

# Utah Inland Port Authority Board 2022

## APPROVED MEETING MINUTES

Utah Inland Port Authority Board Meeting Minutes  
Wednesday, January 12, 2023  
Utah State Capitol, Room 450

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Board Members Present: Miles Hansen

Non-Voting Board Members: Victoria Petro-Eschler

Board Members Absent: Dan Hemmert, Mike Schultz, Jerry Stevenson, Abby Osborne

UIPA Staff: Ben Hart, Larry Shepherd, Lynne Mayer, Benn Buys, Amy Brown Coffin, Allen Evans, Taneesa Wright, Scott Wolford, Stephen Smith

Others in Attendance: Joan Gregory, Lynne McKenna, Craig Wallentine, Brittany Manookin, Malin Moench, Leia Larsen, Stanley Holmes, Steve Van Maren, Shannon Bond

**1. Welcome**

Board Chair Miles Hansen welcomed all to this Utah Inland Port Authority Board Meeting noting that the meeting was informational and no board action would be taken at this meeting.

**2. Project Area & Property Tax Differential Policy (BP-04)**

Amy Brown Coffin, Chief Compliance Officer, provided a presentation of the UIPA policy to ensure compliance with statute and strategic objectives in project area creation and tax differential use. Project area plans will include (1) Defined public purpose, (2) Public benefit: Analysis of Investment along with goals and objectives, (3) Completed initial environmental review, (4) Area boundaries (including legal description), (5) Project Area Budget. Project Area Master Plans will stipulate details related to tax differential use and will typically include (1) Affordable Housing, (2) Development Funding, (3) Regional Improvements, (4) Business Recruitment Incentives.

**3. Authority Infrastructure Bank (AIB) Policy (BP-13)**

Amy Brown Coffin, Chief Compliance Officer, provided a presentation of the UIPA policy governing the AIB for investment in infrastructure projects that generate revenue and are in the public interest. This policy outlines the application process, loan criteria and evaluation, and application documents requirements for interested parties in obtaining a UIPA AIB loan.

**4. Public Comment**

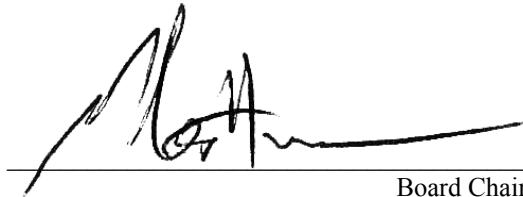
Chair Hansen opened up the public comment period and welcomed those both in person and online to join the queue. Public comments made included concern about how the UIPA will contribute to saving the Great Salt Lake, suggested corrections and changes to the draft language in the policies presented in this meeting, and transparency in recruitment incentives.



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## 5. Adjourn

Board Chair Hansen adjourned the meeting.



Board Chair, Miles Hansen

## Written Public Comments submitted after the meeting

Craig Wallentine  
Submitted 2/7/2023

Hello,

I wanted to follow up on the two recommendations that I made to the UIPA Board during the public comments section of the January 12th Meeting concerning BP-04 and BP-13.

My first recommendation was to request the correction of a typographical error in Section V, "Definitions" in BP-04 concerning "Project Area and Property Tax Differential".

In Section II of the BP-04 draft provided to the public, the "Regulatory and Legislative Requirements", Utah Civil Code 11-58-6 is cited. Specifically, UCA 11-58-603 which reads that:

"The definition of a high-paying job means a job:

- (1) created because of development activity within the project area;
- (2) that pays at least 130% of the average for all wages within the county in which the project area is located for the year during which an incentive application is submitted".

In Section V of the BP-04 draft provided to the public, there is a typographical error that states that a high paying job is only 110% of the average of all wages.

I would like to know if the final version of BP-04 was corrected to be consistent with the Utah Civil Code cited and with the original intent of the Legislature when it adopted the 130% objective in HB443.

My second recommendation was to add one word to Section 11, "Application Documents" in BP-13 concerning the Authority Infrastructure Bank.

In Section 11, "Applications Documents" there is a description of the Business Plan required of an applicant. Having personally written and reviewed many business plans over the decades, I suggest the addition of one word to clarify the meaning and intent of the Business Plan Requirements.

The draft provided to the public stated that the "business plan should include:

- Executive Summary
- Description of Product/Services
- Target Marketing & Marketing Strategy "

These items are all common and well understood. However, the next line in Section 11 is a catch-all line that is unclear to knowledgeable readers.

- "Neighborhood/Human/Environmental Impact"



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I recommend that by adding the word "Human" e.g.

- "Neighborhood/Human Health/Environmental Impact"

the business plan requirements would be much clearer to the applicant and make evaluation of business plans easier by the Inland Port Authority.

This one word change would also align BP-13 with the stated intent of the Inland Port Authority to conduct Community Impact Assessments, Human Impact Assessments and Traffic Impact Assessments when evaluating future projects as agreed to in the recently executed contract with Salt Lake City.

In conclusion, I would like to know if the final version of BP-13 was updated to indicate the intent of the Inland Port Authority Board to protect and promote the health of all Utahns while also promoting important economic growth.

Thank you,

Craig Wallentine

Nathan Strain  
Submitted 2/13/2023

Actually a strategic master plan comment.

It has no detail, you all need to hurry up and make an actual site master plan that addresses growth in a reasonable way.