

Utah Inland Port Authority Board 2025

DRAFT MEETING MINUTES

Utah Inland Port Authority Board Meeting Minutes
Monday, March 24, 2025 - 10:00 am
Utah State Capitol, Room 445
350 State Street, Salt Lake City, UT 84103

Board Members Present in Person: Abby Osborne, Jerry Stevenson, Jonathan Freedman

Board Members Present Electronically: Ryan Starks, Jefferson Moss

Non-Voting Board Members Present in Person: Joel Ferry

Non-Voting Board Members Present Electronically: Victoria Petro, Bill Wyatt

Board Members Absent: (Abby Osborne was called away from the meeting during agenda item 6)

UIPA Staff: Ben Hart, Ariane Gibson, Larry Shepherd, Kaitlin Felsted, Jenna Draper, Amy Brown Coffin, Carol Watson, Lynne Mayer, Danny Stewart, Diana Gardner, Stephen Smith, Lindsay Pedersen, Scott Wolford, Mona Smith, Dain Maher, Mark Nord, Allen Evans, Nick Archambault, Sebastian Abril, Stephanie Pack

Others in Attendance: Brook McCarrick, Ross McClintock, Chris Conradi, Lane Wilkes, Katie Pappas, Sara Gonzales, Brad Dilorio, Joan Gregory, Abigail Fein, Dave Giles, Kyle Griffin, Geoff Green, Randolph Abood, Gary McEntee, Jeff Southard, Shannon Bond, Courtney Henley, Talia Hansen, Ben Muhlestein, Daniel Assya, Benn Buys, Taylor Stevens, Brent Boswell, Brandi Obrien, Neil Stevens, Tyrel Pemberton, Jared Stewart, Isaac Higham, Stanley Holmes, Liam Thrailkill, David Bennett, Kate Bradshaw, Amy Wicks, Hillary Shlehuber, Kaeden Kulow, Paige Nelson, Jonny Vasic, Heather Dove, Andy Hulka, Jim King

1. **Welcome**

Board Chair Osborne welcomed the board members, staff and public to this Utah Inland Port Authority Board Meeting.

2. **Approval of Minutes, March 11, 2025 Board Meeting**

Board Member Stevenson moved to approve the minutes from the March 11, 2025 board meeting. Board member Freedman seconded the motion.
The motion was approved unanimously.

3. **Executive Director Report**

Executive Director Ben Hart provided an executive director report. He spoke of the UIPA purchase of the North Temple Landfill on February 10, 2025. An item on this meeting's agenda, Resolution 2025-19, is related to the purchase and is a release of claim for Suburban Land Reserve to resolve their financial interest in the property. He introduced Mark Nord, a new member of the staff at the port who will oversee the management and remediation of the landfill property.

As part of the executive director's report, Jenna Draper, Associate Vice President for Regional Project Area Development, provided an update on the Verk Industrial Park Project Area. She related the infrastructure improvements ongoing there and the expansion of the adjacent airport. She spoke of building construction activity in the industrial park as progress there continues.

4. **Policy Updates**

Amy Brown Coffin, Chief Risk & Compliance Officer, presented the following policies that are up for review.

BP-10 - Records Retention (there have been no edits to this policy)

BP-04 Project Area & Property Tax Differential (this policy to be considered for approval at the next board meeting)

Ariane Gibson, Deputy Director & Chief Financial Officer, presented the following policy which is undergoing review and will be before the board at the next meeting.

BP-12 Segregation of Duties

5. **Presentation: Annual Audit**

Board member Freedman, who also sits on the UIPA Finance and Audit Committee, presented a review of the annual UIPA audit.

6. **Presentations: Contracts**

Amy Brown Coffin presented two contracts for board approval. The Train information agreement will provide \$150k funding to Salt Lake City for sensors and warning signs at rail crossings in the city. The NWQ baseline study & preferred scenario contract has been awarded through a public RFP to WSP. This \$400k contract is to complete the baseline study and offer preferred scenarios as outlined in the interlocal agreement between UIPA and Salt Lake City.

Sebastian Abril, Director of Air Freight Strategy & Development, presented the \$300k Delta Incheon Flight Support marketing incentive that will be used to promote air cargo service on Delta Airlines' new nonstop flights between Salt Lake City and Incheon, South Korea. Delta State and Local Government Affairs Director, Sara Gonzales, spoke of the unique and beneficial partnerships the airline has in Utah and the opportunities this flight will bring to the state. Board Member and SLC Airport Director Bill Wyatt called this new flight one of the most strategically important air service connections that Salt Lake City has made in a very long time, placing roughly 80% of the world's population within one stop of SLC International Airport. He noted the business risk in establishing the new flight and the importance of local support like this coming from UIPA.

7. Presentation: Business Incentives Consideration

Stephen Smith, Associate Vice President of Regional Project Area Development, presented information on the proposed business incentive being offered to Stadler Rail US Inc. Chris Conradi, Chief Financial Officer at Stadler, thanked the board and the inland port for its support over the years. The company currently employs 560 employees in their 260,000 square foot rail vehicle manufacturing facility in the Northwest Quadrant. The company will invest approximately \$75 million in the site in an expansion that will ultimately provide another 500 jobs and additional economic activity to the area. This proposed incentive will provide an annual property tax rebate of 10% for up to 25 years. This incentive has been reviewed and is recommended by the Utah Inland Port Incentive Subcommittee.

Danny Stewart, Associate Vice President of Regional Project Area Development, presented the proposed business incentive for Ash Grove Cement, located in the Central Utah Agri-Park Project Area. Ash Grove Cement is considering an expansion at one of its 12 North America locations and with this incentive will invest more than \$100 million in modernizing the Leamington cement plant to meet growing demands for its products in the western U.S. This proposed incentive will provide an annual property tax rebate of 30% for up to 25 years. Daniel Assya, tax director for Ash Grove Cement, spoke of the company's 40-year operations at the Leamington plant and the proposed expansion's focus on improving production, reliability, and environmental performance. This incentive has been reviewed and is recommended by the Utah Inland Port Incentive Subcommittee.

8. Presentation: San Juan County Project Area Plan

Jenna Draper introduced and presented the San Juan County Project Area Plan. The draft plan has been publicly available prior to this meeting. The project area plan and budget draft includes detailed information regarding the logistical, economic and environmental considerations of the project area. San Juan County and Blanding City have previously passed resolutions requesting the creation of the project area. Talia Hansen, San Juan County Economic Development Director, expressed gratitude to Jenna and the UIPA team for their support. She spoke of the area's unique challenges, the opportunities that an inland port project area could bring to their large, rural county, and their hope to attract manufacturing, energy, and aerospace projects. Ben Muhlestein, Economic Development Director for Blanding City, said the port represents a wonderful opportunity for their rural area. It is difficult for a small rural community with limited staff to access available financing tools, but partnership with the inland port will make more projects viable. Business incentives in San Juan County will favor the following industries: manufacturing, agriculture, technology, transportation, aerospace and defense, bioproduction, mineral extraction, green tech and forestry. This presentation is informational only. Approval of the project area is anticipated at a future UIPA board meeting.

9. Presentation: Resolution 2025-20 Verk Public Infrastructure District Board

Ariane Gibson presented a resolution relating to appointments for the Verk PID board. The creation of the Verk PID via resolution named specific people from UIPA to that board. This resolution ties UIPA representation on the Verk PID board to specific positions, rather than individual names. With the adoption of this resolution the UIPA CFO and a second individual selected by the UIPA Executive Director will serve on the Verk PID board.

10. Presentation: Resolution 2025-21 North Temple Landfill Remediation Project Area

Amy Brown Coffin presented a statutorially required (Utah Code §11-58-605) resolution creating the North Temple Landfill Remediation Project Area. Mark Nord, UIPA Director of Real Estate and Development, spoke to the value of the landfill property and what it can become for the State of Utah.

11. Presentation: Resolution 2025-22 Amendment to Skyline Corridor Project Area Plan

Jenna Draper provided a second presentation on proposed amendments to the Skyline Corridor Project Area. This amendment adds Salina City housing and lands in Manti City that were not included in the original project area creation. These parcels will be used to develop housing to attract and support businesses looking to establish or grow in the region. Also with this amendment funds within the project area will be tracked by political subdivision and that funding will not cross jurisdictions without an interlocal agreement.

12. Public Comment

Acting Board Chair Stevenson opened up the public comment period and invited those in the room to submit comment cards for an opportunity to speak.

Comments included a request to slow approval of a project area in San Juan County, questions about consulting with the Navajo Nation on the creation of the project area in San Juan County, concerns about GRAMA changes, a request that video of UIPA meetings be available for video download, and the need for human health assessment in the Northwest Quadrant.

13. Approval of Contracts

a. Train Information Funding

Board member Starks moved that the Utah Inland Port Authority Board approves the funding agreement with Salt Lake City Corporation for the amount of \$150,000 for the purpose of expanding, operating, and maintaining the Trainfo system in Salt Lake City by installing new sensors at 200 South, 800 South and 900 South, and adding warning signs for the 200 South and 800 South crossings.

Board member Freedman seconded the motion.

The motion passed with a unanimous vote of all board members present.

b. NWQ Baseline Study & Preferred Scenario Vendor Contract

Board member Freedman moved that the Utah Inland Port Authority Board, Port Authority Board approves the fixed price contract with WSP for the amount of \$400,000 for the purpose of conducting baseline study and preferred scenario services for the authority jurisdictional land.

Board member Starks seconded the motion.

The motion passed with a unanimous vote of all board members present.

c. Delta Incheon Flight Support

Board member Starks moved that the Utah Inland Port Authority Board approves the marketing incentive agreement with Delta Air Lines, Inc. for the amount of \$300,000, for the purpose of promoting and enhancing trade and cargo flow between the State of Utah and South Korea.

Board member Freedman seconded the motion.

The motion passed with a unanimous vote of all board members present.

14. Approval of Business Incentives

a. Stadler, Northwest Quadrant

Board member Freedman moved that the Utah Inland Port Authority Board approves for Stadler Rail, US Inc. an annual Property Tax Differential Rebate equivalent to 10% of the assessed property tax. This rebate will be provided yearly for no more than 25 years, contingent upon water usage, criteria, corporate, stewardship plan, and continued operation within the project area during that time.

Board member Starks seconded the motion.

The motion passed with a unanimous vote of all board members present.

b. Ash Grove Cement, Central Utah Agri-Park Project Area

Board member Starks moved that the Utah Inland Port Authority Board approves an annual Project Area Incentive/Property Tax Differential Rebate equivalent to 30% of the assessed property tax, post completion of the development. The rebate will be provided yearly for no more than 25 years, provided continuing operation with the project area within the Project Area during that time. Incentive approval is subject to the following: completion of contract agreement.

Board member Freedman seconded the motion.

The motion passed with a unanimous vote of all board members present.

15. Adoption of Resolution 2025-19 Suburban Land Reserve Release of Claim

Board Member Freedman moved to adopt Resolution 2025-19, A Resolution of the Utah Inland Port Authority Board Approving Suburban Land Reserve Release of Claim.

Board member Starks seconded the motion.

The motion passed with a unanimous vote of all board members present.

16. Adoption of Resolution 2025-20 Verk Public Infrastructure District Board

Board Member Starks moved to adopt Resolution 2025-20, A Resolution of the Board of Directors (The “Board”) of the Utah Inland Port Authority (“UIPA”), Clarifying How UIPA Appointments to the Board of Trustees (The “District Board”) of the Verk Industrial Regional Public Infrastructure District (The “District”) Are Made, Appointing a New Member; and Related Matters.

Board member Freedman seconded the motion.

The motion passed with a unanimous vote of all board members present.

17. Adoption of Resolution 2025-21 North Temple Landfill Remediation Project Area

Board Member Freedman moved to adopt Resolution 2025-21, A Resolution of the Utah Inland Port Authority Board Adopting North Temple Landfill Remediation Project Area.

Board member Starks seconded the motion.

The motion passed with a unanimous vote of all board members present.

18. Adoption of Resolution 2025-22 Amendment to Skyline Corridor Project Area Plan

Board Member Starks moved to adopt Resolution 2025-22, A Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Skyline Corridor Inland Port Project Area Plan.

Board member Freedman seconded the motion.

The motion passed with a unanimous vote of all board members present.

19. Closed Session

At 11:30 am the board voted to move into a closed session meeting held at the Utah State Capitol, 350 State Street, Room 445, Salt Lake City, UT 84103, and via electronic meeting, for the purpose of a “strategy session to discuss the purchase, exchange, or lease of real property” as allowed and described in Section 52-4-204 of Utah Code and sections 52-4-205 of the Open and Public meetings act. Board member Freedman made a motion to move into closed session. Board member Starks seconded the motion.

Vote:

Jonathan Freedman – yes

Jerry Stevenson – yes

Ryan Starks – yes

Jefferson Moss – yes

Abby Osborne – absent

Closed session ended at 12:42 pm.

20. Adjourn

Acting Board Chair Stevenson adjourned the meeting.

Board Chair Abby Osborne

Written Public Comments submitted during and after the meeting:

Katie Pappas - Salt Lake City - 3/27/2025

San Juan County Project Area

The San Juan County Project area Plan, if adopted, will be the 13th such project. Assuming the project area maps are accurate, there are 11 different sites in 7 locations. San Juan County is the largest county in Utah and yet it currently has no rail service.

While there may be benefits to adding rail service to the area, it seems incredibly risky from a business standpoint to approve a project area and bring in rail-aligned development prior to establishing a rail line. If rail infrastructure doesn't happen, local communities will be burdened with exponential increases in truck traffic, degrading the environment and their quality of life. Is it even appropriate for UIPA to incentivize rail infrastructure with tax differential funds?

Looking at the Four Corners Freight Rail Feasibility Study, referenced in the plan, it appears to include San Juan County New Mexico, not Utah. Please clarify. What is the Utah connection?

It appears the Potash Ponds, Lisbon Valley and White Mesa Uranium Mill sites are being included to incentive rail service to them. That can happen without UIPA's involvement and without sacrificing future San Juan County tax revenue.

Two of the areas, while within San Juan county, are very close to Moab and will surely impact traffic and air quality in that city. What efforts has UIPA made to communicate with Moab City staff and community members, especially residents of Spanish Valley? What about other communities like Monticello, Blanding and White Mesa?

I'm asking you to put on the brakes and allow the Seven County Infrastructure Coalition efforts to bring in rail to proceed without interference.

While you're waiting, you could work on a community engagement and impact study. Please remember, this organization exists by the grace of Utah taxpayers.