



## Utah Inland Port Authority Board

### AGENDA

Monday, January 6, 2024 - 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\\_v-acycO8SWO5j-Ya\\_G1uFQ](https://utah-gov.zoom.us/webinar/register/WN_v-acycO8SWO5j-Ya_G1uFQ)

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|---|---------------------------|
| <p>1. <b>Welcome</b><br/><i>Abby Osborne, Board Chair</i></p>   | <p><b>Procedural</b></p>  |
| <p>2. <b>Approval of Minutes</b> – December 11, 2024 meeting<br/><i>Abby Osborne, Board Chair</i></p>   | <p><b>Action</b></p>      |
| <p>3. <b>Executive Director Report</b><br/><i>Ben Hart, Executive Director</i><br/>a. Interlocal Tax Differential Allocation Amendment<br/>b. Tooele Valley Project Area Update, with Stephanie Pack<br/>c. Other Items</p>   | <p><b>Information</b></p> |
| <p>4. <b>Policy Updates</b><br/><i>Amy Brown Coffin, Chief Risk &amp; Compliance Officer</i><br/><i>Ariane Gibson, Chief Financial Officer</i><br/><b>BP-07 - Procurement</b><br/>Policy governing purchasing in compliance with state statute.<br/><b>BP-10 - Records Retention</b><br/>Policy on records management and public access to UIPA records.<br/><b>BP-11 - Personnel</b><br/>Policy on responsibilities and obligations of employment with UIPA.</p> | <p><b>Information</b></p> |
| <p>5. <b>Presentation: Budget Update</b><br/><i>Ariane Gibson, Chief Financial Officer</i><br/>Quarterly budget presentation to UIPA board.</p>   | <p><b>Information</b></p> |
| <p>6. <b>Presentation: Authority Infrastructure Bank Loan Application</b><br/><i>Ariane Gibson, Chief Financial Officer</i><br/>Presentation of AIB loan for infrastructure project of public interest in UIPA project area.</p>  | <p><b>Information</b></p> |
| <p>7. <b>Presentation: Business Incentives Consideration</b><br/><i>Stephanie Pack – Associate Vice President of Regional Project Area Development</i><br/><i>Stephen Smith – Associate Vice President of Regional Project Area Development</i><br/>Presentation of business incentive applicants.</p>  | <p><b>Information</b></p> |

- a. Project Charm, Golden Spike Project Area
- b. Project Bold Horizon, Northwest Quadrant

- 8. Resolution 2025-01 Amendment to Castle Country Project Area Plan** **Information**  
*Jenna Draper– Associate Vice President of Regional Project Area Development*  
 Second presentation of amended plan for UIPA project area in Carbon and Emery counties.
- 9. Presentation: Amendment to Skyline Corridor Project Area Plan** **Information**  
*Jenna Draper– Associate Vice President of Regional Project Area Development*  
 First presentation of amended plan for UIPA project area 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. Policy Updates** **Action**  
*Abby Osborne, Board Chair*  
 Approval of updated board policies.  
**BP-07 - Procurement**  
 Policy governing purchasing in compliance with state statute.  
**BP-11 - Personnel**  
 Policy on responsibilities and obligations of employment with UIPA.
- 12. Approval of Authority Infrastructure Bank Loan** **Action**  
*Abby Osborne, Board Vice Chair*  
 Approval of AIB loan for infrastructure project of public interest in UIPA project area.
- 13. Approval of Business Incentives** **Action**  
*Abby Osborne, Board Chair*  
 Approval of business recruitment incentives.
  - a. Project Charm, Golden Spike Project Area
  - b. Project Bold Horizon, Northwest Quadrant
- 14. Approval of Amendment to Interlocal Tax Differential Allocation** **Action**  
*Abby Osborne, Board Chair*  
 Amended allocation of funding under interlocal agreement in Northwest Quadrant..
- 15. Resolution 2025-01 Amendment to Castle Country Project Area Plan** **Action**  
*Abby Osborne, Board Chair*  
 Adoption of amended plan for UIPA project area in Carbon and Emery Counties.
- 16. Closed Session\*** **Action**  
*Abby Osborne, Board Chair*  
 This session is being held for a discussion related to real estate transactions in the jurisdictional area.
- 17. Adjourn** **Action**

*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*