



## Utah Inland Port Authority Board

### AGENDA

Monday, September 12, 2025 - 10:00 am  
Utah State Capitol, Room 445  
350 State Street, Salt Lake City, Utah 84103

Join Virtually: [https://utah-gov.zoom.us/webinar/register/WN\\_IOsvvBWxRuaV\\_FuM53cBBg](https://utah-gov.zoom.us/webinar/register/WN_IOsvvBWxRuaV_FuM53cBBg)

1. **Welcome** **Procedural**  
*Abby Osborne, Board Chair*
2. **Approval of Minutes** – August 25, 2025 board meeting and training retreat **Action**  
*Abby Osborne, Board Chair*
3. **Executive Director Report** **Information**  
*Ben Hart, Executive Director*
4. **Policy Updates** **Information**  
*Ariane Gibson, Deputy Director, CFO, Treasurer*  
**BP-13 – Authority Infrastructure Bank (AIB)**  
Policy governing the AIB for investment in infrastructure projects.
5. **Presentation: Contract for Financial Municipal Advisor Services** **Information**  
*Ariane Gibson, Deputy Director, CFO, Treasurer*  
*Contract for advice to UIPA and related PIDs on public financing and bonds.*
6. **Presentation: Quarterly Budget Update** **Information**  
*Ariane Gibson, Deputy Director, CFO, Treasurer*  
*Quarterly budget update to UIPA Board.*
7. **Presentation: Authority Infrastructure Bank Loan Extension** **Information**  
*Ariane Gibson, Deputy Director, CFO, Treasurer*  
*Extension to AIB Loan for Zenith Bolinder.*
8. **Presentation: Resolution 2025-42 Updated Trigger Resolution for Skyline Corridor** **Information**  
*Ariane Gibson, Deputy Director, CFO, Treasurer*  
Resolution updating legal description for trigger in Skyline Corridor Project Area.
9. **Presentation: Agreement with WFRC and UDOT for Transportation Study** **Information**  
*Stephen Smith, Associate Vice President of Regional Project Area Development*  
Agreement with Wasatch Front Regional Council and Utah Department of Transportation for transportation study.

- 10. Presentation: Resolution 2025-43 Tooele Valley Project Area Plan & Budget Amendment #1** **Information**  
*Stephanie Pack, Associate Vice President of Regional Project Area Development*  
Second presentation of amended plan for Tooele Valley Project Area.
- 11. Presentation: Changes to Tooele Valley PID & Tax Sharing Agreement** **Information**  
*Ariane Gibson, Deputy Director, CFO, Treasurer*  
Changes to TV PID governing document and tax sharing agreement to include land amended into Tooele Valley Project Area.
- 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 Contract for Financial Municipal Advisor Services** **Action**  
*Abby Osborne, Board Chair*  
Contract for advice to UIPA and related PIDs on public financing and bonds.
- 14. Approval of Authority Infrastructure Bank Loan Extension** **Action**  
*Abby Osborne, Board Chair*  
Extension to AIB Loan for Zenith Bolinder.
- 15. Presentation: Agreement with WFRC and UDOT for Transportation Study** **Action**  
*Abby Osborne, Board Chair*  
Agreement with Wasatch Front Regional Council and Utah Department of Transportation for transportation study.
- 16. Resolution 2025-42 Updated Trigger Resolution for Skyline Corridor** **Action**  
*Abby Osborne, Board Chair*  
Resolution updating legal description for trigger in Skyline Corridor Project Area.
- 17. Resolution 2025-43 Tooele Valley Project Area Plan & Budget Amendment #1** **Action**  
*Abby Osborne, Board Chair*  
Amended plan adding additional land to Tooele Valley Project Area.
- 18. Approval of Changes to Tooele Valley PID & Tax Sharing Agreement** **Action**  
*Abby Osborne, Board Chair*  
Changes to TV PID governing document and tax sharing agreement to include land amended into Tooele Valley Project Area.
- 19. Closed Session\*** **Action**  
*Abby Osborne, Board Chair*  
This session is being held for a discussion related to real estate transactions in the jurisdictional area.
- 20. Adjourn** **Action**  
*Abby Osborne, Board Chair*

*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*