

Utah Inland Port Authority Board 2025

DRAFT MEETING MINUTES

Utah Inland Port Authority Board Meeting Minutes

Wednesday, April 30, 2025 - 1:00 pm

Hideout Community Center
648 S. Hideout Way
Monticello, Utah 84535

Board Members Present in Person: Jerry Stevenson, Jonathan Freedman

Board Members Present Electronically: Abby Osborne

Non-Voting Board Members Present in Person: None

Non-Voting Board Members Present Electronically: Joel Ferry, Victoria Petro

Board Members Absent: Ryan Starks, Jefferson Moss, Bill Wyatt

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, Nick Archambault, Sebastian Abril, Stephanie Pack, Amy Chanthalyxay

Others in Attendance: Brook McCarrick, Talia Hansen, Bayley Hedglin, Kaeden Kulow, Davina Smith, Mack McDonald, Brett Behling, Connor Meyers, Trevor Olsen, Nate Lavin, Brian Ruppert, Jaren Stevenson, Chris Coombs, Carolyn Erickson, Jen Hart, Vicki Little, Cathay McKittrick, Joan Gregory, Drake Howell, Makayla Bealer, Benn Buys, Isaac Higham, Rebecca Burrage, Heather Dove, Andy Hulka, Brandon Yardley, Tussy King, Erika Pollard, Matthew Maass

1. **Welcome**

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

2. **Approval of Minutes, March 24, 2025 Board Meeting**

Board Member Freedman moved to approve the minutes from the March 24, 2025 board meeting. Board Chair Osborne seconded the motion.

The motion was approved unanimously.

3. Executive Director Report

Executive Director Ben Hart provided an executive director report. He noted the service of Ryan Starks as a member of this board in his role as the executive director of the Utah Governor's Office of Economic Opportunity and thanked him for all he has done. He mentioned that Jefferson Moss would take Ryan Stark's place on the Incentives Subcommittee and discussed coming changes and expanding roles for that subcommittee. He spoke of the start of wet remediation at the landfill site in the northwest quadrant. He noted that there is a potential project area creation being considered on the western side of Utah County, which may be the only other new project area created in this year. He spoke of increased staff efforts towards the inland port's logistics mission, building stronger relationships with coastal ports, developing air cargo capacity, and new rail access across the state.

Stephanie Pack, Associate Vice President of Regional Project Area Development, provided an update on activities in the West Weber project area, created almost one year ago. She noted Weber County's general plan for the region created in 2022 and the port's partnership with the county in accomplishing that plan. She spoke of efforts to operationalize and execute on the wetlands protection strategy in the area. A development agreement has been created with the Promontory Commerce Center, the development that will be coming online in the shortest timeline. The port has also worked with Black Pine and the county on regional infrastructure needs. The port is also involved in the development of a regional energy hub to develop energy deployment and as an incubator for emerging energy technologies. Thirty recruitment projects have opened and eight site visits occurred in the area.

Ariane Gibson, Deputy Director & Chief Financial Officer, provided a budget update, sharing the expense report for period 8, which is through February of 2025.

Utah Inland Port Authority	Expenses FY2025 Period 8			
	Current YTD as of 2/28/25	Approved Budget Appropriation	Surplus (Deficit)	Surplus (Deficit) %
Operating Expenses				
Personnel	2,477,289	3,305,000	827,711	74.96%
Travel	84,547	70,000	-14,547	120.78%
Office Lease	248,522	330,000	81,478	75.31%
Legal fees	208,588	300,000	91,413	69.53%
General and Administrative Expenses	54,565	300,000	245,435	18.19%
Technology & Licenses	114,311	400,000	285,689	28.58%
Professional Services	477,095	2,000,000	1,522,905	23.85%
Other (Specify): Office Build Out	0			
TOTAL OPERATING EXPENSE	3,664,917	6,705,000	3,040,083	54.66%
Inland Port Development Activities				
Salt Lake City Differential Allocation	0	8,175,079	8,175,079	0.00%
Acquisition of Property	3,058,727	3,500,000	441,273	87.39%
Publicly Owned Infrastructure and Improvements	1,483,809	1,900,000	416,191	78.10%
Fees & Transfers				
SLC Housing Affordability Payment	0	2,600,000	2,600,000	0.00%
Transfer to Series 2021 Bond	0	6,500,000	6,500,000	0.00%
TOTAL DEVELOPMENT, FEES, & TRANSFERS	4,542,536	22,675,079	18,132,543	20.03%
TOTAL EXPENDITURES	8,207,453	29,380,079	21,172,626	27.94%

4. Policy Updates

Ariane Gibson, Deputy Director & Chief Financial Officer, presented the following policies that are up for annual review.

BP 11 - Personnel Policy - changes related to separation from State of Utah, processes for new payroll system, and retirement and health insurance. Approval for this updated policy will occur at the board's next meeting.

BP-12 Segregation of Duties - this policy will be considered for approval in this meeting.

Amy Brown Coffin, Chief Risk & Compliance Officer, presented these three policies which will be considered for review in the board's next meeting.

BP 14-Board Governance

BP-15 Code of Conduct

BP-16 Public Infrastructure District (PID)

She also noted that BP-04 Project Area & Property Tax Differential which was presented in the March board meeting is still undergoing review and updating to enhance the vetting and structure around approval of the use of tax differential financing options.

5. Presentation: Creation of BZI Innovation Park Public Infrastructure District

Danny Stewart, Associate Vice President of Regional Project Area Development, provided a presentation on the proposed creation of a Public Infrastructure District in the Iron Springs Project Area. This PID will cover about 315 acres within the 820 acre BZI Innovation Park. The PID will support financing of needed public infrastructure - water, wastewater, storm drains, roads, natural gas, electricity, fiber optics, additional rail connections - to the innovation park. The proposed funding mechanism for this PID will be a property tax mill levy. Approval for the creation of this PID will be considered by the board at its next meeting.

6. Presentation: Resolution 2025-23 Authorizing Public Treasurer's Investment Fund Authorized Users

Ariane Gibson, Deputy Director & Chief Financial Officer, requested that the board authorize a change to the staff users who can access the Public Treasurer's Investment Fund login. This action is related to staffing changes in recent months.

7. Presentation: Resolution 2025-24 Verk Industrial Regional PID Interlocal Tax Sharing Agreement

Ariane Gibson, Deputy Director & Chief Financial Officer, presented information on a tax-sharing agreement between UIPA and the Verk Industrial Regional Public Infrastructure District. This agreement will allow for 92.5% of the tax differential captured in the Verk Industrial Park to be provided to the PID, against which they can bond for needed infrastructure in the project area. UIPA will retain the remaining tax differential for potential business recruitment incentives and administrative costs.

8. Presentation: Resolution 2025-25 Amended UIPA Office Lease

Ariane Gibson, Deputy Director & Chief Financial Officer, presented a proposed amended lease for the office space that UIPA occupies on the 6th floor of the World Trade Center at 60 E South Temple in Salt Lake City. The amendment includes the renovation and furnishing of the

remaining vacant space on the 6th floor to allow for growing staffing and shared space with the Utah Fairpark Area Investment and Restoration District .

9. Presentation: Resolution 2025-26 5 S. 5100 W. Property Sublease

Ben Hart presented a resolution approving the sublease of property at 5 S. 5100 W. in Salt Lake City for a use that will bring significant rail volume to the northwest quadrant. The board has previously adopted a resolution authorizing the staff to finalize an agreement, but as this will be a below-market lease, staff is bringing this resolution to the board in a public meeting. Approval of this resolution will allow staff to complete negotiations with the potential tenant.

10. Presentation: Resolution 2025-27 Delta Cargo Building Relocation Loan

Sebastian Abril, Director of Air Freight Strategy & Development, led a presentation on Utah's air cargo future and the specifics of the Delta cargo building relocation. Air cargo is more than just moving packages, it creates jobs, attracts high value industry, and keeps Utah's economy vibrant. High-paying industries like aerospace, medical devices, and pharmaceuticals depend on efficient logistics. The \$18 million loan from UIPA will finance design and construction costs for the new Delta facility with a structured repayment plan over 25 years.

Nate Lavin from Salt Lake City International Airport the opportunity, with the partnership of the inland port, for Delta Air Lines to expand their cargo footprint. Currently the Delta cargo facility protrudes into space along a taxiway. The phasing out of the current facility would allow expansion of the taxiway permitting better traffic flow for large aircraft. Inland port participation will accelerate the timeline for this project by allowing Delta to move to the former USPS facility to the south.

Brian Ruppert of Delta Air Lines spoke of the airline's deep roots in Utah. The new cargo facility will provide 30% more operating space and double the number of truck docks. Most crucially this project builds a 3,000 square foot drive-through cooler which increases capabilities to stage high value, perishable commodities like flowers, seafood and pharmaceuticals.

11. Presentation: Trigger Resolutions

• Trigger Resolution 2025-28 Golden Spike Project Area

Stephanie Pack, Associate Vice President of Regional Project Area Development, presented the first trigger resolution for the Golden Spike Project Area. This is in conjunction with the completion of Lakeshore Learning Materials 1.2 million square foot distribution center in Garland, Utah.

• Trigger Resolution 2025-29 Castle Country Project Area

Jenna Draper, Associate Vice President of Regional Project Area Development, presented the trigger resolution for the Castle Country Project Area. Emery County passed a resolution on April 15, 2025, requesting UIPA trigger these parcels as part of their long-term economic development strategy for creating jobs and supporting infrastructure and business development in the county. This project is for the Fossil Rock Mine, projected to create 1105 new jobs in Emery County, paying higher than average wages. The mine has not asked for any incentive from UIPA. The tax differential collected will be used by the county for public amenities and public support for new employees in these added jobs, including housing, roads, parks, etc.

12. Presentation: Amendment to Mineral Mountains Project Area Plan

Danny Stewart provided a presentation on a proposed amendment to the Mineral Mountains Project Area. This amendment will remove 920 acres from the project area to support the creation of a local Community Reinvestment Area for the Milford 2 solar project.

13. Presentation: Resolution 2025-30 Adopting the Ancient Sky Project Area Plan

Jenna Draper presented the Ancient Sky Project Area Plan, which was presented in the last meeting as the San Juan County Project Area. San Juan County passed a resolution supporting the creation of the project area on November 21, 2023, with Blanding City passing a resolution on February 25, 2025, and Monticello City passing a resolution on March 25, 2025. Industries of focus and recruitment in the area are in manufacturing, agriculture technology, transportation, aerospace and defense, bio production, mineral extraction, green tech, and forestry.

Talia Hansen, San Juan County Economic Development Director, thanked UIPA for this project area being created in the county. She spoke of the unique challenges in the state's largest county and the hope that this project area will meet community needs in ways that make local sense and are respectful of local values.

14. 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.

No requests to comment came from those in the room or from online meeting participants.

15. Approval of Policy Update

Board Member Freedman moved to approve BP-12 Segregation of Duties policy as presented. Board Chair Osborne seconded the motion.

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

16. Approval of Resolution 2025-23 Authorizing Public Treasurer's Investment Fund Authorized Users

Board Member Freedman moved to adopt Resolution 2025-23, A Resolution of the Utah Inland Port Authority Board Authorizing Public Treasurer's Investment Fund (PTIF) Authorized Users.

Board Chair Osborne seconded the motion.

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

17. Approval of Resolution 2025-24 Verk Industrial Regional PID Interlocal Tax Sharing Agreement

Board Member Freedman moved to adopt Resolution 2025-24, Verk Industrial Regional PID Interlocal Tax Sharing Agreement.

Board Chair Osborne seconded the motion.

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

18. Adoption of Resolution 2025-25 Amended UIPA Office Lease

Board Member Freedman moved to adopt Resolution 2025-25, Resolution for Amended UIPA Office Lease.

Board Chair Osborne seconded the motion.

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

19. Adoption of Resolution 2025-26 5 S. 5100 W. Property Sublease

Board Member Freedman moved to adopt Resolution 2025-26, A Resolution of the Utah Inland Port Authority Board Authorizing the Execution of a Sublease Agreement for the Property Located at 5 South 5100 West.

Board Chair Osborne seconded the motion.

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

20. Adoption of Resolution 2025-27 Delta Cargo Building Relocation Loan

Board Member Freedman moved to adopt Resolution 2025-27, A Resolution of the Utah Inland Port Authority Board Authorizing the Execution of a Loan for Delta Cargo Building Relocation.

Board Chair Osborne seconded the motion.

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

21. Adoption of Resolution 2025-28 Trigger Resolution in Golden Spike Project Area

Board Member Freedman moved to adopt Resolution 2025-28, Trigger Resolution for Golden Spike Project Area.

Board Chair Osborne seconded the motion.

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

22. Adoption of Resolution 2025-29 Trigger Resolution in Castle Country Project Area

Board Member Freedman moved to adopt Resolution 2025-29, Trigger Resolution for Castle Country Project Area.

Board Chair Osborne seconded the motion.

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

23. Adoption of Resolution 2025-30 Adopting the Ancient Sky Project Area Plan

Board Member Freedman moved to adopt Resolution 2025-30, A Resolution of the Utah Inland Port Authority Board Adopting the Ancient Sky Inland Port Project Area Plan.

Board Chair Osborne seconded the motion.

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

24. Adjourn

Acting Board Chair Stevenson adjourned the meeting.

Board Chair Abby Osborne

Written Public Comments submitted during and after the meeting:

Tom Louderback - 5/13/2025

Great Salt Lake

The Great Salt Lake is drying up and state politicians and business leaders want growth to continue as usual. The B.Y.U. ecology professor is right, the lake will be gone in 5 years. Infinite growth is not possible in a finite world. The damage is plain to see.

Stan Holmes - Salt Lake City, UT - 5/15/2025

Public Comment

I submit the following public comment to the UIPA Board for its consideration at the next available opportunity:

The April 2025 edition of Port Connection notes the posting of positions for an Emissions Inventory Analyst and a Community Engagement Manager in support of SLIPCAP and includes the link to an Update; but the links in the Update do not go to 'live' information about the positions. Would you please let me know where job descriptions and applications for these positions are posted?

I'm also wondering whether the Near Port Community Steering Committee has been established or if that is contingent upon appointment of the Community Engagement Manager.

Also: Please explain why public access to information about the Castle Country project area is still restricted by the disclaimer requirement at

<https://inlandportauthority.utah.gov/castlecountry/>

I thank you this Thursday morning May 15, 2025.

Steve Glaser - Holladay, UT - 5/27/2025

Comment: Pony Express Draft Project Area Plan and Budget

The Environmental Review for the Pony Express Project Area did not discuss a key potential source of environmental contamination at the Fairfield site. Specifically, there is a potential for arsenic and other heavy metals to be present in the soil at this proposed location. If present, development costs could be dramatically higher than what is currently anticipated, and the project could become economically unfeasible.

The information in the following two paragraphs is from a Public Health Assessment for Fairfield conducted by the Utah Department of Public Health (UDOH, 2011). The Public Health Assessment related to contamination emanating from the Manning Canyon Mill Site. This site is in the mountains to the northwest of Fairfield, and was the operating center of the Mercur Mining District. The site was abandoned during the 1930s. After it was abandoned, two on-site tailings ponds were breached, allowing the tailings to move downgradient. Because of the terrain in the area, these tailings were highly susceptible to wind and water erosion and, over several decades, migrated into the town of Fairfield.

Concentrations of arsenic in soil in the general Fairfield area were observed to be highest along roadside embankments and culverts, as well as near streams. Arsenic concentrations in surface soil (0 to 2 inches below ground surface) in these areas were generally above 1,000 mg/kg, with the highest values being over 7,000 mg/kg. At least one soil sample was collected along Allens Ranch Road (on the west side of the project area) and had an arsenic concentration over 3,000 mg/kg. There are large areas outside the embankments and culverts with arsenic concentrations between 100 and 1,000 mg/kg.

Arsenic is a known carcinogen. Under Utah Administrative Rule 315-101, exposure to soil contaminants should not increase the likelihood of cancer in industrial workers by more than one in ten thousand (1×10^{-4}). For arsenic, that soil concentration is typically about 300 mg/kg. This concentration is also the action level for non-residential soil in Fairfield's soil ordinance.

Because arsenic concentrations have been detected in the vicinity of the Fairfield portion of the Pony Express Project Area at over ten times this level, it would be necessary to conduct soil sampling of this area prior to proceeding with any development. Fairfield's soil ordinance also mandates such sampling.

These samples would need to be evaluated to determine if the soil would pose an unacceptably high risk of cancer to workers in the area. If it was necessary to remediate the soil, it is possible that it would need to be treated as a hazardous waste. All of this could lead to much higher development expenses than are anticipated by the Draft Project Area Plan and Budget.

It should also be noted that the 300 mg/kg arsenic concentration is not a federal or state regulatory criterion, but a value calculated using certain assumptions developed by the U.S. Environmental Protection Agency (EPA) that are generally appropriate for an industrial worker based on how they come in contact with soil. This value does not consider exposure by construction workers, and it does not consider the potential for nearby residents to inhale

arsenic-contaminated dust. When these people are considered, it is possible that a stricter criterion would be necessitated for any project development, especially given the size of the proposed Inland Port.

In addition, while this comment has focused on arsenic, lead, thallium (a major ingredient in many rat poisons), and manganese (which can be highly toxic through inhalation) have also been associated with the Manning Canyon Mill tailings. These should also be included in any site investigation.

In summary, the soil contamination in the area of the Fairfield portion of the proposed Inland Port would need to be properly evaluated to protect the health of the workers at the facility, construction workers who would build the facility, and the residents living around the facility. If soil remediation is necessary to build the Inland Port safely, the costs of development will be far higher than they otherwise would be. These considerations should be thoroughly vetted before moving ahead with the Fairfield portion of the Inland Port. Ignoring them risks creating an enormous financial boondoggle.

Utah Department of Health (UDOH), 2011. Public Health Assessment. Manning Canyon/Fairfield. Fairfield, Utah County, Utah. EPA ID: UT008911690. Prepared Under a Cooperative Agreement with the Agency for Toxic Substances and Disease Registry. August 24.