



## Utah Inland Port Authority Board

### AGENDA

Wednesday, December 11, 2024 - 2:00 pm

Utah State Capitol, Room 445

350 State Street

Salt Lake City, Utah 84103

Join Virtually: [https://utah-gov.zoom.us/webinar/register/WN\\_yw9S8UF-RijjEQ-mWt7ZKA](https://utah-gov.zoom.us/webinar/register/WN_yw9S8UF-RijjEQ-mWt7ZKA)

- 1. Welcome** **Procedural**  
*Abby Osborne, Board Chair*
- 2. Approval of Minutes** – November 4, 2024 & November 21, 2024 meetings **Action**  
*Abby Osborne, Board Chair*
- 3. Presentation: Northwest Quadrant Update** **Information**  
*Stephen Smith, Associate Vice President, Regional Project Area Development*  
Update on business development activity in UIPA jurisdictional area.
- 4. Presentation: Air Cargo Update** **Information**  
*Sebastian Abril, Director of Air Freight Strategy & Development*  
Review of strategy and actions to optimize underutilized air cargo capacity in Utah.
- 5. Policy Updates** **Information**  
*Amy Brown Coffin, Chief Risk & Compliance Officer*  
**BP-06 - Board Policy Review**  
Policy ensuring timely review of board policies.  
**BP-07 - Procurement**  
Policy governing purchasing in compliance with state statute.  
**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.
- 6. Resolution 2024-19 Appointing Ariane Gibson as Treasurer** **Information**  
*Amy Brown Coffin, Chief Risk & Compliance Officer*  
Presentation of resolution naming new UIPA chief financial officer as treasurer.
- 7. Presentation: Budget Update** **Information**  
*Ariane Gibson, Chief Financial Officer*  
Quarterly budget update to UIPA Board.

8. **Resolution 2024-20 Amendment to Mineral Mountains Project Area Plan** **Information**  
*Danny Stewart – Associate Vice President of Regional Project Area Development*  
Second presentation of amended plan for UIPA project area in Beaver County.
9. **Resolution 2024-21 Amendment to Central Utah Agri-Park Project Area Plan** **Information**  
*Danny Stewart – Associate Vice President of Regional Project Area Development*  
Second presentation of amended plan for UIPA project area in Juab County.
10. **Presentation: Amendment to Castle Country Project Area Plan** **Information**  
*Jenna Draper – Associate Vice President of Regional Project Area Development*  
First presentation of amended plan for UIPA project area in Carbon and Emery counties.
11. **Resolution 2024-22 Approval of Purchase of North Temple Landfill property** **Information**  
*Ben Hart, Executive Director*  
Presentation of resolution approving UIPA purchase of real estate in Northwest Quadrant.
12. **Public Comment** **Action**  
*Abby Osborne, Board Chair*  
Public comment period.  
Written comment is welcome anytime at <https://inlandportauthority.utah.gov/contact/>
13. **Resolution 2024-19 Appointing Ariane Gibson as Treasurer** **Action**  
*Abby Osborne, Board Vice Chair*  
Adoption of resolution naming new UIPA chief financial officer as treasurer.
14. **Policy Updates** **Action**  
*Abby Osborne, Board Chair*  
Approval of updated board policies.  
**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.
15. **Resolution 2024-20 Amendment to Mineral Mountains Project Area Plan** **Action**  
*Abby Osborne, Board Chair*  
Adoption of amended plan for UIPA project area in Beaver County.
16. **Resolution 2024-21 Amendment to Central Utah Agri-Park Project Area Plan** **Action**  
*Abby Osborne, Board Chair*  
Adoption of amended plan for UIPA project area in Juab County.
17. **Resolution 2024-22 Approval of Purchase of North Temple Landfill property** **Action**  
*Abby Osborne, Board Chair*  
Adoption of resolution approving UIPA purchase of real estate in Northwest Quadrant.
18. **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*