



Utah Inland Port Authority Board

AGENDA

Thursday, June 26, 2025 - 10:00 am

Cedar Fort Community Center
475 S 100 E, Cedar Fort Utah, 84013

Join Virtually: https://utah-gov.zoom.us/webinar/register/WN_b-KsEQ8MRtOboN-TFZeSlw

- 1. Welcome** **Procedural**
Abby Osborne, Board Chair
- 2. Approval of Minutes** – May 29, 2025 meeting **Action**
Abby Osborne, Board Chair
- 3. Election of UIPA Board of Directors Vice Chair** **Action**
Abby Osborne, Board Chair
- 4. Executive Director Report** **Information**
Ben Hart, Executive Director
 - a. Non-substantive change to Golden Spike Project Area Plan & Budget
 - b. UIPA-Sponsored Public Infrastructure Districts Update - Amy Brown Coffin
 - c. Iron Springs Project Area Update - Danny Stewart
 - d. Other Items
- 5. Policy Updates** **Information**
Amy Brown Coffin, Chief Risk & Compliance Officer
BP-01 - Open & Public Meetings
Policy to ensure compliance with Open and Public Meetings Statute.
BP-03 - Communications & Media Policy
Policy to provide positive, consistent, and valuable messaging across the organization.
- 6. Presentation: Business Incentive Consideration - Hive Plastics** **Information**
Danny Stewart– Associate Vice President of Regional Project Area Development
Presentation of business incentive for plastic product manufacturer in Iron Springs Project Area.
- 7. Presentation: Trigger Resolutions** **Information**
Jenna Draper, Associate Vice President of Regional Project Area Development
Danny Stewart, Associate Vice President of Regional Project Area Development
Resolutions setting trigger date for first collection of tax increment funds.
 - a. Skyline Corridor - Resolution 2025-32
 - b. Central Utah Agri Park, Nortonville Zone - Resolution 2025-35

8. **Presentation: Resolution 2025-36, Creation of XR Quadrant Development Public Infrastructure District** **Information**
Stephen Smith, Associate Vice President of Regional Project Area Development
Second presentation of creation of a public infrastructure district in the Northwest Quadrant.
9. **Presentation: Resolution 2025-37, Pony Express Project Area Plan & Budget** **Information**
Jenna Draper, Associate Vice President of Regional Project Area Development
Second presentation of plan for UIPA project area in western Utah County.
10. **Authority Infrastructure Bank Loan Approval - West Weber** **Information**
Ariane Gibson, Deputy Director, CFO, Treasurer
Presentation of loan for infrastructure development in West Weber Project Area.
11. **FY 2025 Budget Hearing** **Information**
Ariane Gibson, Deputy Director, CFO, Treasurer
Presentation of FY 2025 UIPA Budget
12. **Public Comment** **Action**
Abby Osborne, Board Chair
Public comment period.
Written comment is welcome anytime at <https://inlandportauthority.utah.gov/contact/>
13. **Approval of Business Incentive - Hive Plastics** **Action**
Abby Osborne, Board Chair
Approval of business recruitment incentive in Iron Springs Project Area.
14. **Trigger Resolutions** **Action**
Abby Osborne, Board Chair
Resolutions setting trigger date for first collection of tax increment funds.
 - a. Skyline Corridor - Resolution 2025-32
 - b. Central Utah Agri Park, Nortonville Zone - Resolution 2025-35
15. **Resolution 2025-36, Creation of XR Quadrant Development PID** **Action**
Abby Osborne, Board Chair
Resolution for creation of a public infrastructure district in the Northwest Quadrant.
16. **Resolution 2025-37, Pony Express Project Area Plan & Budget** **Action**
Abby Osborne, Board Chair
Resolution for adoption of plan for UIPA project area in western Utah County.
17. **Authority Infrastructure Bank Loan Approval - West Weber** **Information**
Ariane Gibson, Deputy Director, CFO, Treasurer
Approval of loan for infrastructure development in West Weber Project Area.
18. **Approval of FY 2026 UIPA Budget** **Action**
Abby Osborne, Board Chair
Approval of projected budget for fiscal year 2026.
19. **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*