



# COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

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**TO:** City Council Members

**FROM:** Nick Tarbet, Policy Analyst

**DATE:** July 9, 2024

**RE:** First Amendment to Interlocal Agreement,  
Utah Inland Port Authority

**PROJECT TIMELINE:**

Briefing: July 9, 2024  
Set Date: N/A  
Public Hearing: N/A  
Potential Action: July 9, 2024

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## ISSUE AT-A-GLANCE

The Council will receive a briefing on a proposed amendments to the interlocal agreement between Salt Lake City, The Redevelopment Agency (RDA) and the Utah Inland Port Authority (UIPA).

In October of 2022, UIPA, the City, and the RDA executed an interlocal cooperation agreement to comply with Utah law, to establish a contractual relationship creating certainty on the 25-year distribution of the City Differential to UIPA and to commit to a process for the expenditure of a portion of the City Differential and the efficient processing of land use applications relating to authority jurisdictional land. The parties committed to spending differential on a Health Impact Assessment (HIA) and a Traffic Study and a Community Impact Assessment (CIA). Those were to be completed by 2023.

Since then, the Parties have engaged in collaborative discussions with each other and with community stakeholders and have concluded that rather than conducting an HIA, Traffic Study, and CIA, a portion of the Community Differential and Environmental Differential would be more productively spent to establish a baseline evaluation of current development trends and potential outcomes in the port authority jurisdictional land and the Northwest Quadrant.

Based on those discussions, UIPA, the City and RDA are recommending the following changes to the interlocal agreement (*Transmittal Letter page 2*):

- Removes the requirement that the Parties complete a Health Impact Assessment; a Traffic Study; and a Community Impact Assessment by the end of 2023.
  - Replaces these studies with a requirement to create a Baseline Study and a Preferred Scenario.
  - The Baseline Study will analyze current development trends and inform the Parties on how the port authority jurisdictional land and Northwest Quadrant would be developed if the development continues on pace with these trends.
  - The Preferred Scenario will be created through an analysis of the Baseline Study and through community engagement to determine what/how the various stakeholders desire these areas to be developed.
- The Preferred Scenario will include a list of preferred potential projects and a matrix to identify other potential projects to effectuate the goals identified in the Preferred Scenario.
- The Community Mitigation and Environmental Mitigation Differential will be spent first on engaging one or more firms to create the Baseline Scenario and the Preferred Scenario.
- Any additional Community Mitigation and Environmental Mitigation Differential will be spent on either UIPA's community enrichment grants or other projects to be mutually agreed upon by the Parties.
  - The Parties will work to establish a shared set of standards for issuing the grants.
- After the Preferred Scenario is complete, the Community Mitigation and Environmental Mitigation Differential will be spent on projects identified in the Preferred Scenario or established through the Preferred Scenario matrix.
  - The Parties will both identify preferred projects annually to the UIPA Board

These changes outlined in the Interlocal Agreement were approved by the UIPA Board on April 29, 2023.

These changes must be approved by both the City Council and the RDA. The briefing will be held during the June 9 RDA meeting. It will then be on the June 9 Council Meeting as a written briefing and then potentially adopted later during the formal meeting

## **POLICY QUESTIONS**

Some Council/Board Members have been asked about the environmental mitigation differential funds being used on projects that were not identified and supported by the city's northwest quadrant review committee.

***The Council may wish to ask the Administration for additional background on how it is decided that differential funds are spent.***