information**  
*Ben Hart, Executive Director*
  - a. Open House Update
  - b. Verk Industrial Park Update
  - c. EPA Grants Update
  - d. Other topics
4. **Presentation: Statewide Logistics Strategy Development Update** **Information**  
*Donald Ludlow, MCP, AICP - Vice President, CPCS*  
Latest update on logistics and infrastructure strategy plan development.
5. **Presentation: Amendment to Twenty Wells Inland Port Project Area Plan** **Information**  
*Stephanie Pack, Associate Vice President, Regional Project Area Development*  
Amendment to plan for maximizing long-term economic benefits in Tooele County.
6. **Presentation: Policy Updates** **Information**  
*Amy Brown Coffin, Chief Compliance Officer*
  - BP-04 - Project Area & Property Tax Differential**  
Policy to ensure statutory compliance in project area creation and tax differential use.
  - BP-11 - Personnel**  
Policy on responsibilities and obligations of employment with UIPA.
  - BP-14 - Board Governance**  
Policy to provide board standards for operations and governance for UIPA board members.
  - BP-15 - Code of Conduct**  
Policy on organizational expectations, best practices, behavior, and conflicts of interest for UIPA.
  - BP-16 - Public Infrastructure Districts (PID)**  
Policy for compliance with the Public Infrastructure Act for creation and oversight of public infrastructure districts.
7. **Presentation: Proposed Verk Public Infrastructure District** **Information**  
*Benn Buys – Deputy Executive Director/Chief Financial Officer*  
Review of application for creation of Public Infrastructure District in Spanish Fork City.

8. **Presentation: Authority Infrastructure Bank Loans** **Information**  
*Benn Buys, Deputy Director, CFO*  
 a. Savage Cedar City  
 b. Savage Tooele  
 c. Spanish Fork City  
 d. Zenith Bolinder  
 Loans for infrastructure projects of public interest connected to UIPA project areas.
9. **Presentation: Resolution 2024-05, Trigger Resolution for Mineral Mountains Project Area** **Information**  
*Benn Buys – Deputy Executive Director/Chief Financial Officer*  
 Resolution setting trigger date for first collection of tax increment funds in the Beaver County Project Area.
10. **Presentation: Resolution 2024-06 Amendment to Salt Lake City Interlocal Agreement** **Information**  
*Ben Hart, Executive Director*  
 First amendment to Interlocal Cooperation Agreement between UIPA, Salt Lake City Corporation and the Redevelopment Agency of Salt Lake City.
11. **Public Comment** **Action**  
*Abby Osborne, Board Chair*  
 Public comment period  
 Written comment is welcome anytime at <https://inlandportauthority.utah.gov/contact/>
12. **Approval of Policies BP-04 and BP-11** **Action**  
*Abby Osborne, Board Chair*  
**BP-04 - Project Area & Property Tax Differential**  
 Policy to ensure statutory compliance in project area creation and tax differential use.  
**BP-11 - Personnel**  
 Policy on responsibilities and obligations of employment with UIPA.
13. **Approval of Authority Infrastructure Bank Loans** **Action**  
*Abby Osborne, Board Chair*  
 a. Savage Tooele  
 b. Savage Cedar City  
 c. Spanish Fork City  
 d. Zenith Bolinder  
 Loans for infrastructure projects of public interest connected to UIPA project areas.
14. **Adoption of Resolution 2024-05, Trigger Resolution for Mineral Mountains Project Area** **Action**  
*Abby Osborne, Board Chair*  
 Resolution setting trigger date for first collection of tax increment funds in the Beaver County Project Area.
15. **Adoption of Resolution 2024-06 Amendment to Salt Lake City Interlocal Agreement** **Action**  
*Abby Osborne, Board Chair*  
 First amendment to Interlocal Cooperation Agreement between UIPA, Salt Lake City Corporation and the Redevelopment Agency of Salt Lake City.
16. **Closed Session\*** **Action**  
*Abby Osborne, Board Chair*  
 This session is being held for a discussion related to real estate transactions in the jurisdictional area.

## 17. Adjourn

## Action

*In order to support a respectful meeting, items that disrupt the meeting, intimidate other participants or cause safety concerns are not allowed. For example:*

- *Jeering, cheering, clapping and waving signs may intimidate other speakers and cause a disruption.*
- *Generally, props and equipment are not allowed. If you have a prop or piece of equipment integral to a presentation, please clear its use with a staff member before entering the meeting room.*
- *If you have questions about proper placement of recording equipment or recording in general, please coordinate this with staff before the beginning of the meeting to help ensure that it does not disrupt the meeting or make other attendees feel uncomfortable.*
- *Staff may request changes to placement of recording equipment or other equipment to help facilitate the meeting.*
- *If you have written remarks, a document, or other items you may want the Board to review, do not approach the dais. Instead, please give them to staff and they will distribute them for you.*
- *Failure to follow these decorum rules may result in removal from the meeting.*

*\*The Board may consider a motion to enter into Closed Session. A closed meeting described under section 52-4-205 may be held for specific purposes including, but not limited to:*

- a. *discussion of the character, professional competence, or physical or mental health of an individual;*
- b. *strategy sessions to discuss collective bargaining;*
- c. *strategy sessions to discuss pending or reasonably imminent litigation;*
- d. *strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, if public discussion of the transaction would:*
  - (i) disclose the appraisal or estimated value of the property under consideration; or*
  - (ii) prevent the public body from completing the transaction on the best possible terms;*
- e. *strategy sessions to discuss the sale of real property, including any form of a water right or water shares, if:*
  - (i) public discussion of the transaction would:*
    - (A) disclose the appraisal or estimated value of the property under consideration; or*
    - (B) prevent the public body from completing the transaction on the best possible terms;*
  - (ii) the public body previously gave public notice that the property would be offered for sale; and*
  - (iii) the terms of the sale are publicly disclosed before the public body approves the sale;*
- f. *discussion regarding deployment of security personnel, devices, or systems; and*
- g. *Investigative proceedings regarding allegations of criminal misconduct*