UTAH INLAND PORT AUTHORITY
Moving Utah Forward

Utah Inland Port Authority Board

AGENDA

Thursday, April 23, 2026 - 1:00 pm
Utah State Capitol, Room 445
350 State Street, Salt Lake City, Utah 84103

Join Virtually: *https://utah-gov.zoom.us/webinar/register/WN_x2sUD1RwTj6hcLCRqYC6ZA*

1. **Welcome** **Procedural**
   Abby Osborne, Board Chair

2. **Oath of Office - Board Member Paul Cutler** **Action**
   Oath administered by Carol Watson, Notary

3. **Approval of Minutes** – March 16, 2026 UIPA Board Meeting **Action**
   Abby Osborne, Board Chair

4. **Executive Director Report** **Information**
   Ben Hart, Executive Director
   Jenna Draper, Associate Vice President of Regional Project Area Development
   a. Skyline Corridor Project Area Update
   b. Other

5. **Presentation: Parcel Mapping** **Information**
   Doug Pierce, Geospatial and Financial Data Administrator
   Demonstration of how the ArcGIS Parcel Fabric serves as an essential system of record, ensuring the integrity and historical lineage required to accurately capture Tax Increment Financing.

6. **Policy Updates** **Information**
   Amy Brown Coffin, Chief Risk & Compliance Officer
   BP-10 - Records Retention
   Policy on records management and public access to UIPA records.
   BP-11 - Personnel
   Policy on responsibilities and obligations of employment with UIPA.
   BP-12 - Segregation of Duties
   Policy on dispersal of critical processes and transactions to prevent fraud and error.
   BP-14 - Board Governance
   Policy to provide board standards for operations and governance for UIPA board members.
   BP-15 - Code of Conduct
   Policy on organizational expectations, best practices, behavior, and conflicts of interest for UIPA.
   BP-16 - Public Infrastructure Districts (PID)
   Policy for compliance with the Public Infrastructure Act for creation and oversight of public infrastructure districts.

7. **Presentation: Amendment #1 to Northwest Quadrant Project Area Plan & Budget** **Information**

   Stephen Smith, Associate Vice President of Regional Project Area Development
   Presentation of amended plan for Northwest Quadrant Project Area in Salt Lake County.

8. **Presentation: Resolution 2026-19 Amendment #2 to Castle Country Project Area Plan & Budget** **Information**

   Jenna Draper, Associate Vice President of Regional Project Area Development
   Presentation of amended plan for Castle Country Project Area in Carbon and Emery Counties.

9. **Public Comment** **Action**

   Abby Osborne, Board Chair
   Public comment period.
   Written comment is welcome anytime at https://inlandportauthority.utah.gov/contact/

10. **Approval of Policy Updates** **Action**

    Abby Osborne, Board Chair
    BP-10 - Records Retention
    Policy on records management and public access to UIPA records.
    BP-12 Segregation of Duties
    Policy on dispersal of critical processes and transactions to prevent fraud and error.

11. **Amendment #1 to Northwest Quadrant Project Area Plan & Budget** **Action**

    Abby Osborne, Board Chair
    Approval of amended plan for Northwest Quadrant Project Area in Salt Lake County.

12. **Resolution 2026-20 Amendment #2 to Castle Country Project Area Plan & Budget** **Action**

    Abby Osborne, Board Chair
    Approval of amended plan for Castle Country Project Area in Carbon and Emery Counties.

13. **Closed Session*** **Action**

    Abby Osborne, Board Chair
    This session is being held for a discussion related to real estate transactions in the jurisdictional area.

14. **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*