



UTAH INLAND PORT AUTHORITY

Utah Inland Port Authority Board

AGENDA

Tuesday, April 4 2023 - 1:30 pm

Building Zone Industries

1233 S Old Highway 91, Kanarraville, UT, 84742

Join Virtually: https://utah-gov.zoom.us/webinar/register/WN_T4-4uuNdQmK1apN6vxopGQ

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| 1. Welcome | Procedural |
| <i>Miles Hansen, Board Chair</i> | |
| 2. Closed Session* | Action |
| <i>Miles Hansen, Board Chair</i> | |
| This session is being held for a discussion related to real property acquisition, including remediation, in the jurisdictional area. | |
| 3. Return to Open Session | Action |
| <i>Miles Hansen, Board Chair</i> | |
| 4. Approval of Minutes – February 27, 2023 meeting | Action |
| <i>Miles Hansen, Board Chair</i> | |
| 5. Executive Director Report | Information |
| <i>Ben Hart, Executive Director</i> | |
| <ul style="list-style-type: none">• Future Project Areas• Rural Project Area Policy• Industry Voice• Other items | |
| 6. Approval of Resolution 2023-02, appointing Benn Buys as UIPA Treasurer | Action |
| <i>Miles Hansen, Board Chair</i> | |
| 7. Budget Update | Information |
| <i>Benn Buys, Deputy Director, CFO, Treasurer</i> | |
| 8. Logistics Plan Update | Information |
| <i>Chad Whitlock, Chief Operating and Logistics Strategy Officer</i> | |
| Dynamics influencing supply chain and how we will understand and work with them | |
| 9. Northwest Quadrant Project Area Plan Amendments | Information |
| <i>Allen Evans, Executive Vice President, Business Development</i> | |
| Proposed amendments to master plan, including incentives strategy, key performance indicators, etc. | |

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| 10. Crossroads PID Governing Documents Revision
<i>Amy Brown Coffin, Chief Compliance Officer</i>
Presentation on proposed revisions to Crossroads Public Infrastructure District governing documents | Information |
| 11. Approval of Resolution 2023-04, appointing members to PID Board
<i>Miles Hansen, Board Chair</i>
Appointment of technical experts Amy Brown Coffin and Victoria Petro to the Crossroads Public Infrastructure District board. | Action |
| 12. Policy Presentations
<i>Amy Brown Coffin, Chief Compliance Officer</i>
BP-14 - Board Governance Policy
Policy to ensure board action is consistent with law and board policies
BP-15 - Code of Conduct
Policy guiding expectations, practices, behavior, and conflicts of interest for UIPA
BP-16 PID Policy
Policy for creation and governance of Public Infrastructure Districts | Information |
| 13. Approval of Policies BP-04 and BP-13
<i>Miles Hansen, Board Chair</i>
BP-04 - Project Area & Property Tax Differential
Policy to ensure statutory compliance in project area creation and tax differential use
BP-13 - Authority Infrastructure Bank (AIB)
Policy governing the AIB for investment in infrastructure projects | Action |
| 14. Public Comment
<i>Miles Hansen, Board Chair</i>
Public comment period
Written comment is welcome anytime at https://inlandportauthority.utah.gov/contact/ | Action |
| 15. Approval of Resolution 2023-03, approving Iron Springs Project Area Plan
<i>Scott Wolford, Vice President of Business Services</i>
Plan for maximizing long-term economic benefits to the Iron Springs Project Area | Action |
| 16. Adjourn | Action |

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*