

Utah Inland Port Authority

Satellite Port Designation Process – Request for Information

HB433, Section 11-58-201 Amended:

The Utah Inland Port Authority (UIPA) seeks to develop a system of rural connections or “satellite ports” that form a complementary system of freight consolidating and movement assets to facilitate the efficient movement of freight throughout Utah.

Satellite Ports should facilitate domestic and international trade statewide *from locations outside the UIPA jurisdictional area in the Salt Lake County*. They are intended to catalyze trade activities statewide—especially in rural areas where the satellite facilities can provide the trade/infrastructure synergies necessarily to boost imports and exports of key Utah industries (e.g. as per GOED/EDCU clusters).

In order to identify candidates for designation as a Utah satellite port, UIPA is soliciting information on the business case for satellite ports, including demand (e.g. potential users and commodities), infrastructure and characteristics, network connectivity, benefits and impacts, financial parameters, and economic, environmental, and community considerations. The information outlined in this request will be used to designate Utah Satellite Ports through a 3-phased process:



SATELLITE FACILITY CRITERIA

The following criteria will be applied in the review of potential satellite facility submissions, to designate satellite facilities in the Utah Inland Port System.

Criteria	Considerations
Business Rationale	What is the industry demand for this satellite port? What are the existing and forecasted freight volumes? What types of commodities will be served and where will they be rerouted from? How does this satellite port complement the statewide system? What are the risks and opportunities for development?
Network Connectivity	Rail Potential – What are the existing rail attributes such as the presence of a rail spur, loop, transloading, industry rail service, car train units or heavy manifest rail service? Accessibility – Will this satellite port have truck access to major freight corridors? Is it in proximity to a local or international airport?
Financial Information	What are the expected costs for developing and operating the satellite port? What are the development incentives available to the Utah Inland Port

	Authority such as tax, property, property development rights? What are the opportunities to attract private capital?
Benefits and Impacts	Environmental Sustainability – Are there opportunities to use renewable energy at the site? What are the proposed environmental actions to mitigate impacts to the community/land, water, air, structures, living organisms, and environmental values? Can the satellite port mitigate air quality impacts on the Wasatch Front?
	Economic Impact – What are the expected number of jobs, incomes, and value-added to the community?
Site Preparedness	Does this satellite port have shovel ready attributes? Does this site have the right utility capabilities for industrial uses, including telecom, electricity, gas, water, etc.?
Third Party Validation	Does the proposed development reflect existing local plans? Is the satellite port eligible for a third-party program such as the Union Pacific Focus Site Program, EDCUtah Megasites Program, or Opportunity Zone Designation?
Community Considerations	What is the surrounding housing availability, labor pool, workforce training needs, hotels, and recreational venues? Does the satellite port have the support of the local government, businesses, property owners, and other local groups?

INFORMATION REQUEST

Please develop responses to each of the items outlined **in bold** at minimum and include relevant plans, policies, supporting documentation, and data related to candidate locations. UIPA may contact candidates directly to obtain additional information if needed to determine satellite port designations. Your responses should be entered into the intake form provided here.

Phase 1: Satellite Port Intake Screening

In Phase 1, UIPA will screen candidate locations for their potential as a satellite port, including the business rationale, network connectivity, site preparedness, benefit and impacts, and community considerations.

- **Port Overview:** Provide an overview of the potential satellite port including a map, acreage, site description, location details, property ownership, and other relevant highlights.
- **Business Rationale:**
 - What is the potential demand and industry need for the satellite port?
 - Working with industry partners, identify potential users of the satellite port, their current/future shipping and customs needs, and target markets.
 - Assess the current ability to balance outgoing volume with incoming volume (and equipment) to determine the near-term scope and size of a satellite facility.
 - What competition, barriers, and regulations will impede expansion or use of the satellite port?
 - Provide the strategic requirements needed to properly and efficiently implement a rural satellite port.
 - Provide an assessment of the risks and opportunities of establishing a satellite facility at the proposed location. At a minimum, the opportunities and risks should consider an

assessment of the risks to public and private investment, such as construction risks, geopolitical risks, pricing risks, weather, labor, and regulatory issues.

- **Network Connectivity:** Describe how the satellite port would connect to the state and national freight network. Identify and evaluate the existing network assets – major truck corridors, rail assets, and any local/international airports.
- **Site Preparedness:** Does this location have shovel ready attributes? Does this site have the right utility capabilities for industrial uses, including telecom, electricity, gas, water, etc.?
- **Benefits and Impacts:** What are the potential benefits and impacts to the local community, economy, and environment? Are there opportunities for renewable energy at the port?
- **Community Considerations:** Document community resources around housing availability, labor pool analysis, workforce training, hotels, recreational venues, etc.
- **Third Party Validation:** Please note if candidate location is eligible for a third-party program such as the Union Pacific Focus Site Program, EDCUtah Megasites Program, or Opportunity Zone Designation.

Phase 2: Satellite Port Terms and Conditions

In Phase 2, UIPA requests candidate locations to conduct a detailed market assessment for UIPA consideration as to how they fit into the overall statewide inland port system. If a location is deemed feasible and complementary to the efficient movement of goods, UIPA and candidates will negotiate terms and conditions for designation as an official ‘satellite port’.

- **Market Assessment:** Conduct a detailed market assessment indicating industry needs, key customers, market size, growth potential, competitive analysis, and business development strategy.
- **Conceptual Site Layout, Site Assessment, and Recommendations:** Create conceptual site layout(s), perform a site assessment, and provide recommendations on infrastructure needs, costs (capital and ongoing operations), and improvements.
- **Development Incentives:**
 - Describe county and municipal policies to evaluate the allocation of development incentives available to the Utah Inland Port Authority to support development of the satellite port, including taxes, property, property development rights, and others.
 - Provide recommendations on the ratio of funding and incentives allocated to attract and support specific business development projects vs. the amount allocated to develop needed infrastructure for the satellite port.
- **Local Plans:** Submit an overview of how the proposed satellite port fits into relevant local transportation, land use, and economic development plans.
- **Letters of Support:** Provide relevant letters of support from local government, businesses, property owners, users, and community groups.

Phase 3: Satellite Port Projects

In Phase 3, UIPA will collect project-related information to facilitate the development of comprehensive Project Area Plans. Satellite Ports are asked to submit detailed information

including a project listing, financial performance analysis, economic impact analysis, and an environmental impact statement, and any other supporting documentation.

- **Project Listing:** Provide a listing of satellite port projects, including timelines, expected costs for development and ongoing operations, and funding/financing sources.
- **Maps:** Provide the following maps: tax parcels, ownership and acreage, land availability, infrastructure, transportation, FEMA floodplains, desktop topography, and aerial imagery.
- **Financial Performance Analysis:** Conduct a financial performance analysis including ongoing operational and maintenance costs, potential operating partners, forecasted revenue flows, and overall return on investment.
- **Economic Impact Analysis:** Calculate the expected jobs created, incomes, and value-added to the community.
- **Environmental Impact Statement (EIS):** Provide an EIS if triggered under federal law for projects that describes the effects for proposed actions on the community/land, water, air, structures, living organisms, environmental values, social, cultural, and economic aspects.

Satellite Port Resource Document

Candidates may wish to consult the following resources to obtain needed information as part of the Satellite Port Designation Process. Please contact the Utah Inland Port Authority directly for any questions or concerns.

Federal Resources:

- **US Department of Transportation**
<https://www.transportation.gov/>
- **US Bureau of Labor Statistics**
<https://www.bls.gov/>
- **US Customs and Border Protection**
<https://www.cbp.gov/trade/basic-import-export>
- **US Department of Commerce**
<https://www.commerce.gov/>
- **Foreign Trade Zone**
<https://www.cbp.gov/border-security/ports-entry/cargo-security/cargo-control/foreign-trade-zones/about>
<https://fas.org/sgp/crs/misc/R42686.pdf>

State Resources:

- **Utah Department of Transportation**
<https://www.udot.utah.gov/>
- **Utah Department of Workforce Services**
<https://jobs.utah.gov/>
- **Utah Governor's Office of Economic Development**
<https://business.utah.gov/>
- **Utah Governor's Office of Energy Development**
<https://energy.utah.gov/>
- **Utah Association of Counties**
<https://uacnet.org/>
- **EDCUtah**
<https://edcutah.org/>
- **World Trade Center Utah**
- <https://wtcutah.com/>
- **Utah Inland Port Authority**
<https://www.utahinlandport.org/>

Other Resources:

- **American Association of Port Authorities**
<https://www.aapa-ports.org/>
- **Port Compliance**

<https://www.portcompliance.org/>

- **Alliance Texas Mobility Innovation Zone**
<https://www.alliancetexasmiz.com/>
- **North Carolina Global Transpark**
<https://www.ncgtp.com/>
- **Rickenbacker Inland Port**
<https://rickenbackeradvantage.com/>
https://transportgeography.org/?page_id=8315
- **Port of Huntsville**
<http://www.flyhuntsville.com/portal/#.XrXJ2JNKiqB>
- **Logistics Park Kansas City**
<http://www.logisticsparkkc.com/>
- **South Carolina Inland Port**
<http://scspa.com/cargo/logistics/inland-ports/>
- **Northeast Georgia Inland Port**
<https://gaports.com/facilities/inland-ports/northeast-georgia-inland-port/>