

Utah Inland Port Authority Board 2022

Utah Inland Port Authority Board Meeting Minutes Tuesday,
October 11, 2022

Sage Valley Room, Hunter Alumni Center, SUU campus
351 W University Blvd., Cedar City, UT 84720

Board Members Present: Dan Hemmert, Miles Hansen (Virtual), Abby Osborne (Virtual), Mike Schultz (Virtual)

Non-Voting Board Members: Victoria Petro-Eschler

Board Members Absent: Jerry Stevenson

UIPA Staff: Ben Hart, Jill Flygare, Taneesa Wright, Larry Shepherd, Allen Evans, Stephen Smith, Richard Monsen, Scott Wolford, Simona Smith, Amy Brown Coffin (Virtual)

Others in Attendance: Danny Stewart, Tammy Pearson, Colette Cox, David Bennett (virtual), Teri Durfee (virtual), Deeda Seed (virtual), Katie Pappas (virtual)

1. Welcome

Board Member Dan Hemmert welcomed the board members, staff and public to this Utah Inland Port Authority Board Meeting.

2. Approval of Board Secretary

Board Member Hemmert thanked Taneesa Wright for her service to the board and made a motion to name Larry Shepherd as the new board secretary. Board Member Abby Osborne seconded the motion. The motion was approved unanimously.

3. Approval of Minutes from September 26, 2022

Board Member Osborne moved to approve the minutes from the September 7, 2022 board meeting. Board Member Mike Schultz seconded the motion. The motion was approved unanimously.

4. Interlocal Agreement/Contract Discussion

Executive Director Ben Hart described the Interlocal Cooperation Agreement between Salt Lake City Corporation, Redevelopment Agency of Salt Lake City, and the Utah Inland Port Authority. He spoke of the importance of this agreement for UIPA to move forward with its mission. He outlined the plan for a resolution on the agreement to be presented before the board on October 18, 2022 and also presented before the city for approval on the same date.

Non-Voting Board Member Victoria Petro-Eschler - also a Salt Lake City Council member - called the agreement a huge step forward and noted the efforts of the UIPA Board, staff and those from the city in reaching this agreement.

Board Member Schultz said that the inland port is committed to working with the city and that this agreement opens a two-way street for collaborative work between partners.



Director Hart detailed the core components of the agreement including distribution of tax differential, health impact analysis, traffic, and community impact baseline studies, and how money will be allocated. Board Chairman Miles Hansen thanked those involved in the process of working out this agreement.

5. **Executive Director Report**

Director Hart provided the report.

He invited UIPA Chief Compliance Officer Amy Brown Coffin to present an audit update. She spoke of key initiatives undertaken including the posting of recruitment for a Chief Financial Officer, implementation of best practices for internal controls, ethics training, appointment of a treasurer, creation of a finance and audit committee, procurement policy, and the drafting of a master plan RFP is in progress.

Director Hart announced that in the competitive recruitment for a CFO, Benn Buys, an audit manager in the Legislative Auditor General's office, was selected and has accepted the position.

Board Member Osborne spoke highly of the selection of Benn Buys and applauded port staff for the speed with which they are responding to the recommendations of the audit conducted this summer.

Director Hart made the board aware that the port will be hiring a grant writer. He provided an update on the Master Development Plan. He discussed small contract awards for Conga (a contract management program) and security at port property. He referenced a presentation at the prior board meeting on the Intelligent Crossroads Network and an ongoing analysis of the merits of the program. Amid the attention given to the contract with QuayChain Technologies, UIPA accepts the critique of the procurement process used but does not feel that the contractor warrants any undue criticism in the process. He anticipates that further information will be brought to the board following analysis of the data and costs involved and that ultimate approval of this item will reside with the board.

6. **Draft UIPA Business Plan**

Director Hart invited board and public input as he provided an overview of a proposed business plan that reflects the current scope and priorities of the port authority. He expressed the desire to have the board adopt a new business plan prior to the 2023 legislative session.

The focus of the business plan is regional economic empowerment and generational regional economic growth. UIPA's role is to convene and collaborate for visioning, development of regional project master plans, and the development and facilitation of statewide logistics initiatives. Economic advancement is the first priority with right-sized logistics solutions supporting economic growth in a process that is collaborative, transparent, and defined.

The presentation concluded with the following summary of the vision, mission, and objectives of this plan:

Vision: Empower regional economies to ensure Utah is a global business destination.

Mission: To facilitate sustainable regional growth and provide logistics solutions that build industries and communities statewide.

Objectives: Regional industry growth, high-wage jobs, increased exports, world-class logistics, sustainable growth, protect the environment.

7. **Procurement Policy**

UIPA Chief Compliance Officer Amy Brown Coffin shared recommendations for updates to UIPA's procurement policy as recommended in the recent audit report. Revisions include removal of vague language, requiring CFO and Executive Director approval, defined small vs minimal purchases, implementation of a contract management program, conflict of interest and confidentiality statements for RFP evaluation committee members, and increased board member participation in RFP processes. This updated procurement policy will be before the board for approval in November. Other policies being enhanced include personnel policy, records retention policy, segregation of duties policy, and whistleblower policy.

8. **Resolution 2022-11: Interlocal Cooperation Agreement between Salt Lake City Corporation, Redevelopment Agency of Salt Lake City and the Utah Inland Port Authority**

This resolution was discussed (see item 4 above) but action on the item was pushed to October 18, 2022 meeting.



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9. Resolution 2022-12: A resolution of the Utah Inland Port Authority awarding contracts for communications services and business services.

Director Hart explained that these two contracts went through an RFP process where applications went before a review committee for scoring and the recommendation that came back was that the communications contract be awarded to Exoro Group and the business services contracts be awarded to Broadway Consulting and LSI. Board member Osborne commented on the robust nature of the RFP process on which she served as a review committee member. Member Hemmert advised that the contracts for these services be annual with an option to renew.

Board member Osborne moved to approve Resolution 2022-12 as presented, with a second by Chair Hansen. A roll call vote was taken and the resolution passed as follows:.

Roll Call Vote:

Miles Hansen – yes

Dan Hemmert – yes

Abby Osborne – yes

Mike Schultz – absent

Jerry Stevenson – absent

10. Cedar City Update

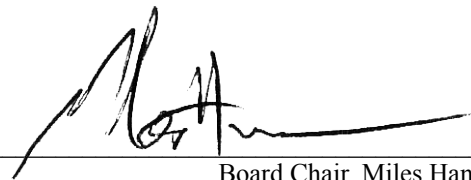
Danny Stewart, economic development director for Cedar City and Iron County presented an update of activities in the region. He spoke of the importance of the Union Pacific rail spur to the area historically and the opportunities it currently provides, including a new rail-served industrial park.

11. Public Comment

Board Member Hemmert opened up the public comment period and welcomed those both in person and online to join the queue. There were two comments from people in the room and others online/virtually. Public comments made included thanks for the opportunities the inland port provides to the region, the development of a Master Plan and the need for environmental protection in that plan, water challenges in the state, questions on the need for an inland port, contracting problems detailed in recent audits, and imbalance in the interlocal agreement with Salt Lake City.

12. Adjourn

Board member Hemmert adjourned the meeting,



Board Chair, Miles Hansen