

Utah Inland Port Authority Board

AGENDA

Thursday, September 5, 2024 - 10:00 am

Utah State Capitol, Room 445

350 State St, Salt Lake City, UT 84103

Join Virtually: https://utah-gov.zoom.us/webinar/register/WN_4YyZMMq9RsOgHCXaplROww

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| 1. Welcome
<i>Abby Osborne, Board Chair</i> | Procedural |
| 2. Approval of Minutes – August 1, 2024 meeting
<i>Abby Osborne, Board Chair</i> | Action |
| 3. Executive Director Report
<i>Ben Hart, Executive Director</i> <ul style="list-style-type: none"> • Air Cargo Update, with <i>Sebastian Abril</i> • NW Quadrant Update, with <i>Stephen Smith</i> | Information |
| 4. Presentation: Statewide Logistics Strategy Development Update
<i>Donald Ludlow, MCP, AICP - Vice President, CPCS</i>
Latest update on logistics and infrastructure strategy plan development. | Information |
| 5. Presentation: Legacy Mitigation: Preserving the GSL Shoreline
<i>Jack Ray - President, Utah Waterfowl Association</i>
History and health of Great Salt Lake wetlands. | Information |
| 6. Presentation: Compliance Update
<i>Amy Brown Coffin, Chief Compliance Officer</i> | Information |
| 7. Presentation: Policy Updates
<i>Amy Brown Coffin, Chief Compliance Officer</i>
BP-13 - Authority Infrastructure Bank (AIB)
Policy to ensure statutory compliance in administration of loans under the AIB. | Information |
| 8. Presentation: Finance Agreements
<i>Benn Buys - Deputy Executive Director/Chief Financial Officer</i>
<i>Review of finance-related agreements in Iron Springs, Verk, and Tooele Valley project areas.</i> <ul style="list-style-type: none"> • Amendment to BZI Tax Differential Financing Distribution Agreement • Amendment to Spanish Fork Interlocal Agreement • Resolution 2024-15 Tooele Valley Interlocal and Developer Agreement • Resolution 2024-16 Amendment to Tooele Valley Public Infrastructure District Governing Document | Information |

- 9. Presentation: Draft Skyline Corridor Project Area Plan** **Information**
Jenna Draper – Associate Vice President of Regional Project Area Development
 Plan for maximizing long-term economic benefits in Sanpete, Sevier, and Wayne Counties.
- 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 Finance Agreements** **Action**
Abby Osborne, Board Chair
Approval of finance-related agreements in Iron Springs, Verk, and Tooele Valley project areas.
- Amendment to BZI Tax Differential Financing Distribution Agreement
 - Amendment to Spanish Fork Interlocal Agreement
- 12. Resolution 2024-15, Tooele Valley Interlocal and Developer Agreement** **Action**
Abby Osborne, Board Chair
Approval of interlocal and developer agreement in Tooele County.
- 13. Resolution 2024-16, Amendment to Tooele Valley Public Infrastructure District Governing Document** **Action**
Abby Osborne, Board Chair
Approval of amendment to governing documents for Tooele Valley Public Infrastructure District.
- 14. 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*