

Utah Inland Port Authority Board

AGENDA

Tuesday, December 5, 2023 - 10:00 am
Tooele County Offices, County Council Chambers
47 South Main Street, Tooele, UT 84074

Join Virtually: https://utah-gov.zoom.us/webinar/register/WN__VWIA_IRSGu9iqwxlut-6Q

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| <p>1. Welcome
<i>Miles Hansen, Board Chair</i></p> | Procedural |
| <p>2. Closed Session*
<i>Miles Hansen, Board Chair</i>
This session is being held for a discussion related to the purchase of real property in the jurisdictional area.</p> | Action |
| <p>3. Return to Open Session
<i>Miles Hansen, Board Chair</i></p> | Action |
| <p>4. Approval of Minutes – November 6, 2023 and November 16, 2023 meetings
<i>Miles Hansen, Board Chair</i></p> | Action |
| <p>5. Executive Director Report
<i>Ben Hart, Executive Director</i></p> | Information |
| <p>6. Policy Presentations
<i>Amy Brown Coffin, Chief Compliance Officer</i>
BP-06 - Board Policy Review
Policy ensuring timely review of board policies.
BP-07 - Procurement Policy
Policy governing purchasing that benefits UIPA and complies with statutory requirements.
BP-08 - Whistleblower Policy
Policy to provide protection to individuals who report illegal, unethical, and improper activities.
BP-09 - Internal Control Program Policy
Policy governing internal controls over agency operations, financial reporting, and compliance.</p> | Information |
| <p>7. Golden Spike Project Area Incentive Consideration
<i>Benn Buys, Deputy Director, CFO, Treasurer</i>
Presentation of business recruitment incentive for international foodservice baked-goods company.</p> | Information |
| <p>8. Presentation of Amendments to Verk Industrial Park Inland Port Project Area
<i>Scott Wolford, Vice President of Business Services</i>
<i>Amendments to plan for maximizing long-term economic benefits to the Spanish Fork Project Area.</i></p> | Information |

9. Presentation: Adopting the Twenty Wells & Tooele Valley Project Area Plans Information

Scott Wolford – Vice President of Project Area Development

Stephen Smith – Associate Vice President of Regional Project Area Development

Resolution for adopting project area and plan and budget for maximizing economic benefit in the Twenty Wells (Grantsville) and Tooele Valley Inland Port Project Areas.

10. Public Comment

Action

Miles Hansen, Board Chair

Public comment period

Written comment is welcome anytime at <https://inlandportauthority.utah.gov/contact/>

11. Approval of Policies

Action

Miles Hansen, Board Chair

BP-06 - Board Policy Review

Policy ensuring timely review of board policies.

BP-08 - Whistleblower Policy

Policy to provide protection to individuals who report illegal, unethical, and improper activities.

BP-09 - Internal Control Program Policy

Policy governing internal controls over agency operations, financial reporting, and compliance.

12. Approval of Golden Spike Project Area Incentive

Action

Miles Hansen, Board Chair

Board approval of business recruitment incentive in the Golden Spike Inland Port Project Area.

13. Approval of Resolution 2023-12, Adopting the Twenty Wells Inland Port Project Area Action

Miles Hansen, Board Chair

Resolution for adopting project area and plan and budget for generational economic activity in the Twenty Wells (Grantsville) Inland Port Project Area.

14. Approval of Resolution 2023-13, Adopting the Tooele Valley Inland Port Project Area Action

Miles Hansen, Board Chair

Resolution for adopting project area and plan and budget for generational economic activity in the Tooele Valley Inland Port Project Area.

15. Adjourn

Action

Miles Hansen, Board Chair

In order to support a respectful meeting, items that disrupt the meeting, intimidate other participants or cause safety concerns are not allowed. For example:

- Jeering, cheering, clapping and waving signs may intimidate other speakers and cause a disruption.*
- Generally, props and equipment are not allowed. If you have a prop or piece of equipment integral to a presentation, please clear its use with a staff member before entering the meeting room.*
- If you have questions about proper placement of recording equipment or recording in general, please coordinate this with staff before the beginning of the meeting to help ensure that it does not disrupt the meeting or make other attendees feel uncomfortable.*
- Staff may request changes to placement of recording equipment or other equipment to help facilitate the meeting.*
- If you have written remarks, a document, or other items you may want the Board to review, do not approach the dais. Instead, please give them to staff and they will distribute them for you.*
- Failure to follow these decorum rules may result in removal from the meeting.*

**The Board may consider a motion to enter into Closed Session. A closed meeting described under section 52-4-205 may be held for specific purposes including, but not limited to:*

- a. *discussion of the character, professional competence, or physical or mental health of an individual;*
- b. *strategy sessions to discuss collective bargaining;*
- c. *strategy sessions to discuss pending or reasonably imminent litigation;*
- d. *strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state, if public discussion of the transaction would:
 - (i) *disclose the appraisal or estimated value of the property under consideration; or*
 - (ii) *prevent the public body from completing the transaction on the best possible terms;**
- e. *strategy sessions to discuss the sale of real property, including any form of a water right or water shares, if:
 - (i) *public discussion of the transaction would:
 - (A) *disclose the appraisal or estimated value of the property under consideration; or*
 - (B) *prevent the public body from completing the transaction on the best possible terms;**
 - (ii) *the public body previously gave public notice that the property would be offered for sale; and*
 - (iii) *the terms of the sale are publicly disclosed before the public body approves the sale;**
- f. *discussion regarding deployment of security personnel, devices, or systems; and*
- g. *Investigative proceedings regarding allegations of criminal misconduct*