



## Utah Inland Port Authority Board

### AGENDA

Tuesday, March 11, 2024 - 12:30 pm

Utah State Capitol, Room 445

350 State Street

Salt Lake City, Utah 84103

Join Virtually: [https://utah-gov.zoom.us/webinar/register/WN\\_j79gvfKQn6Ufk2zqBE5EA](https://utah-gov.zoom.us/webinar/register/WN_j79gvfKQn6Ufk2zqBE5EA)

1. **Welcome** **Procedural**  
*Abby Osborne, Board Chair*
2. **Oath of Office - Board Member Jonathan Freedman, appointed by Governor Cox** **Action**  
Oath administered by Carol Watson, Notary
3. **Approval of Minutes** – January 6, 2025 meeting **Action**  
*Abby Osborne, Board Chair*
4. **Legislative Update** **Information**  
*Ben Hart, Executive Director*  
Summary of legislative changes affecting UIPA and basis for this meeting's votes.
5. **Public Comment** **Action**  
*Abby Osborne, Board Chair*  
Public comment period.  
Written comment is welcome anytime at <https://inlandportauthority.utah.gov/contact/>
6. **Resolution 2025-02 Adopting Iron Springs Inland Port Project Area Plan and Amendments** **Action**  
*Abby Osborne, Board Chair*  
Plan for maximizing long-term economic benefits in Iron County.
7. **Resolution 2025-03 Adopting Verk Industrial Park Inland Port Project Area Plan and Amendments** **Action**  
*Abby Osborne, Board Chair*  
Plan for maximizing long-term economic benefits in Utah County.
8. **Resolution 2025-04 Adopting Golden Spike Inland Port Project Area Plan and Amendments** **Action**  
*Abby Osborne, Board Chair*  
Plan for maximizing long-term economic benefits in Box Elder County.

9. **Resolution 2025-05 Adopting Central Utah Agri-Park Inland Port Project Area Plan and Amendments** **Action**  
*Abby Osborne, Board Chair*  
 Plan for maximizing long-term economic benefits in Juab County.
10. **Resolution 2025-06 Adopting Mineral Mountains Inland Port Project Area Plan and Amendments** **Action**  
*Abby Osborne, Board Chair*  
 Plan for maximizing long-term economic benefits in Beaver County.
11. **Resolution 2025-07 Adopting Twenty Wells Inland Port Project Area Plan and Amendments** **Action**  
*Abby Osborne, Board Chair*  
 Plan for maximizing long-term economic benefits in Tooele County.
12. **Resolution 2025-08 Adopting Tooele Valley Inland Port Project Area Plan** **Action**  
*Abby Osborne, Board Chair*  
 Plan for maximizing long-term economic benefits in Tooele County.
13. **Resolution 2025-09 Adopting West Weber Inland Port Project Area Plan** **Action**  
*Abby Osborne, Board Chair*  
 Plan for maximizing long-term economic benefits in Weber County.
14. **Resolution 2025-10 Adopting Castle Country Inland Port Project Area Plan and Amendments** **Action**  
*Abby Osborne, Board Chair*  
 Plan for maximizing long-term economic benefits in Carbon and Emery Counties.
15. **Resolution 2025-11 Adopting Historic Capitol Inland Port Project Area Plan** **Action**  
*Abby Osborne, Board Chair*  
 Plan for maximizing long-term economic benefits in Fillmore City.
16. **Resolution 2025-12 Adopting Skyline Corridor Inland Port Project Area Plan** **Action**  
*Abby Osborne, Board Chair*  
 Plan for maximizing long-term economic benefits in Sanpete, Sevier and Wayne Counties.
17. **Resolution 2025-13 Interlocal Cooperation Agreement between Salt Lake City Corporation, Redevelopment Agency of Salt Lake City and the Utah Inland Port Authority** **Action**  
*Abby Osborne, Board Chair*  
 Interlocal tax-sharing agreement for UIPA Jurisdictional Lands in Northwest Quadrant.
18. **Resolution 2025-14 Amending the Crossroads Public Infrastructure District Governing Document and Appointing Two Additional Trustees** **Action**  
*Abby Osborne, Board Chair*  
 Amending PID documents and governance.
19. **Resolution 2025-15 Creating the TV PID** **Action**  
*Abby Osborne, Board Chair*  
 Creation of Public Infrastructure District in the Tooele Valley Project Area.
20. **Resolution 2025-16 Creating the Verk PID** **Action**

*Abby Osborne, Board Chair*

Creation of Public Infrastructure District in Spanish Fork Project Area.

- 21. Resolution 2025-17 Trigger Resolution for Verk Industrial Park Project Area      Action**  
*Abby Osborne, Board Chair*  
Designation of trigger date for collection of tax differential for parcels in Verk Project Area.
- 22. Resolution 2025-18 Trigger Resolution for Mineral Mountains Project Area      Action**  
*Abby Osborne, Board Chair*  
Designation of trigger date for collection of tax differential for parcels in Mineral Mountains Project Area.
- 23. BZI Innovation Park, LLC Development Agreement & Amendment      Action**  
*Abby Osborne, Board Chair*  
Agreement to allocate tax differential for public infrastructure and improvements.
- 24. PCC Land LCC Development Agreement      Action**  
*Abby Osborne, Board Chair*  
Agreement to allocate tax differential for public infrastructure and improvements.
- 25. Tooele Valley Developer Agreement      Action**  
*Abby Osborne, Board Chair*  
Agreement to allocate tax differential for public infrastructure and improvements.
- 26. 2023 Salt Lake Interlocal Tax Differential Allocation      Action**  
*Abby Osborne, Board Chair*  
Designation of funding allocation under interlocal agreement in Northwest Quadrant.
- 27. 2024 Salt Lake Interlocal Tax Differential Allocation Approval & Amendment      Action**  
*Abby Osborne, Board Chair*  
Amended funding allocation under interlocal agreement in Northwest Quadrant.
- 28. Adjourn      Action**

*Notice of Special Accommodations (ADA)*

*In accordance with the Americans with Disabilities Act, individuals requiring special accommodation during this meeting should notify Larry Shepherd at 801.538.8950 prior to the meeting.*

*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*