



## Utah Inland Port Authority Board

### AGENDA

Wednesday, April 30, 2025 - 1:00 pm

Hideout Community Center

648 S. Hideout Way

Monticello, Utah 84535

Join Virtually: [https://utah-gov.zoom.us/webinar/register/WN\\_OpwfXtcaRQSOuAMLyjaThw](https://utah-gov.zoom.us/webinar/register/WN_OpwfXtcaRQSOuAMLyjaThw)

- |   |                    |
|---|--------------------|
| <b>1. Welcome</b><br><i>Abby Osborne, Board Chair</i>   | <b>Procedural</b>  |
| <b>2. Approval of Minutes</b> – March 24, 2025 meeting<br><i>Abby Osborne, Board Chair</i>  | <b>Action</b>      |
| <b>3. Executive Director Report</b><br><i>Ben Hart, Executive Director</i> <ul style="list-style-type: none"><li>a. Thank you to Board Member Ryan Starks</li><li>b. New Incentives Subcommittee Member</li><li>c. Port Business Model</li><li>d. Landfill Update</li><li>e. New Project Area Creation Update</li><li>f. West Weber Project Area Update, <i>with Stephanie Pack</i></li><li>g. Quarterly Budget Update, with Ariane Gibson</li><li>h. Other Items</li></ul>   | <b>Information</b> |
| <b>4. Policy Updates</b><br><i>Amy Brown Coffin, Chief Risk &amp; Compliance Officer</i><br><i>Ariane Gibson, Deputy Director &amp; Chief Financial Officer</i><br><b>BP-11 Personnel Policy</b><br>Policy on responsibilities and obligations of employment with UIPA.<br><b>BP-12 Segregation of Duties</b><br>Policy on dispersal of critical processes and transactions to prevent fraud and error.<br><b>BP-14 Board Governance</b><br>Policy to provide board standards for operations and governance for UIPA board members.<br><b>BP-15 Code of Conduct</b><br>Policy on organizational expectations, best practices, behavior, and conflicts of interest for UIPA.<br><b>BP-16 Public Infrastructure District (PID)</b><br>Policy for compliance with the Public Infrastructure Act for creation and oversight of public infrastructure districts. | <b>Information</b> |
| <b>5. Presentation: Creation of BZI Innovation Park Public Infrastructure District</b><br><i>Danny Stewart, Associate Vice President of Regional Project Area Development</i><br>First presentation of creation of a public infrastructure district in the Iron Springs Project Area.   | <b>Information</b> |

6. **Presentation: Resolution 2025-23 Authorizing Public Treasurer's Investment Fund Authorized Users** **Information**  
*Ariane Gibson, Deputy Director & Chief Financial Officer*  
Authorizing users for the Public Treasurer's Investment Fund (PTIF) administration system to handle PTIF deposits.
7. **Presentation: Resolution 2025-24 Verk Industrial Regional PID Interlocal Tax Sharing Agreement** **Information**  
*Ariane Gibson, Deputy Director & Chief Financial Officer*  
Tax-sharing agreement between UIPA and the Verk Public Infrastructure District.
8. **Presentation: Resolution 2025-25 Amended UIPA Office Lease** **Information**  
*Ariane Gibson, Deputy Director & Chief Financial Officer*  
Changes to lease agreement for UIPA office space.
9. **Presentation: Resolution 2025-26 5 S. 5100 W. Property Sublease** **Information**  
*Ben Hart, Executive Director*  
Sublease for tenant at 5 S. 5100 W. property.
10. **Presentation: Resolution 2025-27 Delta Cargo Building Relocation Loan** **Information**  
*Sebastian Abril, Director of Air Freight Strategy & Development*  
Loan for Delta Airlines relocation of cargo building at Salt Lake City International Airport.
11. **Presentation: Trigger Resolutions** **Information**  
*Stephanie Pack, Associate Vice President of Regional Project Area Development*  
*Jenna Draper, Associate Vice President of Regional Project Area Development*  
Resolutions setting trigger date for first collection of tax increment funds.
  - a. Resolution 2025-28 Golden Spike Project Area
  - b. Resolution 2025-29 Castle Country Project Area
12. **Presentation: Amendment to Mineral Mountains Project Area Plan** **Information**  
*Danny Stewart, Associate Vice President of Regional Project Area Development*  
First presentation of amended plan for UIPA project area in Beaver County.
13. **Presentation: Resolution 2025-30 Adopting the Ancient Sky Project Area Plan** **Information**  
*Jenna Draper, Associate Vice President of Regional Project Area Development*  
Second presentation of plan for new UIPA project area in San Juan County.
14. **Public Comment** **Action**  
*Abby Osborne, Board Chair*  
Public comment period.  
Written comment is welcome anytime at <https://inlandportauthority.utah.gov/contact/>
15. **Approval of Policy Update** **Action**  
*Abby Osborne, Board Chair*  
Approval of updated UIPA Board Policy.
  - a. BP-12 Segregation of Duties

- 16. Approval of Resolution 2025-23 Authorizing Public Treasurer's Investment Fund Authorized Users** **Action**  
*Abby Osborne, Board Chair*  
Adoption of resolution authorizing users for the Public Treasurer's Investment Fund (PTIF) administration system to handle PTIF deposits.
- 17. Approval of Resolution 2025-24 Verk Industrial Regional PID Interlocal Tax Sharing Agreement** **Action**  
*Abby Osborne, Board Chair*  
Adoption of resolution authorizing tax-sharing agreement between UIPA and the Verk Public Infrastructure District.
- 18. Adoption of Resolution 2025-25 Amended UIPA Office Lease** **Action**  
*Abby Osborne, Board Chair*  
Adoption of resolution authorizing changes to lease for UIPA office space.
- 19. Adoption of Resolution 2025-26 5 S. 5100 W. Property Sublease** **Action**  
*Abby Osborne, Board Chair*  
Adoption of resolution authorizing sublease at 5 S. 5100 W. property.
- 20. Adoption of Resolution 2025-27 Delta Cargo Building Relocation Loan** **Action**  
*Abby Osborne, Board Chair*  
Adoption of resolution authorizing loan to Delta Airlines for relocation of cargo building at Salt Lake City International Airport.
- 21. Adoption of Resolution 2025-28 Trigger Resolution in Golden Spike Project Area** **Action**  
*Abby Osborne, Board Chair*  
Adoption of trigger resolution for parcels in the Golden Spike Project Area.
- 22. Adoption of Resolution 2025-29 Trigger Resolution in Castle Country Project Area** **Action**  
*Abby Osborne, Board Chair*  
Adoption of trigger resolution for parcels in the Castle Country Project Area.
- 23. Adoption of Resolution 2025-30 Adopting the Ancient Sky Project Area Plan** **Action**  
*Abby Osborne, Board Chair*  
Adoption of resolution for creation of new project area in San Juan County.
- 24. 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*