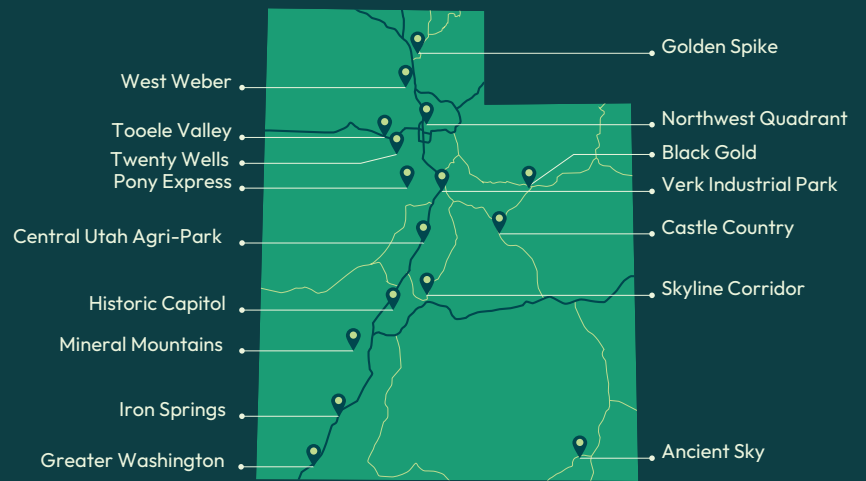


Utah Inland Port Authority

**Local partnership.
Public infrastructure.
Accountable growth.**



UIPA's role is to work hand-in-hand with cities and counties that choose to partner with us.

Utah is growing, and communities across the state are facing real infrastructure, transportation, workforce and economic development pressures. The Utah Inland Port Authority was created to help communities plan for that growth in a responsible way, by supporting public infrastructure, strengthening Utah's logistics network and helping attract industries that fit local priorities.

UIPA is different from other public authorities. UIPA does not control land use, does not zone property, does not issue permits and does not decide what a community must accept. Local governments remain in control.

What UIPA Does



Supports local priorities

Every UIPA project area begins with a local government. A city or county must first request that UIPA begin work on a project area plan through a public resolution.



Funds public infrastructure

UIPA tools help communities invest in roads, rail, utilities, site readiness, public safety and other infrastructure needed to support long-term economic growth.



Strengthens Utah's logistics network

UIPA works with public and private partners to improve rail, air cargo, freight movement and supply chain access so Utah businesses can compete in national and global markets.



Builds in transparency and accountability

Project area plans are reviewed in public meetings, budgets are adopted annually by the UIPA board, and project area performance is tracked over time.



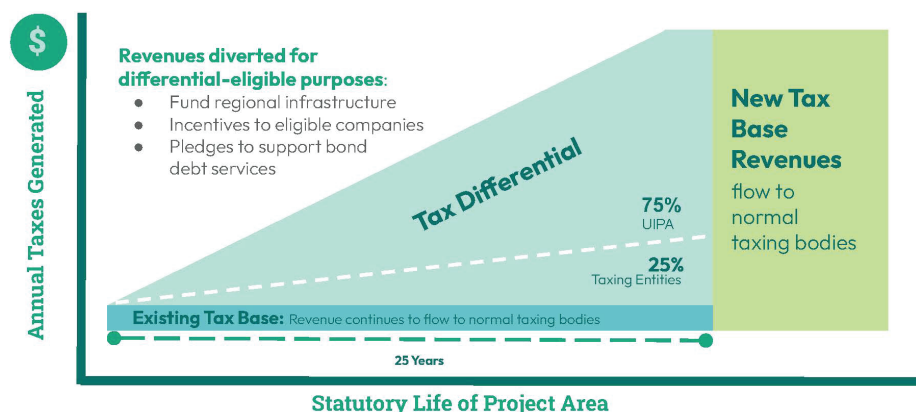
Targets the right industries

UIPA focuses on strategic recruitment that aligns with local goals, including advanced manufacturing, aerospace and defense, life sciences, energy innovation, agri-tech, logistics and other industries that create long-term value. Each project area is unique, and UIPA works closely with communities to ensure prospective companies are the right size and fit for local priorities, infrastructure capacity and long-term community goals.

How UIPA's Financial Tools Work

UIPA's financial tools are designed to help communities reinvest new growth into public infrastructure and long-term economic development. They do not replace local land use authority or local decision-making.

Basic Differential Model



Tax differential:

Tax differential is the growth in property tax revenue generated within a UIPA project area after the area is created. Existing base property tax revenue continues to flow to taxing entities, while a portion of new growth is reinvested back into the project area where it was generated. These funds cannot be used outside the project area.

Infrastructure financing:

UIPA may use infrastructure financing tools, including low-interest loans, to help communities build needed public infrastructure earlier than would otherwise be possible. These tools are reviewed through UIPA's public process and tied to adopted project-area priorities.

Post-performance incentives:

When UIPA uses incentives, they are typically structured around performance. That means a company must first meet agreed-upon commitments, such as capital investment, job creation, infrastructure delivery or other public benefits, before any reimbursement is provided.

How a UIPA Project Area Is Created

- 1. Local request**
A city or county adopts a resolution in a public meeting requesting that UIPA begin work on a project area plan.
- 2. Public draft process**
UIPA staff work with the local government to develop a project area plan or amendment for board review.
- 3. Public board review**
The UIPA board reviews the plan in two public meetings before final consideration.
- 4. Long-term implementation:**
When adopted, the project area moves into implementation, including infrastructure planning, business recruitment, environmental review, annual budgeting and performance tracking.

Stay in Touch: We'd welcome the opportunity to meet with you.

UIPA is committed to being a resource for legislators, local officials and community partners. We are happy to answer questions, provide project area briefings, walk through our financial tools and discuss how UIPA works with communities to support responsible growth across Utah.

To schedule a briefing, request more information or visit a UIPA project area, please contact:

Ben Hart, Executive Director | [e blh@utah.gov](mailto:blh@utah.gov) | p 801 649-9041 | inlandportauthority.utah.gov