



## Utah Inland Port Authority Board

### AGENDA

Monday, May 20, 2024 - 1:00 pm

Utah State Capitol, Room 445

350 State Street, Salt Lake City, UT 84103

Join Virtually: [https://utah-gov.zoom.us/webinar/register/WN\\_YX4S8kIDSJq6pQf\\_OyToAg](https://utah-gov.zoom.us/webinar/register/WN_YX4S8kIDSJq6pQf_OyToAg)

1. **Welcome** **Procedural**  
*Abby Osborne, Board Chair*
2. **Approval of Minutes** – April 29, 2024 meeting **Action**  
*Abby Osborne, Board Chair*
3. **Executive Director Report** **Information**  
*Ben Hart, Executive Director*
  - a. Project Area Update
  - b. CPCS Logistics Strategy Development
  - c. Other Items
4. **Presentation: Policy Updates** **Information**  
*Amy Brown Coffin, Chief Compliance Officer*
  - 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.
5. **Presentation: Draft Castle Country Project Area Plan** **Information**  
*Jenna Draper – Associate Vice President of Regional Project Area Development*  
Plan for maximizing long-term economic benefits in Carbon and Emery Counties.
6. **Presentation: Northwest Quadrant Business Incentive Consideration** **Information**  
*Stephen Smith, Associate Vice President of Regional Project Area Development*  
Presentation of business recruitment incentive for a green tech/battery energy storage company.
7. **Presentation: Resolution 2024-08 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.

8. **Presentation: Resolution 2024-09 Adopting the West Weber County Inland Port Project Area Plan** **Information**  
*Stephanie Pack, Associate Vice President, Regional Project Area Development*  
 Resolution for adoption of project area plan and budget for West Weber County.
9. **Presentation: Development Agreements** **Information**  
*Benn Buys – Deputy Executive Director/Chief Financial Officer*  
 Agreements to allocate tax differential for public infrastructure and improvements.  
 a. West Weber  
 b. Iron Springs
10. **Public Comment** **Action**  
*Abby Osborne, Board Chair*  
 Public comment period  
 Written comment is welcome anytime at <https://inlandportauthority.utah.gov/contact/>
11. **Approval of Policies BP-14, BP-15, and BP-16** **Action**  
*Abby Osborne, Board Chair*  
**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.
12. **Approval of Northwest Quadrant Business Incentive** **Action**  
*Abby Osborne, Board Chair*  
 Board approval of business recruitment incentive in the Northwest Quadrant.
13. **Adoption of Resolution 2024-08 Amendment to Twenty Wells Inland Port Project Area Plan** **Action**  
*Abby Osborne, Board Chair*  
 Amendment to plan for maximizing long-term economic benefits in Tooele County.
14. **Adoption of Resolution 2024-09 Adopting the West Weber County Inland Port Project Area Plan** **Action**  
*Abby Osborne, Board Chair*  
 Resolution for adoption of project area plan and budget for West Weber County.
15. **Approval of Development Agreements** **Action**  
*Abby Osborne, Board Chair*  
 Agreements to allocate tax differential for public infrastructure and improvements.  
 c. West Weber  
 d. Iron Springs
16. **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*