

## Utah Inland Port Authority Board 2023

### **DRAFT MEETING MINUTES**

Utah Inland Port Authority Board Meeting Minutes

Monday August 21, 2023

2:00 pm

USU Brigham City Campus, Auditorium

989 South Main Street, Brigham City, UT 84032

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

Non-Voting Board Members Present: Victoria Petro

Board Members Absent: Ryan Starks, 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

Others in Attendance: Darin Bushman, Jenna Draper, Brent Boswell, Stan Summers, Paul Larsen, Valerie Claussen, Chris Pieper, Brook McCarrick, Cindy Maughan, Leopoldo Garcia, Thomas Whitney, Bob Buckles, Isis Buckles, Brian Baker, Eldene Jeppson, Jeffrey Jeppson, Jack Ray, Lyle Holmgren, Briton Black, Erol Jeppson, Shauna Hart, Dean Lester, Heather Dove, Courtney Henley, Mary Turner, Dee Stump, Travis Pate, Monica Hilding, Carmen V, Isabel Quilantan, Tena Rohr, Violet Barrett, Travis Kyhl, Eric Mayer, Rob Menasco, Jade Starly, Kirk Mendenhall, Ann Floor, Brooke, Larsen, Katie Pappas, Denise D, Alex Veilleux, Haley Ashton, Fiona Ashton-Knochel, Bailey Hatcher, Lionel Trepanier, Gina D, Colleen Ashton, Miguel Knochel, Gary Hanneman, Julia Dalesandro, Andy Hulka, Melissa Early, Lara Gale, Rachel Buck-Cockayne, Joan Gregory, Tammy Pearson, Steve Carlsen, Tyler Burrows, Brice Wallace, Jen Wakeland, Sarah Witney, Neil Kochenour, Sheri Dearden, Riley Nelson, Tussy King, Brandon Yardley, Deeda Seed, Connor Comeau, Sandy Mitchell, Ben Abbott, Colleen Stephens, Noemi Molina, Steve Van Maren, Junette Madsen, Shayla Nelson, Rosemary Sage, Jen Hart, Pat Bowers, Taylor Timmerman, Mark Allen, Thomas Witney, Sean P, Marc Christensen, Leia Larsen

#### **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 a brief executive director report, speaking to proposed changes in UIPA board meeting policy and practice to prioritize in-person comments at the meeting's anchor location.

#### **3. Presentation: UIPA/GOEO/EDCU Memorandum of Understanding**

Ben Hart presented a Memorandum of Understanding between the Utah Inland Port Authority, the Governor's Office of Economic Opportunity, and the Economic Development Corporation of Utah in the areas of collaboration,

transparency, support, trust, promotion and outcomes. Under the agreement a shared employee will coordinate economic development activity and strategy between the entities and represent UIPA project areas as potential investment destinations to corporate recruitment project clients. The cost to UIPA for the first year of the partnership is \$87,500.

**4. Policy Presentations**

UIPA Chief Compliance Officer Amy Brown Coffin presented two UIPA policies for board consideration:

**BP-01 - Open & Public Meetings Policy**

Policy to ensure compliance with the Open and Public Meeting statute.

**BP-03 - Media Policy**

Policy to provide positive, consistent and valuable messaging across the organization.

**5. Presentation: Aviation Fuel Incentive Base Year**

Benn Buys, UIPA Deputy Director, CFO, and Treasurer, presented information on the Aviation Fuel Incentive, and asked the board to consider designating fiscal year 2024 as the base production year for the aviation fuel incentive account.

**6. Golden Spike Project Area Incentive Consideration**

Benn Buys introduced and presented a business recruitment incentive for Lakeshore Learning Materials, a company in the educational materials and classroom furniture industry. Lakeshore is looking to invest \$219 million in capital expenditures for a manufacturing and distribution facility in Garland City, while creating over 500 new jobs. The proposed annual Project Area Incentive/Property Tax Differential Rebate is equivalent to 60% of the assessed property tax, post completion of the development. This rebate will be provided yearly for no more than 25 years, provided continued operation within the Project Area during that time and is subject to completion of contract agreement and conditions in the Project Area Plan & Budget.

**7. Presentation: Draft Project Area Plan for Juab County**

Scott Welford, UIPA vice president of project area development was joined by Stephen Smith, associate vice president for regional project area development, and Lynne Mayer, manager of business development and project areas, in presenting the draft project area plan for Juab County – what is being called the Six County Agri-Park Inland Port Project Area.

The project area plan was published publicly 10 days prior to this meeting. The Juab County Commission passed a resolution requesting the creation of the port project area on May 8, 2023.

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 Juab County, UT.

Piute County Commissioner Darin Bushman spoke to the regional need to support agricultural business, especially the family farmer.

Lynne Mayer provided an overview of the benefits of an inland port project area to the region with a focus on the logistics infrastructure in the region.

Jenna Draper, economic development director for the Six County Association of Governments, spoke of the support of the six-county region for this project.

Stephen Smith provided information on the key components and considerations in the recruitment strategy for the region.

Brent Boswell, economic development director for Juab County and Nephi City, thanked UIPA for assisting the region in its efforts to address its economic growth needs.

**8. Presentation: Resolution 2023-07 adopting the Golden Spike Inland Port Project Area**

Scott Welford, UIPA vice president of project area development was joined by Stephen Smith, associate vice president for regional project area development, and Lynne Mayer, manager of business development and project areas, to present the draft Golden Spike Inland Port project area plan.

This draft project area plan was initially presented during the July 17, 2023 UIPA board meeting.

Resolutions requesting the creation of the project area were passed by Brigham City, Tremonton, and Garland as well as Box Elder County in May and early June of 2023.

Commissioner Stan Summers discussed the public purpose and economic benefit of the port project area.

Lynne Mayer spoke of the logistics opportunities at the convergence of rail, air, and freeway transportation

routes.

Paul Larsen, economic development director for Brigham City, spoke of the need to provide well-paying jobs to local residents, many of whom leave the county daily to work in other areas.

Stephen Smith spoke to industry-specific recruitment within the project area and the focussed recruitment strategies within each individual community.

Valerie Claussen, city planner for Garland, discussed the incentive to Lakeshore Learning Materials and opportunities in the years ahead.

**9. 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/>. Comments made include concern over lighting installed in the area near homes, truck parking, noise, traffic, wildlife protection, bird habitat protection and mitigation of unavoidable effects of economic activity in port areas.

**10. Approval of Minutes, July 17, 2023 Board Meeting**

Board member Stevenson moved to approve the minutes from the July 17, 2023 board meeting. Board member Schultz seconded the motion. The motion was approved unanimously.

**11. Approval of UIPA/GOEO/EDCU MOU**

Board member Schultz moved to approve the memorandum of understanding on business recruitment between the Utah Inland Port Authority, the Governor's Office of Economic Opportunity, and the Economic Development Corporation of Utah as presented. Board member Schultz seconded the motion.

Vote:

Mike Schultz – yes

Jerry Stevenson – yes

Miles Hansen – yes

**12. Approval of Policies**

Board member Stevenson moved to approve the BP-01 and BP-03 policies as presented. Board member Schultz seconded the motion.

Vote:

Mike Schultz – yes

Jerry Stevenson – yes

Miles Hansen – yes

**13. Approval of Aviation Fuel Incentive Base Year**

Board member Stevenson moved to approve the Aviation Fuel Incentive Base Year as presented. Board member Schultz seconded the motion.

Vote:

Mike Schultz – yes

Jerry Stevenson – yes

Miles Hansen – yes

**14. Approval of Resolution 2023-07, Adopting the Golden Spike Inland Port Project Area**

Board member Schultz moved to approve Resolution 2023-07 adopting the Golden Spike Inland Port Project Area. Board member Stevenson seconded the motion.

Vote:

Mike Schultz – yes

Jerry Stevenson – yes

Miles Hansen – yes

**15. Approval of Golden Spike Project Area Incentive**

Board member Schultz moved to approve the Golden Spike Project Area incentive for Lakeshore Learning Materials as presented. Board member Stevenson seconded the motion.

Vote:

Mike Schultz – yes

Jerry Stevenson – yes

Miles Hansen – yes

**16. Comments by Simona Smith, UIPA Environmental & Sustainability Manager**

At the invitation of the chair, Mona Smith summarized the process used to complete an environmental review for new project areas.

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

Chris Pieper, assistant attorney general, provided the required annual training for the board on Utah's Open and Public Meetings Act.

**18. Public Comment**

Chair Miles Hansen opened up the remaining meeting time for public comment. Mayor Holmgren of Lyle Tremonton City spoke of the historical economic fluctuation in his community and his support for the port and the stability it can help to provide. Other comments made include the importance of caring for the land, looking for alternative traffic routing, height of buildings, lighting, ordinances restricting the dropping of trailers and truck parking.

**19. Adjourn**

Board Chair Hansen adjourned the meeting.

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Board Chair, Miles Hansen

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

8/19/2023 Margo Becker

Please protect the earth and wildlife. Stop the inland port.

8/19/2023 Cigy Cyriac

As a resident of Utah, I do not support your plans to incentivize industrial development next to the Bear River Migratory Bird Refuge.

Given the drying of the Great Salt Lake Basin and diversion of water, Great Salt Lake and its wetlands, and the entire ecosystem have never been more vulnerable. This is not a time to use public money to subsidize industrial development that will pave over these areas, and create massive amounts of pollution. At risk currently due to Port Authority activity are wetlands and uplands adjacent to the Bear River Migratory Bird Refuge, the Great Salt Lake in Weber and Tooele County, Salt Lake City and wetlands in Spanish Fork close to Utah Lake.

Please do not move forward with plans for industrial development next to the Bear River Migratory Bird Refuge.

8/19/2023 Shelia Gelman

Bird Refuge

With the Salt Lake drying up with arsenic dust this not the time to incentivize the Inland port or any development. We need to save the refuge.

8/19/2023 George and Frances Alderson

Please consider this message as our comment for the public meeting in Brigham City on Aug. 21. I (George Alderson) was a student at USU for two years and I came to appreciate the wildlife habitat of the Great Salt Lake and its tributaries. We believe it would be a mistake to use public funds to subsidize industrial development at this particular site. Great Salt Lake and its wetlands need protection for the outstanding wildlife habitat, especially in these years of drought. Please reject the proposal.

8/19/2023 Benjamin Bayat

Protect Bear River Migratory Bird Refuge.

I'm emailing to express my support for efforts to protect Bear River Migratory Bird Refuge. I have built my career on developing large and transformative businesses, I am encouraged by recent efforts to address sustainability efforts with the Great Salt Lake. As a community member that wants to continue to have generations of my family in the region and as a business leader that invests in future innovative companies, I request that the Port Authority consider the long term implications that a myopic decision around destroying the Bear River Migratory Bird Refuge would have on the external business worlds view of Utah.

8/19/2023 Renee Athay

Inland Port

I believe it is cavalier to ignore the impacts humans have on the plight of our world including the Great Salt Lake and all species who share our planet. There is no reason this human impact needs to take place here other than greed and ignorance--to which we are all subject but I am going ask us to recognize the stupidity and harm caused if the proposed Inland Port project is approved.

I am a minister and chaplain and speak with all being in mind--our human arrogance is not serving us very well if you haven't noticed. Please be systems thinkers and look ahead at the immense costs of this ignorant plan.

8/19/2023 Bridgette Meinhold

Protect the Bear River Migratory Refuge

Please include my comments that I do not support plans to incentivize industrial development next to the Bear River Migratory Bird Refuge. Given the drying of the Great Salt Lake Basin and diversion of water, Great Salt Lake and its wetlands, and the entire ecosystem have never been more vulnerable.

This is not a time to use public money to subsidize industrial development that will pave over these areas, and create massive amounts of pollution. Please help protect the GSL by not allowing more development along this corridor.

8/19/2023 Karin Kirchhoff

BRMBR

Do not place industrial development near the reserve. It is already threatened by low water levels. Spillage, less water, other threats will harm such an important bird area.

8/19/2023 Jamie Ellison

Inland Port is Habitat Destruction

I do not support your plans to incentivize industrial development next to the Bear River Migratory Bird Refuge. I do not support any support from taxpayers for this project at all. Development in Utah is out of control and this project will harm migratory birds who have used this land for thousands of years.

8/19/2023 Robert Waters

Objection to Inland Port Authority proposals

I do not support Port Authority activity which is currently or will in future threaten wetlands and uplands adjacent to the Bear River Migratory Bird Refuge, the Great Salt Lake in Weber and Tooele County, Salt Lake City and wetlands in Spanish Fork close to Utah Lake. Given the drying of the Great Salt Lake Basin and diversion of water, Great Salt Lake and its wetlands, and the entire ecosystem have never been more vulnerable.

8/19/2023 Bryan Gibson

proposed inland port near bear river

I am writing to say that I am strongly opposed to creating an inland port near the bear river migratory bird refuge. This would further worsen the air and water quality in the region and would adversely affect the wildlife that use the bird refuge. As the population and economy of Utah grow we need to be much more thoughtful about the development we allow otherwise this beautiful place we call home will be ruined.

8/19/2023 Lori McDonald

I Oppose the inland port

Hello, I am a Utah native and business owner. I oppose the Inland Port. The Inland Port will cause worse air quality, congestion, and pollution. The development would impact wetlands and is too close to the Bear River Migratory Bird Refuge. That you include "Sustainability" as a link on your website is an insult. There is nothing about this project that is sustainable except for promoting commerce and the interested parties to become more wealthy. The Salt Lake Valley is already getting overdeveloped. What does the average Salt Lake resident have to gain from this push for more growth and pollution? Thousands of us do not want this project to proceed. Thank you for your consideration. Sincerely, Lori McDonald

8/19/2023 Lori Morris

And please do not put the proposed port authority building next to the Bird sanctuary. This is a bad idea! Please listen!

8/19/2023 Janice Reed-Campbell

Bear River Bird Refuge

Why must everything in nature be sacrificed to greed and profit? Leave the Bear River Bird Refuge alone!

8/19/2023 James Viney

proposed inland port

I am greatly concerned about the negative impacts of an inland port near the current migratory bird refuge area of the great salt lake. The ecosystem of the salt lake is already under great stress from a shrinking lake bed. 10's of thousands of migratory birds depend upon this area, it doesn't need another stressor in the form of a large industrial area located near it.

8/19/2023 Pat Annoni

I don't support plans to incentivize new industrial developments next to the Bea

At risk are wetlands and uplands adjacent to the Bear River Migratory Bird Refuge, the Great Salt Lake in Weber and Tooele County, Salt Lake City and wetlands in Spanish Fork close to Utah Lake. Given the drying of the Great Salt Lake Basin and diversion of water, Great Salt Lake and its wetlands, and the entire ecosystem have never been more vulnerable. This is not a time to use public money to subsidize industrial development that will pave over these areas, and create massive amounts of pollution.

8/19/2023 Sarah Inwood

Bear River Migratory Bird Refuge

I take pride in the fact that Utah can move quickly to implement solutions to our problems. In the case of siting our inland ports, let's not put them directly next to sensitive habitat. C'mon! Our Great Salt Lake and its adjacent wetlands are so severely stressed and obliterated; let's give them a break. Let's sit inland ports elsewhere than right next to the Bear River Migratory Bird Refuge. Enough is enough. Let's make decisions that are in our best long term interests. Instead of in the interests of some short term money making scheme that benefits a handful of people who, possibly, are already making enough money in their lives. Thank you.

8/19/2023 Jamie Clyde

No Inland Port

The Great Salt Lake and its ecosystem is being disregarded with this project. I am disappointed by the project and the folks pushing it forward. Our namesake needs protection, not more industry. Progress at the sake of habitat and a struggling system is not progress, it's hubris, stupidity and greed. Please stop this project before more damage is done.

8/19/2023 Ciara Baber

Protect the Great Salt Lake Wetlands

Our entire ecosystem in the Great Salt Lake Basin has never been more at risk. Our lake is drying up and now our wetlands are under attack. When is this state going to wake up and realize we are nothing without a healthy environment for all. We should be doing all we can to protect the Bear River Migratory Bird Refuge. We should not be paving previous land and incentivizing industrial development.

8/19/2023 Joel Long

No Inland Port

It is unconscionable to build a new Inland port anywhere near the lake and certainly not near the Bear River Migratory Refuge. The birds and animal need undisturbed space; we need undisturbed space. Stop this greed.

8/19/2023 Mary Johnson

Expansion northward of Inland Port

I respectfully request that any or all expansion of Inland Port activities be placed on hold. The 100 yr old Bear River Bird Refuge as well as the Great Salt Lake itself would be vulnerable to grave damage by expanded rail or trucking activities as well as by the surface runoff from increased roads built for the proposed Inland Port extension. I remind the UIPA that it is not a publically supported body chosen by citizens of Utah. The presumption that the Inland Port will benefit Utahns is a mistake made by Legislators with dollar signs blinding their vision.

8/19/2023 Sherri Evershed

Bear River Migratory

It makes no sense at all to put an inland port anywhere! Period! In the greater Salt Lake area. It goes against water conservation in our desert, and in efforts to mitigate air pollution. It is a self-destructive idea to our beautiful city and state. What on earth can people who propose this be thinking? It flies in the face of reason and yes, sound business sense for our state. I am adamantly opposed to this idea.

8/19/2023 Leslie Miller

Port Authority, I don't support your Plans!

Port Authority,

Your proposal to install an industrial development near a bird REFUGE is nuts, unnecessary and a waste of my tax dollars. I do not support your plans to incentivize industrial development next to the Bear River Migratory Bird Refuge.

8/19/2023 Jonathan Jensen

Stop the Inland Port - Save the Bear River Migratory Bird Refuge

I'm writing to express my profound opposition to any and all industrial "inland port" development near or around the Bear River Migratory Bird Refuge, the Great Salt Lake in Weber and Tooele County, Salt Lake City and wetlands in Spanish Fork close to Utah Lake. Our lake and its wetland ecosystems are in dire conditions, and developments such as those being pushed by you, the Inland Port Authority, would simply hasten the demise of these precious, irreplaceable ecosystems. Stop this madness!

8/19/2023 Pam Littig

No to Inland Port Anywhere in Utah!!

Please do NOT ALLOW the Inland Port Near the Bear River. The industrial activity will be disruptive to the migratory birds. PLEASE... just say NO!! Thank you.

8/20/2023 Susan Furca

Port

We are not the only species on Earth, yet we seem to be hell-bent on ruining it for all. Please consider future generations and other life forms when you make your decisions!

8/20/2023 Joyce Marder

Bear River Development

As someone whose mental health is greatly dependent upon the ability to visit migrating birds and wetland habitat on a weekly basis, I submit my plea that all lakes and wetlands that support migratory birds be preserved and protected from industrial development.

8/20/2023 LeRoy Anderson

Dear Sirs:

I would like to let you know I support efforts to preserve the Great Salt Lake and Bear River Migratory Bird refuge by not subsidizing or encouraging development near these areas. We need a healthy Great Salt Lake ecosystem for sustained air quality in our area, which is at great risk at present. Additionally, migratory bird populations are plummeting in North America, and do not need further destruction of their habitats. Please do not encourage industrialization or development near the Bear River Migratory Bird refuge.

Respectfully,

LeRoy Anderson, M.D. and Dianne Anderson



8/20/2023 Bob Speiser

Bear River wetlands

Given the drying of the Great Salt Lake Basin and diversion of water, Great Salt Lake and its wetlands, have become extremely vulnerable.

At risk currently, due to Port Authority activity, are wetlands and uplands adjacent to the Bear River Migratory Bird Refuge, the Great Salt Lake in Weber and Tooele County, Salt Lake City, in addition to wetlands in Spanish Fork near Utah Lake.

This is not a time to use public money to subsidize industrial development that will pave over these areas and create massive pollution.

I believe, as many do, that wetlands are critical to our physical and ecological survival. As we move toward a cleaner energy future, it's critical that the needed infrastructure does not endanger the values we intend to preserve and protect, but instead contributes to their benefit.

Please recognize your larger responsibility to all of us, and rethink your long-term building plans so that they benefit, not harm, important values that we share. Our lives, and the lives of future generations, depend on what you choose to do.

8/20/2023 Daniel Darger

Great Salt Lake

It is absolutely critical for the state of Utah and the city of Salt Lake at the great Salt Lake be returned to its Greatness.

8/20/2023 Jennifer Mars

The Port Authority has been a bad idea from the beginning! I do not support the development of the industrial area so close to the migratory bird sanctuary or anywhere on the Great Salt LAke.

8/20/2023 Trevor Jeffrey Little

I do not support the creation of an inland port hub near the Bear River Migratory Bird Refuge near Brigham City due to the negative impacts on our fragile and important ecosystem.

8/20/2023 Peter Wood

I don't support your plans to incentivize industrial development next to the Bear River Migratory Bird Refuge. Your plan puts at risk wetlands and uplands adjacent to the Bear River Migratory Bird Refuge, the Great Salt Lake in Weber and Tooele County, Salt Lake City and wetlands in Spanish Fork close to Utah Lake.

This is not a time to use public money to subsidize industrial development that will pave over these areas, and create massive amounts of pollution.

8/20/2023 John Becker

wetland harm

All use of public funds for Port Authority harm to wetlands and uplands adjacent to the Bear River Migratory Bird Refuge should be immediately stopped. You have already caused great harm to the Great Salt Lake. Don't do more.

8/20/2023 Savanna Woods

protect the birds!!!! no port no port

8/20/2023 Catherine Walton Green

Stop the Inland Port Authority from moving forward to endanger the environment and wetlands

8/20/2023 Anne Bicker Caarten

proposed industrial development

Please take a minute to look to the future--for you, your children, your grandchildren. We now know that the greater Salt Lake City area cannot survive without a healthy Great Salt Lake. If you approve incentives for industrial development at the wetlands and uplands adjacent to the Bear River Migratory Bird Refuge, the Great Salt Lake in Weber and Tooele County, Salt Lake City and wetlands in Spanish Fork close to Utah Lake. If you don't approve these incentives, you are helping to assure that the Salt Lake City area thrives--because we can all breathe.

8/20/2023 Kylie Shiba

Bear River Migratory Bird Refuge

Hello! I am unable to attend the meeting on the 21st but I wanted it to be known that as a citizen of Utah I do not support the plans to insentivize industrial development next to the Bear River Bird Refuge.

Given the drying of the Great Salt Lake Basin and diversion of water, Great Salt Lake and its wetlands, and the entire ecosystem have never been more vulnerable.

This is not a time to use public money to subsidize industrial development that will pave over these areas, and create massive amounts of pollution.

I hope that my concerns will be heard. Our state needs more thought put into saving our ecosystems!

8/20/2023 Maria Goller

Save Bear River Refuge

As an ornithologist, environmentalist, and ecologist, I am writing this message in support of protecting Bear River Migratory Bird Refuge and wetlands, which are crucial stopover sites to millions of birds migrating each year.

8/20/2023 Linda Zeveloff

Given the drying of the Great Salt Lake Basin and diversion of water, Great Salt Lake and its wetlands, and the entire ecosystem have never been more vulnerable.

This is not a time to use public money to subsidize industrial development that will pave over these areas, and create massive amounts of pollution. Let the Port Authority and your legislators know you don't support this.

At risk currently due to Port Authority activity are wetlands and uplands adjacent to the Bear River Migratory Bird Refuge, the Great Salt Lake in Weber and Tooele County, Salt Lake City and wetlands in Spanish Fork close to Utah Lake.

I am a frequent visitor to the BearRiver Bird Refuge and have seen the birds there and the environment in good water years and bad over the past 37 years. We must do everything to save this important ecosystem for the birds who live and migrate through it.

It would be a travesty to damage this area for short term profit.

8/20/2023 Richard Spotts

Please protect the GSL and its wetlands

Please protect the Great Salt Lake and its wetlands. Please do not approve any proposed commercial or industrial land uses that would jeopardize the future ecological health of these areas. The climate and extinction crises are already serious and rapidly getting worse.

Status quo management is no longer appropriate or sustainable.

Bold and innovative changes are urgently needed. Please have the courage to do what is right in the public interest.

Thank you very much for your kind consideration.

8/20/2023 Paul Zuckerman

Bear River Migratory Refuge

IPA Authority,

It is obvious that the authority and the legislature see Great Salt Lake and Bear River Refuge as just another resource to be exploited using my tax dollars for the benefit of private corporations. This lets me know that these resources, important to the entire nation as one of four vital stopovers for birds along the Pacific Flyway, are not safe from your ambitions.

If the lake dries up, birds will die, my property value will drop and the health of my family, friends and neighbors will be compromised. I insist that you rescind future plans for building out the inland port. It was a poorly thought out idea to begin with and you have realized since that it no longer is needed to supply the limited demands for the shipment of products to the inter-mountain west.

Instead, use my tax dollars to increase the flow of water to Great Salt Lake.

Paul Zuckerman

Taxpayer and voter

8/20/2023 Pinar Bayrak-Toydemir

Given the drying of the Great Salt Lake Basin and diversion of water, Great Salt Lake and its wetlands, and the entire ecosystem have never been more vulnerable.

This is not a time to use public money to subsidize industrial development that will pave over these areas, and create massive amounts of pollution.

Please consider public health

I don't support Port Authority activity

We need to save the Great Salt Lake ecosystem and create a sustainable future for Utah.

8/20/2023 Jan Ellen K Burton

Golden Spike Inland Port

I am writing in opposition to the proposed building of the Golden Spike Inland Port. I am opposed to an inland port anywhere near the Bear river Bird Refuge. UIPA has already spent significant monies on projects which have not been successful. Specifically, the millions of dollars committed over 40 years to pay rent on land which will never be used. Many massive warehouses already built have no tenants. There may never be tenants in some if Professor Robert Leachman (UC Berkeley) is correct in his assessment the business model is fatally flawed. Despite ongoing declarations that these warehouses are "green" and "sustainable, there is little green or sustainable in their construction. Guidelines for these "green" warehouses are not developed. Ben hart has said UIPA doesn't have the

authority to require wetland protection. If this is true (and there is no reason to presume it is not true), there will be no "green" warehouses.

The proposed Bear River projects will significantly impact the largest flyway in the Western Hemisphere, endangering bird populations across many countries. In return, tax subsidies will be given to an agricultural exporter of hay, which uses huge quantities of water. This appears to be both fiscally and ecologically irresponsible. Bear River water needs to flow to the Great Salt Lake.

Thank you for this opportunity to comment.

8/20/2023 Briton Black

My name is Briton Black and my home is in Ogden, UT. I've spent the last 10 1/2 months in aggressive treatment for breast cancer. Two things I've taken away from the experience are that when bodies are weak and unwell you make every effort to take exquisite care of that body, and secondly, you never take it for granted. I believe this applies to all bodies. Human bodies, river and lake bodies too. All of our fates are tightly woven with the other than human beings in our ecosystem. All suffering is mutual. I ask you to prioritize health over wealth and repeal the port. All flourishing is mutual. Now is the time to be taking exquisite care of our irreplaceable lands and wetlands, as if our very lives depended on it. As if they were our own refuge.

8/20/2023 Rebecca Burrage

Golden Spike Port

Hello,

I am very confused and concerned about the trend of UIPA to build so close to wetlands. Is there no other option you might consider, especially in this instance? The birds are depending on us to sometimes make decisions for reasons other than those that result in financial gain.

8/21/2023 Julie Sobchack

Bird Refuge

Birds are already in peril, refuges for them no less so. The continuing nonsense of making that area host to some ridiculous/outmoded/outdated "inland port" shows the world just how money-hungry this state's governing board really is. It's always the bottom line, and the rest of the species are on their own. That bloated port is poorly planned, will run over budget and exceed the portrayed boundaries. Like the birds piping in the wind, their voices growing fewer and fainter, my single cry for reason will be blown away.

8/21/2023 Nick Burns

Inland port funding

Hello - more and more "inland ports" are a wrong direction for Utah's future when it comes to public money.

My tax dollars should be used NOT for corporate/industrial subsidies, but used for preserving our water, migratory bird routes, our community health, our flora and fauna.

When will you all stop giving public money toward corporate profit?

Please make it now-

8/21/2023 Christine Barker

It is counterproductive to place a industrial development next to bird and wildlife refuges at the same time we are trying to protect the Great Salt Lake and preserve it's ecological integrity.

8/21/2023 Mary Beth Whittaker

### Brigham City "ports"

Canary in the coal mine. It warns us about what will happen to us. White Pelicans can't raise their chicks anymore on Great Salt Lake because their island is high and dry. Great Salt Lake is on the verge of ecological collapse and yet your group continues to propose to build warehouses on the periphery of the lake without any environmental impact assessment. You seem to be rushing your projects through before any environmental assessment can happen. The citizens of Utah and Brigham City should stop your short-sighted plans and wait for the newly-appointed commissioner to develop a collaborative plan to save and protect Great Salt Lake. A viable lake has more economic and social benefits than your distribution centers can ever have.

8/21/2023 Marc Christensen

### Inland Port-Bird Refuge

As a community we need to shift our focus away from the here and now, from immediate commerce and profits, to a long range view of the environment we want to leave for our future generations. I do not think the inland port concept is a positive move in this direction, and the adjacent bird refuge should be a priority over commerce.

8/21/2023 Kaye Nelson

### Bear River Bird Refuge

I am so dismayed that the UIPA is proposing to put the port near the Bear River Bird Refuge! Of all the space in Box Elder County, why would you choose to put a port in that area? Having a huge manufacturing, transportation hub that close to the Refuge will surely negatively affect the millions of migratory birds that use that area. And the visual of having it out in that beautiful nature area just doesn't make sense. It would be devastating to those who love and use that area for peaceful visits. Please, please find another place to put the port - out by or on the road to ATK/Thiokol is a more appropriate place.

8/21/2023 Miguel Knochel

### oppose inland port near Bear River Migratory Bird Refuge

Dear Port Authority,

I am a hospital pediatrician and a concerned father in Utah. The current plans for building an inland port next to the Bear River Migratory Bird Refuge, the Great Salt Lake, and the surrounding wetlands are gravely alarming.

Here's why:

#### Impact on Ecosystem & Wildlife:

The wetlands adjacent to the bird refuge play a vital role in supporting unique flora and fauna, including migratory birds.

The inland port would endanger this ecosystem, risking extinction for some species and disrupting the balance of life in our region.

#### Health Concerns:

Industrial pollution associated with the port would directly impact air and water quality.

As a pediatrician, I am acutely aware that children are especially vulnerable to these pollutants, leading to a range of health problems including asthma, developmental delays, and increases in preterm birth and neonatal death.

#### Misuse of Public Funds:

This is not the time to divert public money into a project that threatens our environment, and worsens health and traffic.

Our resources must be channeled into preserving and nurturing what remains of the Great Salt Lake, rather than subsidizing a development that exacerbates the problem.

#### Alternative Sustainable Solutions:

We have an opportunity to work together on alternatives that respect both economic growth and environmental stewardship.

By promoting sustainable practices, we can ensure a thriving ecosystem that will serve as a legacy for our children and grandchildren.

As a father, I envision a future for my children where they can appreciate the natural beauty of Utah without the looming shadow of environmental degradation and poisonous dusty air. As a pediatrician, I recognize the profound connection between a healthy environment and the well-being of our children. I strongly urge you and the Port Authority to reconsider the current plans, engage with the community, and find a path that aligns with our shared values.

Working together, we can save the Great Salt Lake ecosystem and lay the foundation for a sustainable and prosperous future for all Utah's residents.

Sincerely,

Miguel L Knochel MD

Board Certified in General Pediatrics and Pediatric Hospital Medicine

8/21/2023 Susan Corth

Golden Spike Port

Inland Port development along the shores and wetlands against the Great Salt Lake will hasten and continue the degradation of the Great Salt lake. The lights, noise, traffic, air pollution will damage the lake and wetlands and the animals and organisms that depend on a healthy environment. Please stop creating inland port project areas in Great Salt Lake Basin wetlands. Taxpayer money should not be used to benefit a few developers at the expense of public health and the health of Great Salt Lake.

8/21/2023 Joan H Entwistle

Oppose Golden Spike Inland Port

Dear UIPA Board:

I am a Utah resident who would like development to be sustainable for all - maintains or improves the environment for our future survival. This means preserving the small amount of wetlands that remain for the benefit of wildlife, 80% of which depend on wetlands during some time in their lifecycle. This means maintaining wetlands that provide resilience to storms and other extreme weather events that occur due to climate change. This proposed port is half mile from the Bear River National Wildlife Refuge. The huge alterations (roads, parking, warehouses) of the port so close to the refuge will impact water flows, potentially killing vegetation needed by the wildlife.

The financing of the port is structured to give large cash benefits to the agribusiness that is using water that is desperately needed to prevent ecological disaster at the Great Salt Lake. All at great cost to taxpayers and other businesses that depend on the Great Salt Lake. What will be the point when the farms can no longer operate in an increasingly dry climate without drying out the lake?

Please deny this project, as it is not in the public interest.

Sincerely,

Joan Entwistle

8231 Meadowview Ct Apt. K23

Park City, UT 84098

8/21/2023 Janice Sugiyama

No to BRMBR port

Hello, my name is Janice Sugiyama, and I am a passionate bird watcher and avid outdoors woman. The first time I saw the Great Salt Lake up-close was magical: the huge flocks of birds flying overhead, people floating and boating in the saline lake, all made it different and special.

The Great Salt Lake is now in a catastrophic state and Utah politicians have recently earmarked \$1 billion dollars to help. That's great, but the Utah Inland Port Authority (UIPA) is now proposing a hub less than a half mile from the Bear River Migratory Bird Refuge, an area of extreme importance to migratory birds.

UIPA says that they "plan" to "persuade developers to preserve wetlands on their properties". That is the most ridiculous statement. Do they really think that the people believe that? Gov. Cox apparently does, because he thinks "This is going to be the most environmentally friendly inland port anywhere in the country".

We should be making thoughtful decisions about development, not following the lead of developers or decisions that were made 150 years ago. Aren't we better and smarter than that?

If we do not protect critical wetlands from being paved over, the environment and future generations have been failed for thoughtlessness and short-term greed.

8/21/2023 Deedee Obrien

Please don't pave over our wetlands essential to migratory birds.

8/21/2023 Angelika Pfutzner

stop the inland port

STOP the inland port and any subsidies to this dangerous and destructive project that will benefit just a few decision makers.

8/21/2023 Heather Dove

Brigham City port project

The Bear River Migratory Bird Refuge is one of the oldest refuges in the nation, having been established by Congress in 1928. It is one of the first refuges to join a system of lands now encompassing over 560 refuges in the National Wildlife Refuge System.

The Bear River Refuge is a keystone component of the intricate web of wetlands, mudflats, playas and open water that make up the GSL Ecosystem. GSL hosts 12 million migrating birds every year, many of them finding shelter and forage at the Bear River Refuge as they either stage or nest and breed at this important location. They come to GSL and the Bear River Refuge because it is a huge water and wetland system located in a vast and very arid part of the Western Hemisphere that is situated along the Pacific Flyway. For millennia, this fragile ecosystem has provided a tremendous abundance and diversity of food sources for these avian travelers -- Sources that include various plants and tubers, fish, aquatic insects, flies and beetles, and protein-dense invertebrates found in the mudflats. Because this area is so biologically rich, the Refuge and its associated Bear River Bay have been recognized as a Global IBA -- that is a Globally Important Bird Area by BirdLife International and its U.S. partner, the National Audubon Society.

Since the refuge's inception, Brigham City has considered itself the proud home of the Bear River Refuge. Indeed a prominently placed banner on Main St announces "Welcome to Brigham -- Gateway to the World's Greatest Wild Bird Refuge". Every year in spring, posters depicting various bird species are hung from lamp posts in town and an

art contest for the school children of Brigham City is held every May, with the winners of the best renderings of that year's highlighted species being announced at the Great Salt Lake Bird Festival.

Yet most unfortunately, we have discovered that for most of the last year, UIPA and the usual line up of big Utah developers have quietly been courting the politicians of this proud city and have convinced them that establishing a inland port project area within less than a half mile of this incredible biological treasure is a good thing. We wonder what the citizens of Brigham City will think once they realize what is in store for their town and their revered claim to fame as the Gateway to the World's Greatest Bird Refuge.

Less than a half mile is far too close for the millions of birds that utilize this area and it puts them in grave danger. Wild birds do not tolerate disturbance, be it the visual exposure to human activity that would come with an inland port, nor the noise and light pollution that it would generate. This port project will have a very negative impact on the birds, at a time when they are increasingly endangered from the continued wittling away of their traditional Great Salt Lake wetlands by urban and industrial sprawl, not to mention the very devastating effect the 20 year drought in this region has wrought on Great Salt Lake and its wetlands.

We call on UIPA and Brigham City to reconsider their plans for developing this project area so close to the Bear River Refuge which indeed is a local treasure, a regional treasure, a state treasure and it is officially a national treasure. UIPA and the policy makers of Brigham City would do well to protect this biologically rich landscape rather than bringing an industrial project so close that it would put this Refuge in peril.

8/21/2023 Teri Harman

Bear River Bird Refuge

UIPA -

Given the drying of the Great Salt Lake Basin and diversion of water, Great Salt Lake and its wetlands, and the entire ecosystem have never been more vulnerable.

This is not a time to use public money to subsidize industrial development that will pave over areas adjacent to preserved lands, and create massive amounts of pollution. Too many of the port locations are located next to vulnerable and vital wetlands/uplands of our threatened watershed.

At risk currently due to Port Authority activity are wetlands and uplands adjacent to the Bear River Migratory Bird Refuge, the Great Salt Lake in Weber and Tooele County, Salt Lake City and wetlands in Spanish Fork close to Utah Lake.

Please consider alternate locations for the ports.

Working together we can save the Great Salt Lake ecosystem, be better stewards of our water, and create a sustainable future for Utah.

Thank you,

Teri Harman

8/21/2023 Brian Moench

Brigham City inland port

The shrinking of the Great Salt Lake has brought national and international unwanted attention to Utah and the Wasatch Front. In other parts of the world, in similar situations where inlets have been broadly diverted and lakes have shrilled up, the dust bowls left behind have become notorious hazards to public health. For example, in Uzbekistan, where the Aral Sea is now down to 10% of its original size, on average, every day 200,000 tons of toxic dust and salt are blown throughout the region. The life expectancy of the surrounding population has plummeted 13 years, and infant mortality, birth defects, and diseases of major organ systems have all sky rocketed.



There is no realistic way to prevent a similar scenario from unfolding on the Wasatch Front without curtailing water consumption in Utah. Agriculture consumes 75% of Utah's fresh water supply, and the majority of that goes to alfalfa. The biggest alfalfa exporter in Utah is Bailey Farms International.

The proposed port near the Bear River Migratory Bird Refuge is also next door to Bailey Farms, and actually includes some of Bailey's land. The obvious explanation is, this is no coincidence. This is very much an intentional plan to facilitate and make even more profitable, the overseas exporting of Utah's water in the form of alfalfa. This is the exact opposite of what Utah needs to save Great Salt Lake and protect a livable environment on the Wasatch Front. With this proposal UIPA is sabotaging Utah's future by subsidizing even more export of Utah's water and accelerating the disappearance of the Great Salt Lake. It is unconscionable that this is even being proposed.

Dr. Brian Moench  
President, Utah Physicians for a Healthy Environment

8/21/2023 Eileen Brown  
Bear River

I DO NOT support your plans for development next to the Bear River Migratory Bird Refuge. I am not able to attend the meeting in person on Aug. 21 but I want my opinion considered. The pollution and long term/permanent human impact on the very fragile ecosystem of the Bear River Bird Refuge, and the entire Great Salt Lake, would be devastating. Listen to the scientists for heaven's sake.

8/21/2023 Malin Moench  
Golden Spike Inland Port Project Area

The "Golden Spike Inland Port," which really should be called the "Bear River Boondoggle," would build a warehouse complex within a few city blocks of the Bear River Wildlife Refuge. This refuge is an ecological haven of international importance for waterfowl. It is also the cornerstone of the ecological survival of the Great Salt Lake. Warehouses, asphalt, diesel trucks with their noise and foul emissions, and round-the-clock klieg lights will drive away the waterfowl that rely on it to complete their international migrations. It will also remove a protective, water-absorbing rim for the Great Salt Lake, buffering it from flood waters and filtering out pollution. This kind of wetland destruction is becoming a trade mark of the Utah Inland Port's rural projects.

The Inland Port's business plans endlessly recite how its projects are all about "sustainable" development and are therefore in the public interest, but its actual choice of project areas and the businesses they are designed to subsidize are oblivious to the sustainability goals that its public relations material touts.

Few things are as unsustainable as subsidizing the export of climate-busting coal, as the Iron Springs port is apparently intended to do. Few things are as unsustainable as subsidizing the paving over of Utah's most fertile farmland, as the Spanish Fork Inland Port will do. Nothing is as unsustainable as subsidizing the export of alfalfa, which consumes two-thirds of all the water that is being diverted from, and killing, the Great Salt Lake, as the "Golden Spike Inland Port intends to do. The Inland Port seems to have concluded that minimizing the price of producing pork in China and beef in Saudi Arabia is more important than keeping the Great Salt Lake alive.

Adding insult to injury is the fact that the vast majority of the property tax revenue that has been commandeered to subsidize these rural Inland Port projects would otherwise have gone to support local school districts. In effect, the Utah Inland Port Authority is shaking the piggy banks of Utah's rural school children to find the money to

accelerate climate change, sterilize farmland, and hasten the demise of the Great Salt Lake. How sustainable can you get?

8/21/2023 Colleen Ashton

Bear River Migratory Bird Refuge

Please do not cause further damage to the Great Salt Lake ecosystem. Our lives and the lives of our children are at risk, We need brave and selfless individuals to put money and power aside and do the right thing.

8/21/2023 Janet Williams

Great Salt Lake Wetlands

Please protect the Great Salt Lake and the wetlands surrounding it, and the living beings who inhabit it or feed there, even if only in migration. It's of vital importance in the grand scheme of life on earth..

8/21/2023 Ann Floor

Comment on UIPA's plan for port near Bear River Migratory Bird Refuge

To the UIPA Board,

When is enough enough? Another industrial development project, this time just a half mile from wetlands and the significant Bear River Migratory Bird Refuge? Why not agree to counter the harm you are causing by doing something positive FOR the wetlands, birds, Lake, and residents of Utah! Tit for tat. Hiking the Salt Lake City foothills, when I look to the west I used to see the Lake and the western peaks of Oquirrh, Stansbury, and Cedar mountains. Now I also see long strips of white warehouses stretching from north to south across the valley floor, and there's no question that with the increased truck traffic, our air quality problems are getting worse. It's an invasion that mars forever and degrades the natural beauty of our valley. Who is benefitting from this? What are the costs? Is it really worth it?

Disappointed.

Ann Floor

8/21/2023 James Miska

Please Stop this awful project.

As the people involved in managing this colossally awful project, you have the power to limit the negative impacts it may have upon the Bear River Migratory Bird Refuge, which is incredibly important to the health and biodiversity of those that live in this state. I do not support the Utah Inland Port project and demand to see it dismantled immediately. Please find something else to do with your time instead of polluting our lives and waterways even further.

8/21/2023 Bryan Dixon

Oppose inland port near BRMBR

I oppose creating an "inland port" adjacent to or near the Bear River Migratory Bird Refuge. This is a precious habitat that needs its wetlands. An inland port would inevitably result in bird deaths, either directly or, by consuming habitat needed by avian species, indirectly. Utah politicians have shown very poor judgment in their many policy decisions, and this is yet another example of how they are eager to destroy habitat in search of the almighty dollar.

8/21/2023 Alex Veilleux

Save Our Great Salt Lake

Save Our Great Salt Lake is a 501(c)3 environmental non profit committed to protecting Great Salt Lake from ecological crisis. We oppose the Proposed Golden Spike Inland Port due to its proximity to the Bear River Migratory Bird Refuge. This area is already under extreme duress due to the drying of the lake, and does not need extra development pressure along its shores.

8/21/2023 Eric Ashton

Inland Port and Air Quality

I am a resident of Taylorsville. I love Utah and I love Salt Lake County. While I understand the desire to build an inland port for economic purposes, I fear it is a shortsighted pursuit. The poor air quality in the valley already causes a sharp decrease in quality of life. Sometimes I wonder if has been wise to stay in Utah my whole life despite the air quality and potential long term health consequences, but I love the people, the mountains, and my family. I hope future generations will have clean air to breathe in the valley, but the inland port will make that even harder to imagine than it already is.

8/21/2023 Tussy King

Climate change and UIPA

UIPA is moving Utah in the wrong direction. We are facing an existential threat, the climate crisis, but UIPA is using taxpayer money to create "project areas" that are not bound by any actual authority that their creation is going be "green." In fact, we should be looking at ways to combat this crisis, not add to it. In addition, if transparency and public engagement are truly important, why are you limiting public comment to in-person only. If you propose a "project" for northern UT in Spanish Fork, shouldn't you provide an online option so those in northern UT would be able to speak up. Why is Mr. Hart telling those with concerns about the ports being built in their backyards that they have been misled, they need to contact UIPA to get the right idea/info or he sees no point in talking to them? What kind of public engagement is that? Gov Cox says the UT inland ports will be the greenest but if UIPA cannot enforce green standards, the local government will? What measures is UIPA taking to look at the human health risk, wildlife habitat destruction and reality of their non-existent business plan?

8/22/2023 Alex Taft

Save Bear River Reserve

Please stop creating industrial areas near our natural area, especially one near the river providing water to the Great Salt Lake.

8/22/2023 Richard Whitson

Great Salt Lake

Let's make the Salt Lake Great again! One way to do this is by absolutely no industrial development next to this most important area. Keep this area natural.

8/23/2023 Stephanie Higginbotham

Inland Port in Weber County

NO INLAND PORTS along the shores of the Great Salt Lake. The Lake needs protection. It's not worth the loss of habitat!

8/23/2023 Blythe Crook

Concern about planned inland port near BRMBR

Hi, I was made aware that there is a new inland port planned that will come very close to the Bear River Migratory

Bird Refuge. As a birder and Utahn who loves visiting and seeing the birds there, I'm very concerned about the impact this is going to have on the birds and their habitat. What biologists and scientists are you consulting about the potential impact of this new port? What qualifications do they have and what has their consensus been? If you haven't consulted anyone, why not? BRMBR is an essential and important stopover point and habitat for migrating birds whose habitats are already shrinking and it needs to be protected as much as possible.

Sincerely,  
A concerned citizen,  
Blythe Crook

8/23/2023 Tena Rohr

Bird Refuge

Do not build a port near the bird refuge. Wildlife has been given this land and they need it to survive. Ports have pollution of the water, air, light, noise. the traffic alone will scare off the birds. You know it's wrong. Don't do it.

8/23/2023 Frederick R Alder

Bear River Inland Port

This is a truly terrible idea. The climate is heating up. The lake is drying up. Bird populations are declining. The economy is changing. Taking taxpayer money to ruin our environment with no benefit for the economy is big government at its worst. Please do not move us backward and destroy the environment.

8/23/2023 Marcia Walke

Proposed port by Bear River Migratory Bird Refuge

Over my dead body! You are greedy and evil and thieving water from the Bear River for an industrial program, for exporting hay!! God will not be mocked! He created the GSL and Bear River eons ago for this valley. You waste taxpayer money on worthless leases. Secret combinations like in the Book of Mormon. Stop this proposal.

8/24/2023 Dolly Garlo

Inland Port

Just a terrible idea for the community. So many reasons. Pressure on traffic, the environment, it simply puts too much pressure on the area and puts profits over the interests of people and other species.  
Stop it.

8/24/2023 Katie Pappas

I've read the Draft Project Area plans for most of the proposed and approved satellite ports. They follow the same template and include the same vague statements regarding port development. From a business and environmental standpoint, there are many concerns that are not adequately addressed. The Golden Spike port is particularly egregious with its impacts to the BRMBR and critical wetlands of the Great Salt Lake. Hosting a local alfalfa exporter makes it even worse.

These projects are moving from a local proposal to introduction at a port board meeting and followed by approval just one month later. There continues to be a failure to inform local communities about these projects and their potential impacts. There is absolutely no reason an open forum couldn't be held locally prior to the presentation of a new project area. For the sake of Utahns, you've got to communicate better.

Though the port has been touted as the greenest port to ever be built, UIPA admits they have no authority to make it so. Your primary role is to dole out money. You are a state entity, empowered by the Utah legislature and have two of their members sitting on your board. You bear some responsibility for protecting Utah citizens and the environment and using tax dollars responsibly. In the not-too-distant future, when the economic growth and job creation haven't lived up to all the promises, and communities are faced with irreparable port related harms, UIPA will be blamed. All project areas should undergo the same Traffic, Human Health and Community Impact studies as the Salt Lake NWQ port before any development starts. It's become apparent that the goal of UIPA now is to approve as many ports as possible as quickly as possible even though the development we've seen so far (a sparsely populated warehouse farm in the NWQ) has no resemblance to what UIPA purports to be doing.

Regarding the meeting on 8/21- The new public comment strategy excludes all online viewers, distant or local including Juab County residents, whose future port was introduced. You used up a lot of the public comment time responding. You should be respectful of our time as we are of yours and wait until the comment period is over to respond. When the board voted, online viewers had no way to know how individuals voted. Were the missing board members online? The audio could be better.

Thank you for the written comment option.

Katie Pappas

8/25/2023 Courtney Henley

I traveled to Brigham City for the Board Meeting. There was not time for me to give my prepared comments. I understand that UIPA is improving their compliance with Public and Open Meeting requirements so now maybe it is worth submitting them in writing and they may make it into the minutes. Thank you for making the efforts to include the public. My prepared comments follow...

Hello. My name is Dr. Courtney Henley. I represent the Board of Directors of Utah Physicians for a Healthy Environment and myself.

As a doctor, I strongly urge Box Elder County to reconsider it's enthusiasm for inland port pollution. Air pollution from industrial port activities incentivized by UIPA causes strokes, heart attacks, asthma, COPD, and cancer. Women have higher rates of miscarriage and preterm birth living next to port facilities. Children in schools proximal to industrial transportation pollution demonstrate delayed learning and mental health decline. The proposed project area in Garland City is next door to residential communities and a school. A human health risk assessment for the citizens of Garland City, and all of Box Elder County, should be completed before further industrial development. The potential health care costs and loss revenue from premature death for Box Elder County citizens far outweighs any financial gain.

As a taxpayer, I strongly urge the Board not to designate any more project areas until the Salt Lake City Inland Port area stops hemorrhaging money. When Ben Hart was on the Board, UIPA entered into leases with real estate developers Gardner Batt and The Boyer Co. to pay up to \$120,000 a month for 40 years for land that has brought no revenue to taxpayers or workers. That is \$6 million of taxpayer money completely wasted.

In 2018 there was a pledge to complete a Human Health Risk Assessment of the Salt Lake City Inland Port Area. It is not completed. UIPA should be using all resources to ensure completion of the Human Health Risk Assessment of the Salt Lake City Port Project and any other proposed port projects. UIPA should be reassessing it's strategy of using taxpayer money to pay developers for land it can't use. UIPA should not use taxpayer resources to designate new project areas like the Golden Spike.

8/25/2023 Marcy Turner

Inland Port Brigham City

I was at the meeting last week on your bringing the Inland Port to our community. It is a very bad idea knowing about the close proximity to the bird refuge. This Port will be about 2 .miles or less from said refuge. If this place is compromised it's gone. We cannot bring it back. What does this say to our future generations that get to look at only pictures. Also an impact this huge to our community should have been put to the vote. Our forefathers have fought and died for this right to have a say about what our money is being spent on named taxes. This was a done deal before any of us even knew it was happening. That says alot about your integrity. Hiding and lying! Take and put this thing in the parts of our cities that are blighted if you must have it. At least that land will be put to some use. Do not put this thing here.

8/25/2023 David Bennett

Bear River

There is nothing as important than protecting our environment. The citizen comments included from the 21 August UIPA Board meeting discussing the Bear River Project Area reflect the concerns of Utah citizens to this continued outrageous uses of taxpayer dollars. When will the legislature realize that the continued UIPA expenditures must stop? The charade that UIPA is focused on sustainability must end. In fact, there should be NO more expenditures until the agreed upon Health Assessment study is completed by a professionally qualified firm using agreed upon methodology. The reason this hasn't happened is that there is no question that such a study will show that from the beginning to the present UIPA supports unsustainable projects that are environmental disasters and waste tens of millions of dollars that simply line the pockets of well connected developers. The Utah State Auditor and the Office of Legislative Auditor General need to once again conduct an audit of not only the misuse of taxpayer dollars but the lack of a defined, sustainable business plan that results in finally shutting this operation down.

8/26/2023 Jean Tabin

Inland Ports

Why are we putting these inland ports so close to wetlands? We are still in a drought. Wetlands are so important to migratory birds, keeping are water safe and healthy, other wildlife and so much more. Please stop this madness.

8/28/2023 Emily Strong

Save the Bear River Migratory Bird Refuge

The Great Salt Lake and the public health of Salt Lake City and surrounding areas is at risk. I don't support plans to incentivize industrial development next to the Bear River Migratory Bird Refuge.

8/30/2023 Rachel White

Oppose development of the Golden Spike Area Inland Port Plan

Hello UIPA,

My family has farmed near the proposed Golden Spike Area inland port project for seven generations, since 1857. I am opposed to this development project and contend that it is inappropriate near the Bear River Migratory Bird Refuge. The Refuge and lands surrounding it are of hemispheric importance for bird nesting and migration, and represent a legacy for my family which donated the eastern portion of the Refuge lands. Please don't desecrate and diminish the conservation efforts made by many people in this part of northern Utah by locating an inappropriate industrial center nearby. Thank you for your time to read and consider my comments.

Rachel White

1355 West White Street

Perry, Utah

8/30/2023 Sara Kenney

Inland Port Bear River area

Hello,

Today we could barely breathe outside with unhealthy air quality for those that are in sensitive groups, which is basically half of Utah.

I would like to suggest building inland ports is a terrible idea as long as we continue to rely on fossil fuels for transportation. Are birds and our wildlife also deserve better. The Bear River, migratory bird refuge is right there with less than a half mile away from the proposal site of the inland port. I just think it's a terrible idea!

8/30/2023 Alyssa Chamberlain

Proposed Box Elder Port Project Area

I am messaging you about the proposed Box Elder Port Project Area.

I am saddened to hear how little is being done to take care for the environment. This site you have proposed includes a site within a half mile of the Bear River Migratory Bird Refuge. Clearly, more study needs to be done, to fully see the impacts on the environment for this port project.

I encourage you to look outside yourselves, and your personal monetary gain in the matter, and look towards the earth who has so graciously provided so much for you. The least you could do is allow for full investigations and reports done by qualified environmental groups and agencies, and pull together a plan that would help the world we live in to thrive, rather than continue to destroy everything she has made.

Thank you, and I hope you will be able to look outside yourselves, and towards a better, more green future.

8/31/2023 Rich Beus

Inland Port Opposition

I am writing you in concern to the recent news of the Weber Inland Port. This industrialized development of potentially thousands of acres of wetland on and adjacent to the Great Salt Lake shoreline will have devastating environmental consequences for decades to come. The Great Salt Lake and surrounding wetlands are crucial to this fragile ecosystem we are blessed to have here. The rate that we are losing this special place is astonishing and disheartening. We as stewards of this land have a responsibility to protect and to beautify this unique place we call home.

I'm asking that you reconsider the Weber Inland Port and the Box Elder Inland Port. I'm asking that we can count on you to protect and persuade others to stand up for protecting this crucial and complex ecosystem that is vital to millions of migrating waterfowl as well as the health and vitality of the Wasatch Front and our famous snow pack. I have contacted my local representative, senator, county commissioners, as well as many others to voice my opposition. I am part of a very large network of like minded individuals that are feeling that our legislators are developing our state away due to self serving issues and favors. I understand that the UIPA is controlled by Utah Legislature. This egregious and careless development has to end!

9/6/2023 Jordan

Weber County port proposal

Ben, I am writing to let you know of the great opposition to your proposed inland port in western Weber county. Per the story I read, it sounds like you have worked along with Gage Froeher, Weber county commissioner, in selecting a site for another port location. Do you know the land that this would be located on is less than 1/4 mile from protected wetlands? Do you have any intention of doing an environmental study to look at the risks of the close proximity to federal protected wetlands? Do you have any intentions to study the adverse effects that this port would cause the MILLIONS of migratory birds that visit Utah each year? How about the extra pollution from the extra trains loading and offloading cargo? The extra trucks that will be required to unload the trains? What potential risks to ground pollution have you studied? It is known that the noise pollution alone will deter migratory birds from utilizing these very important wetlands, all year long. Do you also know that the infrastructure in that area is not up to date to handle the thousands of heavy trucks that will be required to construct this port, and ultimately operate it? What about the impact of the citizens that live in that area? Just blow them off and send extra trains and trucks through their backyards to operate something that you don't have the public's support on? As a lifelong resident of Weber county, it deeply concerns me how people like you and Gage can just decide to construct a massive area that will gravely harm our communities, our wildlife, and the future of Utah. You can be quoted saying "we can't just keep putting everything on trucks." How do you expect to unload freight from a train and deliver it to its destination? It STILL has to be loaded on a truck, so in reality you are going to cause great harm to these communities because you refuse to listen to the citizens of this state. We don't want this happening in our back yards, we want our kids and communities to be safe, and we want to CONSERVE Utah and it's ability to aid wildlife. Say no to Weber and box elder counties being on your list of inland ports. Again, something the citizens do not want and will not benefit from.

# Utah Inland Port Authority | Public Comment Form

Agenda Item:

Name Monica Hilding

Email Address mohilding@gmail.com Phone (801) 680 - 5305

Address 155 South Lincoln St.

City SLC Zip Code 84102

☐ I wish to speak; \*I understand there is a **two minute** time limit

☒ I do not wish to speak; I'll write my thoughts on the back of this card - I have attached my comments

Please email me about:

☐ Utah Inland Port Authority Meeting agendas

- ❖ All information submitted during public comment becomes part of the public record, including information on this card.
- ❖ Time to speak cannot be combined with other meeting attendees.
- ❖ Any person wishing to comment during the comment period shall fill out a comment card and shall limit their remarks to **two minutes**.
- ❖ Upon recognition by the Chair, the speaker shall approach the microphone. All comments shall be directed to the Chair.
- ❖ No person addressing the Authority during the comment period shall be allowed to comment more than once during that comment period.
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## Monica Hilding's comment at Aug. 21st meeting

I can't take credit for the first couple of comments as they were made to you by Craig Wallentine in February.

1. Best predictor of future success is past performance - and the Port Authority has an incredible track record of failure. What are the Proof points? - the findings of the Legislative Audit, the constant rewriting of the authorizing Legislation(yet again this morning), the constant turnover in Port Authority leadership and Board structure along with the self-described prevalence of "sketchy" stuff. We all know that Organizational Culture does not change overnight. Organizations need direction, they need positive leadership and training and extensive practice in order to improve and to succeed. Given that the Port Authority has never conducted a Land Use/Master Plan process, or successfully implemented any programs in the past five years, there is No Reason To Believe that the proposed SAS Land Use/Master Planning process will be successful.
2. The second reason why the Land Use/Master planning process is Set Up To Fail is because the requisite Firmness of Purpose, the consistent pursuit of a "True North" is lacking. No commercial business could operate with such constant changes in direction. What are the Proof points?- Moving from railroad to railroad to railroad trying to get involved in the private operations. Declaring that Utah water conservation is essential but then working to subsidize virtual water exports in the form of alfalfa across the State. Claiming that the Port Authority will promote "high paying jobs" and then diligently working to eliminate any requirement to actually deliver on the promise of creating good jobs. And just recently, deciding that the Port Authority should take over an old landfill remediation project from the qualified State Agency that already had a satisfactory remediation plan in place. There simply is no Firmness of Purpose at the Port Authority and without that, it is almost impossible to successfully execute a successful Land Use/Master Plan.

I'd like to add to Craig's comments by mentioning the nepotism of wealthy Utah families whose properties lie within these project areas.

1. The deal signed in Jan. 2021 with real estate developers Gardner Batt and the Boyer company to pay \$120,000 a month for 40 years to lease for two lots totaling 41.6 acres at 1100 South and 5600 West in Salt Lake City's northwest quadrant.
2. \$150,000 in rent to SNL IOV SLC Owner LLC to use their lot as a site for long-haul truck drivers to park and rest.
3. Tooele county 140 acre port area lobbied for by developers Zenith-Bolinder LLC, registered in Delaware last year where companies pay no income taxes if they don't do business there. Charles Akerlow, a partner of Zenith-Bolinder, former Utah Republican Chair, was convicted of tax evasion in 1995. Garry Bolinder and Bruce Bolinder, are the father and uncle to Utah representative Bridger Bolinder.
4. Boyer also appears to own 2 lots in the Spanish Fork port project area. Gardner owns several parcels totaling 109.9 acres within Spanish Fork.
5. Boyer also appears to own at least one 66 acre lot in the port project proposed for Box Elder county.

Remember that Kem C. Gardner was once the president of the Boyer Company. Of course, Kem C. Gardner is a known philanthropist. He serves on the National Advisory Committee for the University of Utah. He was chairman of the Board of Regents and currently chairs the board of trustees for Intermountain Health Care. He serves on the executive committee for the United Way of Salt Lake. He has served as chairman of the Salt Lake Chamber. The Kem C Gardner Policy Institute at the University of Utah's David Eccles School of Business develops and shares economic, demographic and public policy data and research. A new building on the Logan campus of Utah State University, to be named the Kem and Carolyn Gardner Learning and Leadership Building will house much of the experiential learning programs of the Jon M. Huntsman School of Business. His close ties to these institutions may influence how they would portray his generous endowments.

6. \$60 million in state infrastructure bank funds to issue loans. BZI's transloading funds for Iron Springs is the only loan that has materialized so far. Apparently it is unusual for these bank funds to be used to support a private industry.

And now we have the Golden Spike Project Area next to the Bear River Migratory Bird Refuge. If this document seems thrown together, it is. I can not take the time to present a beautiful multi-paged colorful document because, unlike UIPA, I am not getting paid any kind of salary. So ...

"If [only] I could go back 150 years ago and change things," Hart said. "[Back then], someone decided to build all the rail in the state along the wetlands. I think their intuition was no one is ever going to want, no one is going to need [them]. So it seems every project area we run into this issue."

When communities invite UIPA in to create port projects, its staffers conduct an environmental review which includes identifying wetlands, Hart said. The quasi-governmental agency plans to persuade developers to preserve wetlands on their properties.

But, Hart acknowledged, UIPA doesn't have the authority to require wetland protection. It provides incentives.



# Utah Inland Port Authority | Public Comment Form

Agenda Item:

Name Leopoldo Garcia (435) 744-2515 Home  
Email Address G6kids@gmail.com Phone (435) 225-6166 Cell  
Address 700 North - 2600 West  
City Brigham City Ut Zip Code 84302

- ☐ I wish to speak; \*I understand there is a **two minute** time limit  
☒ I do not wish to speak; I'll write my thoughts on the back of this card

Please email me about:

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Well my worry living so close to 2600 west is how much traffic will use said road. What will the speeds be? I have 12 grandkids that visit through out the day and play around the house will I have to do something different. How will most of the new Traffic get to and from new Inland Port? I have Lived at this Address since 1994.

# Utah Inland Port Authority | Public Comment Form

14

Agenda Item:

Name Thomas Litney

Email Address ThomasLitney@gmail.com

Phone ( 541 ) 497 - 9552

Address 157 Wymount Terrace

City Prosser

Zip Code 84604

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During a Fox interview, Ben said if we don't build this port, we will have failed the future generation - but in regards to doing our best to save the lake, if we build the port, or continue developing it I guess, won't we be failing all future generations of humans and animals in a much more significant way? I know comments have been made that the port won't affect the wildlife, water, etc. but that's supported by hand-wavy



# Utah Inland Port Authority | Public Comment Form

13

Agenda Item:

Name Bob & Isis Buckles

Email Address rocklinbob@msn.com Phone ( 801 ) 866-7063

Address 2646 N 2710 W

City Clinton Zip Code 84015

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Is there a study to show ecological impact now and in the next, say, 20 years on this area?

Are the companies / is the UIPA taking into consideration the studies / suggestions of the HEALTH Utah (Healthy Environment Alliance of Utah)?

New jobs will bring more people, which will need housing; traffic will increase - ~~does~~ will the current grid sustain that? How will this affect air pollution?

Why did the board not invite environmental related organizations to this meeting for comment, like Audubon, ~~the~~ HEALTH Utah

# Utah Inland Port Authority | Public Comment Form

Written on back

Agenda Item:

Name Cindy Maughan

Email Address CindyM.Maughan@gmail.com Phone (435) 512-1809

Address P.O. BOX 84

City Wellsville Zip Code 84339

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Water is #1 most strategic resource in the world according to the World Bank. More than oil, gold, silver, or any other material. Industrial Scale anything <sup>on Great Salt Lake</sup> threatens half the bird population of the entire Western hemisphere. It threatens the biological diversity which will kill the organisms that allow us to live here. If we kill them, it will kill the "greatest snow on earth." No snow if no lake effect. The satellite ports: Every large scale drug busts came through containers! These satellites aren't equipt for public safety or to manage that scale. Human Traffic moves through the ports every day. Who will ensure and be responsible for this? What materials will move on these light rails? Who ensures they stay light? Who ensures only sustainable or renewable ~~man~~ high performing agricultural products will be used for the improvements + infrastructure? We need many answers please? Thank you.  
Every thing needs a seat at the table - The earth, the water, the animals + humans.