

# Utah Inland Port Authority Board 2022

PENDING MEETING MINUTES – NOT YET APPROVED

Utah Inland Port Authority Board Meeting Minutes  
Wednesday, December 14, 2022  
Utah State Capitol, Room 445

---

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

Non-Voting Board Members: Victoria Petro-Eschler

Board Members Absent: Dan Hemmert

UIPA Staff: Ben Hart, Taneesa Wright, Lynne Mayer, Allen Evans, Chad Whitlock, Amy Brown Coffin, Mona Smith

Others in Attendance: Maura Carabello, Stan Holmes, Judy Weeks Rohner, Courtney Henley, Colleen B. Taylor, Tim Jimenez, Elizabeth Weight, Brett Behling, Andy Hulka, Joan Gregory, Kirk Mendenhall, John Giles, Gerry Hanneman, Katie Pappas, Larry Dean, Britany Manookin, Taylor Timmerman, Megan Schum, Teri Durfee, Tussy King, Vili Lolohea, Heather Dove, Deeda Seed, Malin Moench, Yandary Chatwin, Adam Wicker, Lisa Burr, Craig Rawlins, Jim King, Patricia Jones, David Bennett, Richard Holman, Fred Hayes, Brian Moench, Monica Hilding, Lexi Tuddenham, Jennifer Dredge, Travis Bowen, Shannon Bond, Leia Larsen, Jill Burton, Dawn Langston, Destry Griffiths, Ginger Chinn, Neil Kichenour, Camille Knudson

## 1. **Welcome**

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

## 2. **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 “Discussion of the character, professional competence, or physical or mental health of an individual, and conducting a strategy session to discuss the purchase, exchange, or lease of real property” as described in Section 52-4-205 of Utah Code and sections 52-4-204 and 52-4-205 of the Open and Public meetings act. As stated in the meeting agenda, this session was held specifically for consideration of the potential acquisition of two land parcels within the jurisdiction.

Board member Osborne made a motion to move into closed session, board member Schultz 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

Abby Osborne – yes

Mike Schultz – yes  
Jerry Stevenson – absent (arrived at 8:45 am and joined the meeting during the closed session)  
Dan Hemmert – absent

The closed session began at 8:10 am.  
Board Chair Hansen called for a vote to end the closed session and return to the public meeting. The vote was unanimous.

**3. Reconvened Public meeting**

The public meeting resumed at 9:17 am

**4. Approval of Minutes, November 21, 2022 Board Meeting**

Board member Osborne moved to approve the minutes from the November 21, 2022 board meeting. Board member Schultz seconded the motion. The motion was approved unanimously.

**5. Executive Director Report**

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

- a. Financial Audit Report – report from Benn Buys, Chief Financial Officer; report was clean.*
- b. EPA Justice Audit Support – request from westside communities for financial support for environmental audit.*
- c. Truck Parking – report from Stephen Smith, update on parking facility. An agreement is being reached with an operator of that facility for short-term parking, staging, trailer drop parking, etc. Board Member Victoria Petro-Eschler spoke to the benefits from this parking to the community including removing trucks from parking and idling in residential areas.*

**6. Salt Lake Project Area Master Plan**

Allen Evans, Executive Vice President of Business Development, provided an overview of the master plan directing development within the UIPA jurisdictional area prior to the board vote of approval of that plan. Phase 1 is to align existing plans of the city, state, UDOT and other stakeholders, while Phase 2 is to work with the city and the county in developing a logistics infrastructure plan and addressing the three studies outlined in the Interlocal Agreement – the health impact study, the community impact assessment, and the traffic study. With board approval work on both phases will begin immediately.

**7. UIPA Strategic Business Plan**

Chad Whitlock, Chief Operations Officer, provided an overview of the strategic business plan for the direction, initiative, and focus of UIPA activities prior to the board vote of approval of that plan. The plan's objective is creating economic growth through regional economic empowerment and finding solutions that connect domestic and global marketplaces.

**8. Whistleblower Policy (BP-08)**

Amy Brown Coffin, Chief Compliance Officer, provided a review of the UIPA policy to protect individuals who report illegal, unethical, and improper activities prior to the board vote of approval of that policy.

**9. Internal Control Program Policy (BP-09)**

Amy Brown Coffin, Chief Compliance Officer, provided a review of the UIPA policy governing internal controls over agency operations, financial reporting, and compliance prior to the board vote of approval of that policy.

**10. Public Comment on SL Project Area Master Plan, Strategic Business Plan, BP-08 and BP-09 Policies.**

Chair Hansen opened a public comment period specific to the final versions of the plans and policies just presented to the board. He welcomed those both in person and online to join the comment queue. Public comments included mention that the master plan and business plan lack sufficient detail, environmental



UTAH INLAND  
PORT AUTHORITY

concerns in the NW quadrant not fully addressed in plans, potential intermodal facilities and additional railroad service, and thanks for policy development and policy transparency.

**11. Approval of SL Project Area Master Plan and Strategic Business Plan**

Board member Schultz moved that the board adopt the Salt Lake Project Area Master Plan and the Strategic Business Plan as presented. Board member Stevenson seconded the motion. A roll call vote was taken, and the plans passed with a unanimous vote of board members present.

Roll Call Vote:

Miles Hansen – yes

Abby Osborne – yes

Mike Schultz – yes

Jerry Stevenson – yes

Dan Hemmert – absent

**12. Approval of Policies BP-08 and BP-09**

Board member Stevenson moved that the board adopt Whistleblower Policy (BP-08) and Internal Control Program Policy (BP-09) as presented. Board member Osborne seconded the motion. A roll call vote was taken, and the policies passed with a unanimous vote of board members present.

Roll Call Vote:

Miles Hansen – yes

Abby Osborne – yes

Mike Schultz – yes

Jerry Stevenson – yes

Dan Hemmert – absent

**13. Resolution 2022-13: A Resolution of the Utah Inland Port Authority for the issuance of RFPs and awarding of contracts for rail consulting services, real estate agent services, and communications services.**

Board member Schultz moved to approve the resolutions presented, adding that the RFP for rail consulting services be modified to read “rail and logistics consulting services.” The motion was seconded by member Stevenson. A roll call vote was taken and the resolution passed with the unanimous vote of board members present.

Roll Call Vote:

Miles Hansen – yes

Abby Osborne – yes

Mike Schultz – yes

Jerry Stevenson – yes

Dan Hemmert – absent

**14. Sustainability Action Plan Presentation**

Simona Smith, UIPA Environmental Engineer, provided a presentation on the UIPA plan to facilitate development of the jurisdictional area in a green, resilient, and equitable manner. A copy of this plan is available on the Utah Public Meeting Notice website where UIPA board meeting notices are posted.

**15. Presentation of Draft Policies for Future Board Approval**

Amy Brown Coffin, Chief Compliance Officer, presented draft versions of the following policies for board consideration and approval at a future board meeting:



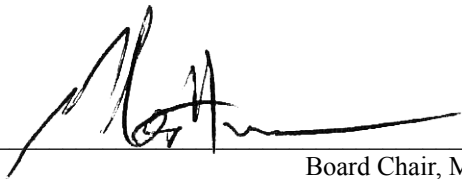
- BP-10 - Records Retention  
Draft policy on record management, preservation, sharing, and disposal
- BP-11 – Personnel  
Draft policy on responsibilities and obligations of employment with UIPA
- BP-12 - Segregation of Duties  
Draft policy on dispersal of critical processes and transactions to prevent fraud and error

#### 16. 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 environmental and health concerns from development within the port's jurisdiction, opposition to the port, the importance of transparency and public engagement in port activities, water consumption and the effect on the Great Salt Lake, zero emissions vehicles, and questioning the need for the inland port to exist.

#### 17. Adjourn

Board Chair Hansen adjourned the meeting.



---

Board Chair, Miles Hansen

#### Written Public Comments submitted after the meeting

Joan M. Gregory  
Submitted 12/16/2022

I did not have the opportunity to comment in the 12/14/2022 general public comment period. I was one of the 7 commenters who did not get to speak. It concerned me that two members of the Board left the meeting before the meeting was officially over. A vote to end the meeting was called, but in reality, there were not enough voting Board members present at that point to hold a vote to close the meeting per Robert's Rules of Order.

Therefore, I am sharing my additional comments here.

You asked about the public having our cameras on. I for one would welcome having my camera on during the public comment period in UIPA Board meetings. Virtual participants aren't currently able to do that. We don't have control to turn on our video right now. I would like to see that option be available to those willing and able to share in that way. Our facial expressions and body language are all part of communication and I think having our cameras on when we speak (both public commenters and Board members attending virtually) would improve communication during the Board meetings.

Thank you, Senator Stevenson, Ben, and Miles, for your reminders that you are creating the foundation first with the business and master plans. In my opinion, that is wise. However, my greatest concern is that the plans will stay in their outline form, as they did before, never being fully developed. That will not serve the public or UIPA. I see evidence that your new plans will be fleshed out over the months ahead and with stakeholder input and I encourage you to make sure that happens.

Thank you for this opportunity to share my comments. I look forward to your response. Please let me know if that will be via email or via the public comment page on the UIPA website.



UTAH INLAND  
PORT AUTHORITY

Katie Pappas

Submitted 12/14/2022

Comment for 12/14/22 UIPA Board meeting

I participated in the People's Great Salt Lake Summit on Saturday, where many concerned Utahns got together to brainstorm ideas to save the Great Salt Lake. I invite you to join in that effort. Thanks to human activity the lake is undergoing ecological collapse. Our response has been wholly inadequate and much too slow. Locating the State Prison in that area was a mistake we need to learn from. There are currently 3 major development projects threatening the Great Salt Lake's south shore wetlands and ecosystem, including the inland port. All of these should be put on hold and our resources directed toward saving the lake.

Looking at UIPAs sustainability plans, it's apparent that that you all are trying very hard to get this right. Sadly, many of these strategies are not currently available on a broad scale and likely won't be for some time. Some, like CNG and some hydrogens aren't actually green. Also, there are things out there that cannot be modified or changed without causing other problems. I wonder if new businesses that choose to locate in the NWQ will know:

That building in that area could have lasting consequences for the lake,

They will be contributing to increased traffic that will further degrade the air quality in marginalized west side communities, already rated "F" by the American Lung Association. This is an important environmental justice issue,

That their employees will be seasonally plagued by either hungry mosquitos or ongoing pesticide spraying,

That wildlife in the area will have to be funneled through business developments from one natural area to another,

That an internationally important bird migration pathway will be significantly impacted, and some migrating birds may find their wetland nesting areas gone.

Saving the Great Salt Lake should be the priority of all Utahns. If we lose it economic development will be meaningless. As has been said many times, the northwest quadrant is simply the wrong place for this project.

Katie Pappas

Salt Lake City

Please acknowledge that you have received this comment and identify where it will be posted.

Thank you

January 10, 2023

Utah Inland Port Committee and Executors,

I would like to add public comment to the meeting of Wednesday, December 14th on 'Sustainability'.

If there is anything we have learned from the past few decades, one of the foremost is that political/lobbyist/industrial complexes have used climate emergencies to amass billions of dollars from citizens of all countries. We see the continuing drive to argue that controlling CO2 is important to them... and it is... (to their pocketbooks). It is common knowledge that government funding of climate research is only awarded to those who say and publish results that are conducive to promulgating a narrative which fosters continuance of the academic money laundering charade.

We the public have seen way too many emergencies turned into money laundering operations by scheming politicians. Each of them are launched from a high platform of hyper-speculation about some imagined future



UTAH INLAND  
PORT AUTHORITY

doom... witness the abandonment of Ukraine and the resulting, predictable war, and the associated money-laundering back to congress and the US administration thru FTX crypto.

The Utah Inland Port should not base any priorities on CO2/carbon reduction. If the Port wants to devolve away from reliance on diesel despite clean engine technology currently in use, then simply state it as a goal and acknowledge that your goal is to move the point of combustion-emissions from the port area to that of electrical power generation sites elsewhere.

Carbon dioxide is thousands of times less active as a greenhouse gas than water vapor, which is itself a thousand times more prevalent than CO2. In balance, it is economically ridiculous to play into the hands of the global climate activist narrative, transferring the wealth of the United States via carbon credits into the hands of foreign and domestic enemies, and for which the CO2 emissions of one volcano can dwarf decades of emission reductions (ref: Mt. Tambora eruption and the resulting frigid summers of 1815 and 1816). Remember that weather-casting computer models used by climatologists, which are the most sophisticated models available, are only accurate out to

about three days. Would it be logical to plan investment projections on climate science projections for more than three days? That is exactly why the board shouldn't let atmospheric carbon emergency schemes trickle-down from Hollywood stars and globalist elites into Port plans.

We should apply the science of economics to weigh far-reaching impacts of decisions, even to include questions like; will resources to support these plans have to be acquired from slave-driving foreign countries; are we obsessively reliant on technologies with known shortcomings; and will the media, politicians, corporations and lobbyists continue acting as colonizers... getting a cut of all the revenue cycling through the project.

In formulating guidance for the project I would encourage you to heed the foregoing instead of adhering to politically correct idioms and investments designed to enhance the UIPA environmental, social and governance scores. I don't think the people of Utah want The Port soliciting funds from investment companies which themselves are head-locked by ESG theologies which effectively diminish other free market economic opportunities.

Sincerely yours,  
Fred Hayes