

UIPA Board Training Retreat 2025

DRAFT MEETING MINUTES

Utah Inland Port Authority Board Meeting and Retreat Minutes
Monday, August 25, 2025 - 11:10 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, Mark Nord, 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, Joan Gregory

1. **Welcome**

Board Chair Abby Osborne turned the meeting over to Executive Director Ben Hart and the UIPA staff for the training presentations.

Ben introduced the training as a review of what the port has been doing over the past three years. He thanked the board for its active participation in port actions. This training session is also a look forward to what lies ahead for the port.

2. **Logistics**

Allen Evans, Executive Vice President of Logistics, provided an update on the UIPA logistics study and statewide Logistics strategy. The UIPA logistics strategy provides guidance on how – and where – to focus its investments in logistics infrastructure to maximize benefits for Utah. To attract more manufacturing jobs, logistics is a top consideration. Major objectives of the strategy include describing the current state of logistics in Utah, analysing freight movement and key infrastructure, identifying gaps and challenges, creating strategies to support economic development through investment in logistics infrastructure and

innovation, and developing partnership strategies. Allen reiterated the three pillars for the statewide logistics strategy, enhanced rail, improved connectivity to coastal ports, and establishing SLC airport as an air cargo gateway. UIPA activities in executing on the logistics strategy include the Iron County new rail spur and transloading facility, new Tooele county rail line, opening a rail-served industrial park in the NWQ, the Savage Tooele Railroad, track extension in NWQ, expanding intermodal service with a second Class 1 intermodal terminal which will improve connectivity to coastal ports, and establishing Utah as an air cargo gateway by supporting new direct Asia air cargo connection with grant, accelerating the development of advanced cargo capability, and providing ground service equipment at SLC International.

3. Project Area and Tax Differential Overview

Scott Wolford, Vice President of Project Area Development kicked off the training with a discussion of UIPA's current project areas, communities where resolutions have been passed inviting the creation of project areas, the regional areas where UIPA staff are assigned, and he detailed the process for the establishment of a UIPA project area.

Ariane Gibson, Deputy Director & Chief Financial Officer, discussed the basics of tax differential, projected property tax revenues in UIPA project areas, and explained parcel triggering to establish the date when tax differential becomes available. She also described public finance tools available to UIPA including Public Infrastructure Districts and the Authority Infrastructure Bank. She reviewed the process for project area amendments and how project areas are recorded in the counties.

Stephen Smith, Associate Vice President of Regional Project Area Development, shared key initiatives and areas of focus within the Northwest Quadrant, including the North Temple Landfill remediation, investment in infrastructure, outreach, marketing, UIPA property leases, community coordination and engagement, and partnership with Salt Lake City. He shared some of the business development successes in the area - about \$575m in capital investment and 1,200 potential new jobs. He reviewed in more detail the North Temple Landfill Remediation which is now operating at full capacity, moving about 4,500 cubic yards of garbage into the repositories every day. Dust and wind have caused challenges and theft of equipment has required additional security measures. He discussed the Baseline and Preferred Scenarios Studies that are part of the interlocal agreement and that kicked off in April. We are close to wrapping up the baseline portion of the study. In the next several months we'll move into the preferred scenarios portion and be back to report on that.

Danny Stewart, Associate Vice President of Regional Project Area Development, reviewed the Iron Springs, Central Utah Agri-Park, and Mineral Mountains Project Areas. The Iron Springs Project Area in Iron County, created in April 2023, now has two rail transloading facilities providing increased rail access for area business and eliminating more than 2,500 truck trips from Utah highways. He mentioned business incentives, triggered parcels, the creation of a public infrastructure district, and an anticipated amendment to Iron Springs. The Central Utah Agri-Park in Juab County was created in September of 2023. The R-6 Regional Council is finalizing a land purchase to be added to the project area. Earlier this year the Nortonville Rail Transloading facility was completed, providing rail service for CO Building and other companies. There is interest in the Currant Creek Power Plant and the Clover Substation for data center projects. In

the Mineral Mountains Project Area in Beaver County, created in October 2023, Danny highlighted Unitech Manufacturing and the 50 new jobs it provided. UIPA is working on an incentive with FERVO Energy, a carbon-free geothermal energy provider. In the last year two parcels have been triggered in this project area.

Stephanie Pack, Associate Vice President of Regional Project Area Development, reviewed the Golden Spike, West Weber, Tooele Valley and Twenty Wells project areas. The Golden Spike Project Area in Box Elder County, created August of 2023, has seen the opening of Lakeshore Learning, a \$500m distribution facility that will provide roughly 500 new high paying jobs in the area, and the Nucor Steel \$200m expansion that will bring 263 new high paying jobs. An amendment to this project area is anticipated later this year that will add 200 acres to the project area. Within the West Weber Project Area, created in May 2024, Stephanie highlighted the wetland allocation providing 3% of tax differential revenue to protect sensitive wetlands, the PCC Development Agreement, the area's role as a regional energy hub, and the creation of a public infrastructure district to provide water, wastewater, and other infrastructure. The Tooele Valley Project Area was created in December 2023 and has seen the creation of the Tooele Valley Public Infrastructure District, an Authority Infrastructure Bank short-term loan, approval and start of construction of new rail service to the region, and a proposed amendment discussed in the board meeting today that will add 324 acres to the project with the promise of 3% wetland funding. The Twenty Wells Project Area in Grantsville was created in December 2023 and amended in May of 2024. The new Savage Tooele Railroad, with 11 miles of new rail will service this region. The Lakeview Business Park is being marketed as a Mega Site.

Jenna Draper, Associate Vice President of Regional Project Area Development, oversees the Verk Industrial Park, Pony Express, Castle Country, Historic Capitol, Skyline Corridor, and Ancient Sky Project Areas. In the Verk Industrial Park in Spanish Fork City they have recently closed a \$65m bond to support public infrastructure, the Stockman Flats is under construction, and recruitment efforts are ongoing. Within the Pony Express Project Area, recently created in western Utah County, there is a pending amendment to add land in Payson City to the project area, Fairfield City is pursuing an Authority Infrastructure Bank loan for a needed water line and a well to accommodate a future data center and other development. In Carbon and Emery Counties the Castle Country Project Area has recently seen the hiring of the first employee at Airbuild, an algae-based technology for carbon capture, water purification, and biochar production, in Green River. The Fossil Rock Mine parcel was triggered, Project Everest is trying to decide between a site in Carbon County and Green River, and the Savage Rail Terminal is nearing the start of construction. In Fillmore, the Historic Capitol Project Area has been awarded a grant for a transmission line to bring power to 20 acres of development near the airport. The local airport is undergoing an expansion. The Skyline Corridor Project Area, with land in Sanpete, Sevier, and Wayne Counties, has seen progress in a Salina housing development, the creation of the Ephraim Crossing Public Infrastructure District, and in Gunnison some SITLA Land has been identified to bring in as part of the project area. There were parcels triggered in Richfield and Gunnison this year, and UIPA awarded an incentive for Industrial Injection. Wayne County is considering an amendment to add land

to the project area. In San Juan County, the Ancient Sky Project Area, created in April this year, Blanding and Monticello have passed resolutions to join the project area and Bluff is considering a resolution. The largest need in the area is for housing. Energy Fuels is building a natural gas line to expand operations outside Blanding City and will bring gas to homes where it is not now available. Other projects including the Lisbon mine and a clean water project through Airbuild are being considered.

Lynne Mayer, Associate Vice President of Statewide Project Area Development, provided a statewide recruitment update, sharing the process for responding to RFIs, and noting 400 total RFI responses submitted across UIPA project areas. She provided information on UIPA partners who are bringing RFI opportunities into our pipeline.

4. **Sustainability**

Mona Smith, Environmental & Sustainability Director, outlined UIPA goals which are to understand each project area's unique environment, to mitigate wetlands, reduce emissions, implement sustainable development projects, enhance related policy & procedure, and engage with communities. She noted the completion of environmental reviews of 14 project areas and conducting additional environmental reviews for amendments in 9 of the 14 project areas. An internal wetland mitigation funding procedure has been drafted, with the next step to share the draft procedure with DNR, Great Salt Lake Commissioner and other stakeholders for feedback. She mentioned the DNR Land Grant provided for Great Salt Lake Shoreline Preservation. In emissions reduction, she noted that UIPA is on track in implementing our Clean Ports project for a baseline emissions inventory and emissions reduction strategy analysis and the support for transitioning of diesel-powered equipment at the Salt Lake City Intermodal Terminal to zero-emissions. Under Sustainable Development Project Implementation, Mona noted the Clean Ports Program Climate and Air Quality Planning (CAQP) project and RAISE grant-funded projects. Policy & procedure enhancements include developing an internal Civil Rights Federal Compliance Procedure and an internal Federal Procurement procedure. UIPA has been active in community engagement, in actively seeking community survey responses for the Baseline and Preferred Scenarios Study, the Near-Port Community Steering Committee, outreach on the Westside of SLC, and partnership with Salt Lake City.

Under the EPA Clean Ports Program the port was awarded \$2.4 million for climate and air quality planning activities and the Division of Air Quality was awarded \$110 million, for the deployment of zero-emission technology. All of these efforts are surrounding that Salt Lake City intermodal terminal, owned by Union Pacific.

Michelle Bohnen, Emissions Inventory Analyst, explained her role in overseeing the baseline emissions inventory and contributing to discussion of emission reduction strategies. The Quality Assurance Project Plan is a document required for the federal EPA funding outlining the Quality Assurance and control procedures, project organization, environmental information operations, data management, assessments and tasks, and has been submitted to the EPA and approved. Next, we will be hiring a contractor to take the baseline emissions inventory. Our document outlining the project needs, objectives, scope of work, services and deliverables, project description, and technical criteria, has been sent to state procurement for uploading into the solicitation

portal with hope to hire a contractor in the next several months. A semi-annual progress report on the grant will be submitted by the August 29 deadline.

Caroline White-Nockleby, Community Engagement Manager for the Clean Ports Program, spoke of goals of building two-way communication and partnerships and keeping community members informed. She will be working to convene a Near-Port Community Steering Committee of 20 Westside residents to meet on a quarterly basis to receive updates on the Clean Ports project and offer guidance and input on program activities. She outlined neighborhood engagement activities conducted through the summer that were held with the goal to build trust, learn what groups are doing, explain what we're doing, and look for additional opportunities for collaboration. Next steps include the first steering committee meeting in winter of 2026, using the baseline survey findings, to help further guide and orient our efforts. More open houses will be held throughout the grant period. In addition to community engagement, there is a parallel process of workforce engagement. We are writing an RFP to get a contractor to conduct a zero-emission workforce impact analysis with the goal of identifying obstacles and potential impacts to the workforce at the Salt Lake City Intermodal Terminal to help mitigate those impacts.

5. **Open and Public Meetings Act Training**

Brook McCarrick, Assistant Attorney General at Utah Attorney General Office, provided the annually required Utah Open & Public Meetings Act training. She reviewed OPMA's intent that local government bodies be open to the public when discussing and voting on all matters, quorum requirement, Class A notice requirements, posting of agendas, records of open meetings and their posting requirements, electronic meetings, closed meetings, and statutes around disruption of meetings. She emphasized some common violations of OPMA.

6. **Adjourn**

Board Chair Osborne adjourned the meeting.

Board Chair Abby Osborne