



Utah Inland Port Authority Board

AGENDA

Monday, October 6, 2025 - 3:00 pm

Sharwan Smith Student Center, Southern Utah University, Cedar Breaks Room
351 W University Blvd, Cedar City, Utah 84720

Join Virtually: https://utah-gov.zoom.us/webinar/register/WN_ffEPicywReGRfUd2rsTGcA

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| 1. Welcome
<i>Abby Osborne, Board Chair</i> | Procedural |
| 2. Approval of Minutes – September 12, 2025 UIPA Board Meeting
<i>Abby Osborne, Board Chair</i> | Action |
| 3. Executive Director Report
<i>Ben Hart, Executive Director</i> | Information |
| 4. Policy Updates
<i>Ariane Gibson, Deputy Director, CFO, Treasurer</i>
BP-13 – Authority Infrastructure Bank (AIB)
Policy governing the AIB for investment in infrastructure projects. | Information |
| 5. Presentation: Amendment #2 to Iron Springs Project Area Plan & Budget
<i>Danny Stewart, Associate Vice President of Regional Project Area Development</i>
First presentation of amended plan for Iron Springs Project Area. | Information |
| 6. Presentation: Amendment #2 to Central Utah Agri-Park Project Area Plan & Budget
<i>Danny Stewart, Associate Vice President of Regional Project Area Development</i>
First presentation of amended plan for Central Utah Agri-Park Project Area. | Information |
| 7. Presentation: Amendment #2 to Golden Spike Project Area Plan & Budget
<i>Stephanie Pack, Associate Vice President of Regional Project Area Development</i>
First presentation of amended plan for Golden Spike Project Area. | Information |
| 8. Presentation: Resolution 2025-45 Reconsideration of Amendment #1 to Tooele Valley Project Area Plan & Budget
<i>Stephanie Pack, Associate Vice President of Regional Project Area Development</i>
Reconsideration of amended plan for Tooele Valley Project Area to correct legal description of project area boundaries. | Information |
| 9. Public Comment
<i>Abby Osborne, Board Chair</i> | Action |

Public comment period.

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

10. Approval of Policy Update

Action

Abby Osborne, Board Chair

BP-13 – Authority Infrastructure Bank (AIB)

Policy governing the AIB for investment in infrastructure projects.

11. Adoption of Resolution 2025-45 Reconsideration of Amendment #1 to Tooele Valley Project Area Plan & Budget

Action

Abby Osborne, Board Chair

Reconsideration of amended plan for Tooele Valley Project Area to correct legal description of project area boundaries.

12. 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