

Utah Inland Port Authority Board 2025

DRAFT MEETING MINUTES

Utah Inland Port Authority Board Meeting and Retreat Minutes
Monday, August 25, 2025 - 10:00 am
World Trade Center, Lobby Training Room
60 E South Temple, Salt Lake City, Utah, 84111

Board Members Present in Person: Abby Osborne, Jerry Stevenson, Jonathan Freedman, Tyler Clancy

Board Members Present Electronically: Jefferson Moss

Non-Voting Board Members Present in Person: Victoria Petro, Joel Ferry

Non-Voting Board Members Present Electronically:

Board Members Absent: Bill Wyatt

UIPA Staff: Ben Hart, Ariane Gibson, Larry Shepherd, Kaitlin Felsted, Jenna Draper, Amy Brown Coffin, Carol Watson, Lynne Mayer, Danny Stewart, Diana Gardner, Stephen Smith, Lindsay Pedersen, Scott Wolford, Nick Archambault, Allen Evans, Sebastian Abril, Caroline White-Nockleby, Amy Chanthalyxay, Mona Smith, Michelle Bohnen, Stephanie Pack, Nadine Stevens-Hendry

Others in Attendance: Brook McCarrick, Jared Stewart, Charles Akerlow, Nick Tarbet, Joan Gregory, Lark Reynolds, Dan Anderson, Deeda Seed, Nellie Graham, Isaac Higham, Heather Dove, Michael Oliver, Alex Buxton, Kelly Murdock

1. **Welcome**

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

2. **Approval of Minutes, June 26, 2025 Board Meeting**

Board Member Freedman moved to approve the minutes from the June 26, 2025 board meeting.

Board member Stevenson seconded the motion.

The motion was approved unanimously.

3. **Executive Director Report**

Executive Director Ben Hart provided an executive director report. He noted the upcoming board meetings through the remainder of the calendar year, discussed progress on the landfill remediation, alerted the board and public of a non-substantive chance to the Ancient Sky Project Area Plan and Budget, and introduced a new staff member (Nadine Stevens-Hendry) who will focus on contracting and procurement. He noted the completion of the contract with Delta Air Lines for the cargo facility at the Salt Lake City Airport.

4. **Oath of Office, reappointed and new board members**

Carol Watson, Notary, administered the oath of office to Board Member Jefferson Moss who was recently reappointed to the board by Governor Cox and Board Member Tyler Clancy who was recently appointed to the board by Speaker Mike Schultz.

Representative Clancy briefly introduced himself to the board and spoke of his enthusiasm to get involved with the economic development that is happening across the state.

5. **Vice Chair Election**

Chair Osborne discussed the significant work that leadership of the port is involved in and discussions about having two board vice chairs to help spread the workload. She then invited nominations for UIPA Board Vice Chair.

Board Member Jefferson Moss moved that the UIPA Board appoint Jerry Stevenson and Jonathan Freedman as Vice Chairs.

Board Member Clancy seconded the motion.

The motion was approved unanimously.

6. **Policy Updates**

Amy Brown Coffin, Chief Risk & Compliance Officer, presented reviews of two board policies. There were no proposed changes to these policies in this annual review.

BP-01 - Open & Public Meetings

BP-03 - Communications & Media Policy

7. **Contracts**

Amy Brown Coffin, Chief Risk & Compliance Officer, presented the following contracts for board approval.

- a. Salt Lake City (Trainfo) - additional *funding for rail crossing sensors and signs, not to exceed \$180,000*
- b. HAPI Contract - *marketing and advertising services, \$250,000 for 2 years, with 3 optional 1-year extensions*
- c. RAISE Grant - *freight demand, infrastructure needs, and economic feasibility studies, \$440,000 through April 2026*
- d. Legal Services - *specialized legal services with Michael Best & Friedrich for contracts, real estate, employment law, etc. \$300,000 for a 3-year period, with optional renewal for up to 2 additional years*

8. Presentation: Trigger Resolutions

Danny Stewart, Associate Vice President of Regional Project Area Development, presented the trigger resolutions for the Iron Springs and Mineral Mountains Project Areas.

Within the Iron Springs Project Area we are triggering two parcels. The first parcel is the land surrounding the Nautilus One building, a 67,000 sq ft spec building and tenant is Iron Depot, a welding materials and supplies wholesale distributor connected to BZI Steel. The second parcel is the land around Hive Plastics, a plastic product manufacturer that is opening a 23,300 sq ft plastic products manufacturing facility. Hive Plastics has been awarded a UIPA incentive.

In the Mineral Mountains Project Area the parcel being triggered is the location of Unitech Manufacturing, a large supplier of HVAC and air handling equipment in the Intermountain West. The 50,000 sq ft facility, which will employ 50 at higher than average wages, will be opening before the end of 2025.

9. Presentation: Amendment to Tooele Valley Project Area Plan & Budget

Stephanie Pack, Associate Vice President of Regional Project Area Development, presented the Amendment to the Tooele Valley Project Area. The amendment adds 342 new acres to the project area boundary, encompassing the second and third phases of the interstate business park by Zenith Development. Tooele County has requested that UIPA allocate 3% of tax differential to wetlands protection including 600 acres of wetlands adjacent to the project area. Some additional amendments to the Tooele Valley PID and tax sharing agreement will be required by the boundary changes in this amendment to the project area plan.

10. Public Comment

Chair Osborne opened up the public comment period and invited those in the room to submit comment cards for an opportunity to speak. Deeda Seed (online) raised concerns about biological wetlands within the Tooele Valley Project Area, urging caution in how wetland protection is done, and spoke of limited groundwater and water use concerns in the area.

Charles Akerlow, chair of the board of trustees of the Tooele Valley PID and one of the owners of the property offered clarification on wetlands off limits to development, and commitment to protecting the 600 acres of wetlands adjacent to the project area.

11. Approval of Contracts

- a. Board member Stevenson moved that the Utah Inland Port Authority Board approves the contract for Salt Lake City Corporation for Trainfo not to exceed \$180,000.

Board member Freedman seconded the motion.

The motion passed with a unanimous vote of all board members present.

- b. Board member Freedman moved that the Utah Inland Port Authority Board approves the contract for HAPI, Inc. for marketing & advertising services not to exceed \$250,000 for a duration of two years, with three optional one-year extensions.

Board member Clancy seconded the motion.

The motion passed with a unanimous vote of all board members present.

- c. Board member Stevenson moved that the Utah Inland Port Authority Board approves the contract for Cambridge Systems, Inc. for grant freight demand, infrastructure needs assessment, & economic feasibility analysis services not to exceed \$440,000 through April 2026.

Board member Freedman seconded the motion.

The motion passed with a unanimous vote of all board members present.

- d. Board member Freedman moved that the Utah Inland Port Authority Board approves the contract for Michael Best & Friedrich for legal services not to exceed \$300,000 for a three-year period, with a duration of three years and optional renewal for up to two additional years.

Board member Stevenson seconded the motion.

The motion passed with a unanimous vote of all board members present.

12. **Trigger Resolutions**

- A. Board Member Stevenson moved to adopt Resolution 2025-40, "Trigger Resolution for Iron Springs Project Area."

Board Member Freedman seconded the motion.

The motion passed with a unanimous vote of all board members present.

- B. Board Member Freedman moved to adopt Resolution 2025-41, "Trigger Resolution for Mineral Mountains Project Area."

Board Member Stevenson seconded the motion.

The motion passed with a unanimous vote of all board members present.

13. **Adjourn**

Board Chair Osborne adjourned the meeting.

Board Chair Abby Osborne

Written Public Comments submitted during and after the meeting: