

Utah Inland Port Authority Board 2022

APPROVED MEETING MINUTES

Utah Inland Port Authority Board Meeting Minutes
Monday, February 27, 2023
6:00 pm
Utah State Capitol, House Building Room 20

Board Members Present: Miles Hansen, Abby Osborne, Mike Schultz, Jerry Stevenson, Ryan Starks

Non-Voting Board Members Present:

Board Members Absent: Victoria Petro-Eschler

UIPA Staff: Ben Hart, Benn Buys, Larry Shepherd, Taneesa Wright, Lynne Mayer, Allen Evans, Chad Whitlock, Amy Brown Coffin, Mona Smith, Scott Wolford, Carol Watson, Max Ivory

Others in Attendance: Alexa Keller, Andy Hulka, Ann Floor, Ann Florence, Anne Monsen, Armando Tirado, Bonnie Bowman, Chris McCormick, Coby Millett, Corey Judd, Crystal Rockwood, David Monsen, Deeda Seed, Dorothy Owen, Frank Nichols, Gary Hanneman, Heather Dove, Jana Hassett, Jen Wakeland, Joan Gregory, Juanita Patterson, Kathy Van Dame, Katie Pappas, Kim Monsen, Kirk Mendenhall, Leia Larsen, Lucas Little, Lynne McKenna, Marilyn Wood, Melinda McIlwaine, Mike Bleak, Monica Hilding, Paul Cozzens, R. Scott Phillips, Reed Erickson, Steve Van Maren, Rob Dotson, Sarah Buck, Sharon Corry, Sienna Quir, Spencer Douglas, Stanley Holmes, Tayson Whittaker, Tessa Douglas, Todd Hess, Val Stewart, Wade Hollingshead, Will Channell, Jeff Hymas

1. Welcome

Board Chair Miles Hansen welcomed the board members, staff and public to this Utah Inland Port Authority Board Meeting.

2. Oath of Office - New Board Member

Notary Public Carol Watson administered the oath of office to Ryan Starks, newly appointed to the UIPA Board by Governor Cox.

3. Approval of Minutes, December 14, 2022 & January 12, 2023 Board Meetings

Board member Stevenson moved to approve the minutes from the December 14, 2022 & January 12, 2023 board meetings. Board member Starks seconded the motion. The motion was approved unanimously.

4. Election of Board Vice Chair

With the departure of Dan Hemmert from the UIPA Board, a vacancy was created in the position of board vice chair.

Board member Stevenson nominated Abby Osborne to serve as the vice chair of the UIPA board. Board member Starks seconded the nomination. Though not present at this point in the meeting, member Osborne had previously indicated that she would gladly serve as the vice chair. A roll call vote was taken, and Abby Osborne was named UIPA Board Vice Chair with a unanimous vote of board members present.

Roll Call Vote:

Miles Hansen – yes

Jerry Stevenson – yes

Ryan Starks – yes

Mike Schultz - yes

5. **Executive Director Report**

Ben Hart provided an executive director report and provided updates on the following items:

- a. Rail and Logistics RFP – UIPA is seeking an industry expert who can advise the office in details of rail and logistics.*
- b. Community Action Council Update – UIPA will restructure the community action councils and bring new plan and emphasis to the board.*
- c. New Communications Firm – UIPA has contracted with BWP Communications for communications support including work on branding and marketing.*
- d. Organization Updates - Restructuring of the UIPA organization over the past 6 months and naming of Benn Buys as the UIPA Deputy Director.*

6. **2022 Northwest Quadrant Sustainability Action Study Presentation**

Simona Smith, UIPA Environmental Engineer, provided an updated presentation on the UIPA plan to facilitate development of the jurisdictional area in a green, resilient, and equitable manner. She noted a title change for the study to recognize its primary applicability to the northwest quadrant and highlighted other edits and additions to the study.

7. **Policy Presentations**

Amy Brown Coffin, Chief Compliance Officer, provided updates on the following UIPA policies:

BP-04 - Project Area & Property Tax Differential

Policy to ensure statutory compliance in project area creation and tax differential use

BP-10 - Records Retention

Policy on record management, preservation, sharing, and disposal

BP-11 - Personnel

Policy on responsibilities and obligations of employment with UIPA

BP-12 - Segregation of Duties

Policy on dispersal of critical processes and transactions to prevent fraud and error

BP-13 - Authority Infrastructure Bank (AIB)

Policy governing the AIB for investment in infrastructure projects

BP-04 and BP-13 were discussed but approval of the board for these policies will not be sought in this meeting due to potential legislative action that could impact these policies in the current legislative session.

8. **Public Comment on 2022 Northwest Quadrant Sustainability Action Study, BP-10, BP-11 and BP-12 Policies.**

Chair Hansen opened a public comment period specific to the final versions of the sustainability study and policies just presented to the board. He welcomed those both in person and online to join the comment queue. Public comments included the need for internally driven sustainability studies for all project areas, concern for implementation of the study, including stormwater pollution and protecting wetlands.



9. Approval of 2022 Northwest Quadrant Sustainability Action Study

Board member Stevenson moved to approve the 2022 Northwest Quadrant Sustainability Action Study as presented. Board member Starks seconded the motion.

A roll call vote was taken, and the motion carried with a unanimous vote of board members present.

Roll Call Vote:

Miles Hansen – yes

Jerry Stevenson – yes

Ryan Starks – yes

Mike Schultz - yes

10. Approval of Board Policies BP-10, BP-11 and BP-12

Board member Starks moved to approve policies BP-10, BP-11, and BP-12 as presented. Board member Stevenson seconded the motion.

A roll call vote was taken, and the motion carried with a unanimous vote of board members present.

Roll Call Vote:

Miles Hansen – yes

Jerry Stevenson – yes

Ryan Starks – yes

Mike Schultz - yes

11. Presentation of Resolution 2023-01, awarding contract for asset management services

Benn Buys, Deputy Director, Chief Financial Officer, discussed the opportunity to earn current higher interest rates on bond proceeds through investment with an asset management service. The selection of an asset manager will come from the State Treasurer’s Office list of approved managers and with the recommendation of other state entities.

12. Approval of Resolution 2023-01, awarding contract for asset management services

Board member Schultz moved to approve Resolution 2023-01 as presented. Board member Stevenson seconded the motion.

A roll call vote was taken, and the motion carried with a unanimous vote of board members present.

Roll Call Vote:

Miles Hansen – yes

Jerry Stevenson – yes

Ryan Starks – yes

Mike Schultz - yes

13. Presentation of Draft Project Area Plan for Cedar City/Iron County

Scott Wolford, Vice President of Business Services, presented the project area plan and budget for the Iron Springs Inland Port Project Area. The project area creation has been recommended via resolution from the Iron County Commission. It will encompass roughly 900 acres of land and include two transloading facilities that will serve the regional area. The UIPA finds that this proposed project area meets the statutory requirements as to public purpose, public benefit, economic feasibility, and promotion of the goals outlined in UIPA’s enabling legislation.

Danny Stewart, Director of Economic Development for Iron County and Cedar City, provided some historical information on rail access to the community and the opportunities currently available there. Stephen Smith, Director of Business Development, spoke to the purpose and intent of the project area creation and benefits to the regional area that will be available.

14. Public Comment

Chair Hansen opened up the public comment period and welcomed those both in person and online to join the



queue. Public comments made included benefits of rail infrastructure and how it can benefit Iron County, support from Iron County commissioners and Cedar City Chamber of Commerce, remediation of the old North Temple landfill site, progress on environmental studies, protection of the Great Salt Lake, water conservation, rail shipment of fossil fuels, rail safety, air quality, and local support in Iron County.

15. Closed Session

The board voted to move into a closed session meeting held at 8:08 am at 350 State Street for the purpose of “Strategy sessions to discuss pending or reasonably imminent litigation, strategy sessions to discuss the purchase, exchange, or lease of real property since public discussion would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms” as described in Section 52-4-205 of Utah Code and sections 52-4-204 of the Open and Public meetings act. As stated in the meeting agenda, this session was held specifically for a discussion related to real property acquisition, including remediation, in the jurisdictional area.

Board member Starks made a motion to move into closed session, board member Stevenson seconded the motion. A roll call vote was taken, and the motion passed with a unanimous vote of board members present.

Roll Call Vote:

Miles Hansen – yes

Jerry Stevenson – yes

Ryan Starks – yes

Abby Osborne – yes

Mike Schultz – absent

The closed session began at 7:43 pm and concluded at 8:23 pm.

16. Adjourn

Board Chair Hansen adjourned the meeting at 8:23 pm..

Board Chair, Miles Hansen

Written Public Comments submitted after the meeting:

Comment from Joan Gregory received 1/12/2023

Having heard the comments of Craig Wallentine and Malin Moench in the 1/12/2023 UIPA Board meeting, I have serious concerns about these 2 policies (#4 - Tax Differential and #13 - Authority Infrastructure Bank) and I encourage and advise you to contact them as you make necessary revisions to these two policies.

My question for you today is: What is the Utah Inland Port Authority doing to Save Great Salt Lake? What is your plan? What significant actions will UIPA be taking immediately to save our ... to save your ecosystem from ecological collapse, to get water to Great Salt Lake NOW? If you have not yet read the report prepared by BYU Professor Ben Abbott and his research team, titled: Emergency measures needed to rescue Great Salt Lake from ongoing collapse, I strongly URGE you to do so. The link is: <https://pws.byu.edu/great-salt-lake>