

## Utah Inland Port Authority Board 2023

### DRAFT MEETING MINUTES

Utah Inland Port Authority Board Meeting Minutes

Tuesday September 12, 2023

2:00 pm

Juab County Administration Building, Commission Chambers

160 North Main, Nephi, Utah 84648

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Board Members Present: Miles Hansen, Ryan Starks, Jerry Stevenson

Non-Voting Board Members Present: Bill Wyatt (not sworn in)

Board Members Absent: Mike Schultz, Abby Osborne

UIPA Staff: Ben Hart, Benn Buys, Larry Shepherd, Lynne Mayer, Stephen Smith, Diana Gardner, Allen Evans, Carol Watson, Amy Brown Coffin, Max Ivory, Mona Smith, Dain Maher, Scott Wolford, Danny Stewart, Kaitlin Felsted

Others in Attendance: Clinton Painter, Jenna Draper, Wade Eliason, Tammy Pearson, Jen Wakeland, Marvin Kenison, Jeremy Hallows, Courtney Henley, Troy Rindlisbacher, Travis Kyhl, Joshua Palmer, Forest Turner, Jonathan Harris, Owen Spencer, Zachary Jensen, Brett Behling, Elizabeth Weight, Scott Bartholomew, Shanne Memmott, Melanie Cowan, Brandon Tholen, Shannon Bond, Jesse Ralphs, Shawn Lambers, Derek Bruton, Eric Mayer, Denise Weaver, Trent Brown, Stanley Holmes, Katie Pappas, Logan Stefanich, Andy Hulka, Joan Gregory, Stephanie Laws, Scott Johnson, Donald Ludlow, Deeda Seed, Sheri Dearden, Brice Wallace, Shannon Bond, Adam Wakeland, Colleen Stephens, Jen Hart, Porter Huntsman, Nicole Allen.

#### 1. **Welcome**

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

#### 2. **Executive Director Report**

UIPA Executive Director Ben Hart provided an executive director's report, introducing new UIPA staff members Danny Stewart and Kaitlin Felsted, and new non-voting board member Bill Wyatt. He provided an update on the port's strategic business plan and the future project areas that are under consideration, and discussed the timing of the health and traffic studies required in the UIPA/Salt Lake City interlocal agreement.

#### 3. **Presentation: Statewide Logistics Strategy development update**

Allen Evans, Executive Vice President for Business Development, provided an update on logistics and infrastructure strategy plan with a focus on the (1) Goods dependent on the logistics network, the (2) Infrastructure providing access to the logistics network, and the (3) Capacity that can be handled by the network. He spoke of a sweet spot where appropriate goods, infrastructure, and capacity exist and the

challenges when one or more of the three are less than ideal. He outlined the tools UIPA provides to impact and balance this equation and some of the potential risks that exist.

#### **4. Policy Presentation**

UIPA Chief Compliance Officer Amy Brown Coffin presented updates to a UIPA policy for board consideration:

##### **BP-13 - Authority Infrastructure Bank (AIB) Policy**

Policy ensuring statutory compliance for infrastructure loans.

#### **5. Presentation: Draft Project Area Plan for Beaver County**

Danny Stewart, UIPA associate vice president for regional project area development, presented the draft project area plan for Beaver County – what will be called the Mineral Mountains Inland Port Project Area. The project area plan includes detailed information on the logistical, environmental, and economic considerations of the area. This project area will include multiple areas in Beaver County, UT. The Beaver County Commission passed a resolution requesting the creation of the project area on April 18, 2023. Milford City similarly passed a resolution on May 16, 2023 and Beaver City passed a resolution on August 29, 2023.

Beaver County Commissioner Tammy Pearson spoke of the county's work toward economic activity that will provide jobs for the next generation. Jen Wakeland, Beaver County strategic development director addressed regional assets and industries of focus for the project area.

Danny Stewart concluded the presentation by highlighting the UIPA policies and objectives that are aligned with the goals of this project area. This proposed project area plan will be again presented to the board on October 4, 2023 where it will be considered for adoption.

#### **6. Presentation: Resolution 2023-08, Adopting the Central Utah Agri-Park Inland Port Project Area**

Danny Stewart, UIPA associate vice president for regional project area development, presented the project area plan for the Central Utah Agri-Park Inland Port Project Area. He noted the name change for the project area since it was first introduced from the Six County Agri-Park to the Central Utah Agri-Park to align with a similar name change happening with the local association of governments.

The Juab County Commission passed a resolution on May 8, 2023, requesting the creation of this project area.

Juab County Commissioner Clinton Painter, spoke of the genesis of the idea for the agri-park as a need for food security exposed during the Covid 19 pandemic and a desire to save family farms by encouraging agricultural processing facilities in proximity to the local growers and ranchers.

Jenna Draper, economic development director for the Six County AOG, provided history of the regional effort to support agricultural business and the model they are looking to replicate in increasing local processing facilities.

Stephen Smith, UIPA associate vice president for regional project area development, spoke of the recruiting focus and incentive tools that the project area can offer to support the local vision.

Wade Eliason, acting president of the Utah Farm Bureau, praised the regional effort to support agribusiness and the economic multiplier that these businesses represent in central Utah.

Danny Stewart praised the exemplary regional collaboration as an ideal example of how the inland port can be an integral part of coordinated regional development.

#### **7. Public Comment**

Chair Miles Hansen opened up the public comment period and invited those in the room to submit comment cards for an opportunity to speak. He reminded all that the port welcomes written public comment anytime via the UIPA website at <https://inlandportauthority.utah.gov/contact/>.

Juab County Commissioner Marvin Kenison noted that he is a farmer and sees the need to ensure that the local farmer can continue to make a living. Other public comments made include the need for affordable and efficient transportation for local goods, and a suggestion that the local community proceed slowly in moving ahead with this project area.

- 8. Approval of Resolution 2023-08, Adopting the Central Utah Agri-Park Inland Port Project Area**  
Board member Stevenson moved to approve Resolution 2023-08 adopting the Central Utah Agri-Park Inland Port Project Area. Board member Starks seconded the motion.

Vote:

Ryan Starks – yes

Jerry Stevenson – yes

Miles Hansen – yes

- 9. Approval of Minutes, August 21, 2023 Board Meeting**

Board member Starks moved to approve the minutes from the August 21, 2023 board meeting. Board member Stevenson seconded the motion. The motion was approved unanimously.

- 10. Adjourn**

Board Chair Hansen adjourned the meeting.

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Board Chair, Miles Hansen

**Written Public Comments submitted during and after the meeting:**