



Utah Inland Port Authority Board

AGENDA

Monday, November 4, 2024 - 10:00 am

Utah State Capitol, Room 445
350 State Street
Salt Lake City, Utah 84103

Join Virtually: https://utah-gov.zoom.us/webinar/register/WN_eu6SrDVpSIKuAGrPmAeNyA

1. Welcome	<i>Abby Osborne, Board Chair</i>	Procedural
2. Approval of Minutes – October 7, 2024 meeting	<i>Abby Osborne, Board Chair</i>	Action
3. Executive Director Report	<i>Ben Hart, Executive Director</i> a. Contract Amendment for Business Services b. West Weber Project Area Update, with Stephanie Pack c. Northwest Quadrant Project Area Plan and Budget Amendment d. EPA Clean Ports Grant e. Other Items	Information
4. Presentation: Statewide Logistics Strategy Development Update	<i>Scott Drumm, Principal Consultant, CPCS</i> <i>Allen Evans, Executive Vice President of Logistics</i> Overview of completed logistics and infrastructure strategy plan.	Information
5. Presentation: Amendment to Incentive, Lakeshore Learning Materials, LLC/Mandana DC2 LLC	<i>Ben Hart, Executive Director</i> Modification to incentive offer to company in Golden Spike Project Area.	Information
6. Presentation: Policy Updates	<i>Amy Brown Coffin, Chief Risk & Compliance Officer</i> BP-06 - Board Policy Review Policy to ensure statutory compliance in administration of loans under the AIB. BP-08 - Whistleblower Policy Policy for protection of individuals who report improper behavior. BP-09 - Internal Control Program Policy on internal controls over agency operations, financial reporting, and compliance. BP-17 - Wetlands Policy for regulatory compliance for protected wetlands in UIPA project areas.	Information

7. Presentation: Division of Wildlife Resources Land Grant Contract	Information
<i>Amy Brown Coffin, Chief Risk & Compliance Officer</i>	
<i>Mona Smith, Environmental & Sustainability Director</i>	
<i>Chelsea Duke, Wildlife Lands Coordinator, DWR</i>	
UIPA and DWR agreement for land purchase for Great Salt Lake shoreline preservation.	
8. Presentation: Amendment to Central Utah Agri-Park Project Area Plan	Information
<i>Danny Stewart – Associate Vice President of Regional Project Area Development</i>	
First presentation of amended plan for UIPA project area in Juab County.	
9. Presentation: Amendment to Mineral Mountains Project Area Plan	Information
<i>Danny Stewart – Associate Vice President of Regional Project Area Development</i>	
First presentation of amended plan for UIPA project area in Beaver County.	
10. Public Comment	Action
<i>Abby Osborne, Board Chair</i>	
Public comment period.	
Written comment is welcome anytime at https://inlandportauthority.utah.gov/contact/	
11. Approval of Contract Amendment for Business Services	Action
<i>Abby Osborne, Board Vice Chair</i>	
Contract amendment and extension for business services for Broadway Consulting.	
12. Approval of Statewide Logistics Strategy Plan	Action
<i>Abby Osborne, Board Chair</i>	
Approval of logistics and infrastructure strategy plan.	
13. Approval of Amendment to Incentive for Lakeshore Learning Materials, LLC/Mandana DC2 LLC	Action
<i>Abby Osborne, Board Chair</i>	
Approval of modification to incentive offer to company in Golden Spike Project Area.	
14. Approval of Division of Wildlife Resources Land Grant Contract	Action
<i>Abby Osborne, Board Chair</i>	
Approval of agreement for land purchase for Great Salt Lake shoreline preservation.	
15. Closed Session*	Action
<i>Abby Osborne, Board Chair</i>	
This session is being held for a discussion related to real estate transactions in the jurisdictional area and to discuss pending or reasonably imminent litigation.	
16. Adjourn	Action

Notice of Special Accommodations (ADA)

In accordance with the Americans with Disabilities Act, individuals requiring special accommodation during this meeting should notify Larry Shepherd at 801.538.8950 prior to the meeting.

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, 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*