



Utah Inland Port Authority Board

AGENDA

Monday, March 24, 2025 - 10:00 am

Utah State Capitol, Room 445

350 State Street

Salt Lake City, Utah 84103

Join Virtually: https://utah-gov.zoom.us/webinar/register/WN_1vVd1Aw2SiqeSCgMcDtz1w

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| <p>1. Welcome
<i>Abby Osborne, Board Chair</i></p> | <p>Procedural</p> |
| <p>2. Approval of Minutes – March 11, 2025 meeting
<i>Abby Osborne, Board Chair</i></p> | <p>Action</p> |
| <p>3. Executive Director Report
<i>Ben Hart, Executive Director</i></p> <ul style="list-style-type: none">a. North Temple Landfill Updateb. Suburban Land Reserve Release of Claim, Resolution 2025-19c. New Staffd. Verk Project Area Update, <i>with Jenna Draper</i>e. Other Items | <p>Information</p> |
| <p>4. Policy Updates
<i>Amy Brown Coffin, Chief Risk & Compliance Officer</i>
<i>Ariane Gibson, Deputy Director & Chief Financial Officer</i></p> <p>BP-10 - Records Retention
Policy on records management and public access to UIPA records.</p> <p>BP-04 Project Area & Property Tax Differential
Policy to ensure statutory compliance in project area creation and tax differential use.</p> <p>BP-12 Segregation of Duties
Policy on dispersal of critical processes and transactions to prevent fraud and error.</p> | <p>Information</p> |
| <p>5. Presentation: Annual Audit
<i>Jonathan Freedman, Board Member</i>
Review of annual Utah Inland Port Authority audit.</p> | <p>Information</p> |
| <p>6. Presentations: Contracts
<i>Amy Brown Coffin, Chief Risk & Compliance Officer</i>
<i>Sebastian Abril, Director of Air Freight Strategy & Development</i></p> <ul style="list-style-type: none">a. Train Information Fundingb. NWQ Baseline Study & Preferred Scenario Vendor Contractc. Delta Incheon Flight Support | <p>Information</p> |

7. **Presentation: Business Incentives Consideration** **Information**
Stephen Smith– Associate Vice President of Regional Project Area Development
Danny Stewart– Associate Vice President of Regional Project Area Development
Presentation of business incentive applicants.
a. Stadler, Northwest Quadrant
b. Ash Grove Cement, Central Utah Agri-Park Project Area
8. **Presentation: San Juan County Project Area Plan** **Information**
Jenna Draper– Associate Vice President of Regional Project Area Development
First presentation of plan for UIPA project area in San Juan County.
9. **Presentation: Resolution 2025-20 Verk Public Infrastructure District Board** **Information**
Ariane Gibson, Deputy Director & Chief Financial Officer
Resolution appointing new member to Verk PID Board.
10. **Presentation: Resolution 2025-21 North Temple Landfill Remediation Project Area** **Information**
Amy Brown Coffin, Chief Risk & Compliance Officer
Creation of remediation project area pursuant to Utah Code § 11-58-605.
11. **Presentation: Resolution 2025-22 Amendment to Skyline Corridor Project Area Plan** **Information**
Jenna Draper– Associate Vice President of Regional Project Area Development
Second presentation of amended plan for UIPA project area in Sanpete, Sevier, and Wayne counties.
12. **Public Comment** **Action**
Abby Osborne, Board Chair
Public comment period.
Written comment is welcome anytime at <https://inlandportauthority.utah.gov/contact/>
13. **Approval of Contracts** **Action**
Abby Osborne, Board Chair
Approval of contracts and agreements.
a. Train Information Funding
b. NWQ Baseline Study & Preferred Scenario Vendor Contract
c. Delta Incheon Flight Support
14. **Approval of Business Incentives** **Action**
Abby Osborne, Board Chair
Approval of business recruitment incentives.
a. Stadler, Northwest Quadrant
b. Ash Grove Cement, Central Utah Agri-Park Project Area
15. **Resolution 2025-19 Suburban Land Reserve Release of Claim** **Action**
Abby Osborne, Board Chair
Adoption of resolution authorizing completion of release of claim related to North Temple landfill purchase.
16. **Resolution 2025-20 Verk Public Infrastructure District Board** **Action**

Abby Osborne, Board Chair

Adoption of resolution appointing new member to Verk PID Board.

17. Resolution 2025-21 North Temple Landfill Remediation Project Area Action

Abby Osborne, Board Chair

Adoption of remediation project area pursuant to Utah Code § 11-58-605.

18. Resolution 2025-22 Amendment to Skyline Corridor Project Area Plan Action

Abby Osborne, Board Chair

Adoption of amended plan for UIPA project area in Sanpete, Sevier, and Wayne counties.

19. Closed Session* Action

Abby Osborne, Board Chair

This session is being held for a discussion related to real estate transactions in the jurisdictional area.

20. 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*