



## Utah Inland Port Authority Board

### AGENDA

Thursday, May 29, 2025 - 11:00 am

Utah State Capitol, Room 445

350 State Street

Salt Lake City, Utah 84103

Join Virtually: [https://utah-gov.zoom.us/webinar/register/WN\\_YmgTgTI7RMWGBLEjpy\\_9EQ](https://utah-gov.zoom.us/webinar/register/WN_YmgTgTI7RMWGBLEjpy_9EQ)

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|--|--------------------|
| <b>1. Welcome</b><br><i>Abby Osborne, Board Chair</i>  | <b>Procedural</b>  |
| <b>2. Approval of Minutes</b> – April 30, 2025 meeting<br><i>Abby Osborne, Board Chair</i>   | <b>Action</b>      |
| <b>3. Executive Director Report</b><br><i>Ben Hart, Executive Director</i> <ul style="list-style-type: none"><li>a. State of recruiting, with Lynne Mayer</li><li>b. Landfill Update, with Mark Nord</li><li>c. Other Items</li></ul>  | <b>Information</b> |
| <b>4. Policy Updates</b><br><i>Amy Brown Coffin, Chief Risk &amp; Compliance Officer</i><br><i>Ariane Gibson, Deputy Director &amp; Chief Financial Officer</i><br><b>BP-04 Project Area &amp; Property Tax Differential</b><br>Policy to ensure statutory compliance in project area creation and tax differential use.<br><b>BP-11 Personnel Policy</b><br>Policy on responsibilities and obligations of employment with UIPA.<br><b>BP-14 Board Governance</b><br>Policy to provide board standards for operations and governance for UIPA board members.<br><b>BP-15 Code of Conduct</b><br>Policy on organizational expectations, best practices, behavior, and conflicts of interest for UIPA.<br><b>BP-16 Public Infrastructure District (PID)</b><br>Policy for compliance with the Public Infrastructure Act for creation and oversight of public infrastructure districts. | <b>Information</b> |
| <b>5. Presentation: Salt Lake City Interlocal Agreement Tax Differential Expenditures</b><br><br><i>Amy Brown Coffin, Chief Compliance Officer</i><br><i>Ben Hart, Executive Director</i><br><i>Rachel Otto, Chief of Staff, Salt Lake City Corporation</i><br>Proposed expenditures of Salt Lake City generated differential.   | <b>Information</b> |

6. **Presentation: Creation of XR Quadrant Development Public Infrastructure District** **Information**  
*Stephen Smith, Associate Vice President of Regional Project Area Development*  
First presentation of creation of a public infrastructure district in the Northwest Quadrant.
7. **Presentation: Resolution 2025-31 Creation of BZI Innovation Park Public Infrastructure District** **Information**  
*Danny Stewart, Associate Vice President of Regional Project Area Development*  
Second presentation of creation of a public infrastructure district in the Iron Springs Project Area.
8. **Presentation: Pony Express Project Area** **Information**  
*Jenna Draper, Associate Vice President of Regional Project Area Development*  
First presentation of amended plan for UIPA project area in Beaver County.
9. **Presentation: Resolution 2025-33 Amendment to Mineral Mountains Project Area Plan** **Information**  
*Danny Stewart, Associate Vice President of Regional Project Area Development*  
Second presentation of amended plan for UIPA project area in Beaver County.
10. **Presentation: Resolution 2025-34 Verk Industrial Regional PID Interlocal Tax-Sharing Trigger Covenant** **Information**  
*Ariane Gibson, Deputy Director & Chief Financial Officer*  
Resolution adding parcel trigger date covenant to UIPA/Verk PID tax-sharing agreement.
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 Policy Updates** **Action**  
*Abby Osborne, Board Chair*  
Approval of updated UIPA Board Policies.  
a. BP-04 Project Area & Property Tax Differential  
b. BP-11 Personnel Policy  
c. BP-14 Board Governance  
d. BP-15 Code of Conduct  
e. BP-16 Public Infrastructure District (PID)
13. **Approval of Salt Lake City Interlocal Agreement Tax Differential Expenditures** **Action**  
*Abby Osborne, Board Chair*  
Proposed expenditures of Salt Lake City generated differential.
14. **Approval of Resolution 2025-31 Creation of BZI Innovation Park Public Infrastructure District** **Action**  
*Abby Osborne, Board Chair*  
Adoption of resolution for creation of a public infrastructure district in the Iron Springs Project Area.
15. **Adoption of Resolution 2025-33 Amendment to Mineral Mountains Project Area Plan** **Action**  
*Abby Osborne, Board Chair*  
Adoption of resolution amending the Mineral Mountains Project Area Plan.

## 16. Approval of Resolution 2025-34 Verk Industrial Regional PID Interlocal Tax-Sharing Trigger Covenant Information

Abby Osborne, Board Chair

Resolution adding parcel trigger date covenant to UIPA/Verk PID tax-sharing agreement.

## 17. 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*