



Utah Inland Port Authority Board

AGENDA

Monday, August 25, 2025 - 10:00 am
World Trade Center, Lobby Training Room
60 E. South Temple, Salt Lake City, Utah, 84111

Join Virtually: https://utah-gov.zoom.us/webinar/register/WN_hL6ExbYHQImjnXb9HHF4iA

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| 1. Welcome
<i>Abby Osborne, Board Chair</i> | Procedural |
| 2. Oath of Office, reappointed and new board members
Jefferson Moss
Tyler Clancy
<i>Oath administered by Carol Watson, Notary</i> | Action |
| 3. Vice Chair Election
<i>Abby Osborne, Board Chair</i> | Action |
| 4. Approval of Minutes – June 26, 2025 meeting
<i>Abby Osborne, Board Chair</i> | Action |
| 5. Executive Director Report
<i>Ben Hart, Executive Director</i> <ul style="list-style-type: none">a. Landfill Updateb. Logistics Updatec. Other Items | Information |
| 6. Policy Updates
<i>Amy Brown Coffin, Chief Risk & Compliance Officer</i>
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. | Information |
| 7. Contracts
<i>Amy Brown Coffin, Chief Risk & Compliance Officer</i> <ul style="list-style-type: none">a. Trainfo (SLC) Amendment - <i>funding for rail crossing sensors and signs</i>b. HAPI Contract - <i>marketing and advertising services</i>c. Municipal Financial Advisor - <i>debt issuance and financing structure advisement</i>d. RAISE Grant - <i>freight demand, infrastructure needs, and economic feasibility studies</i>e. Legal Services - <i>specialized legal services for contracts, real estate, employment law, etc.</i> | Information |

8. Presentation: Trigger Resolutions **Information**

Danny Stewart, Associate Vice President of Regional Project Area Development

Resolutions setting trigger date for first collection of tax increment funds.

- a. Iron Springs - Resolution 2025-40
- b. Mineral Mountains - Resolution 2025-41

9. Presentation: Amendment to Tooele Valley Project Area Plan & Budget **Information**

Stephanie Pack, Associate Vice President of Regional Project Area Development

First presentation of amended plan for Tooele Valley Project Area.

10. Public Comment **Action**

Abby Osborne, Board Chair

Public comment period.

Written comment is welcome anytime at <https://inlandportauthority.utah.gov/contact/>

11. Approval of Contracts **Action**

Abby Osborne, Board Chair

- a. Trainfo (SLC) Amendment - *funding for rail crossing sensors and signs*
- b. HAPI Contract - *marketing and advertising services*
- c. Municipal Financial Advisor - *debt issuance and financing structure advisement*
- d. RAISE Grant - *freight demand, infrastructure needs, and economic feasibility studies*
- e. Legal Services - *specialized legal services for contracts, real estate, employment law, etc.*

12. Trigger Resolutions **Action**

Abby Osborne, Board Chair

Resolutions setting trigger date for first collection of tax increment funds.

- a. Iron Springs - Resolution 2025-40
- b. Mineral Mountains - Resolution 2025-41

13. 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*