



Point of the Mountain and Utah Inland Port

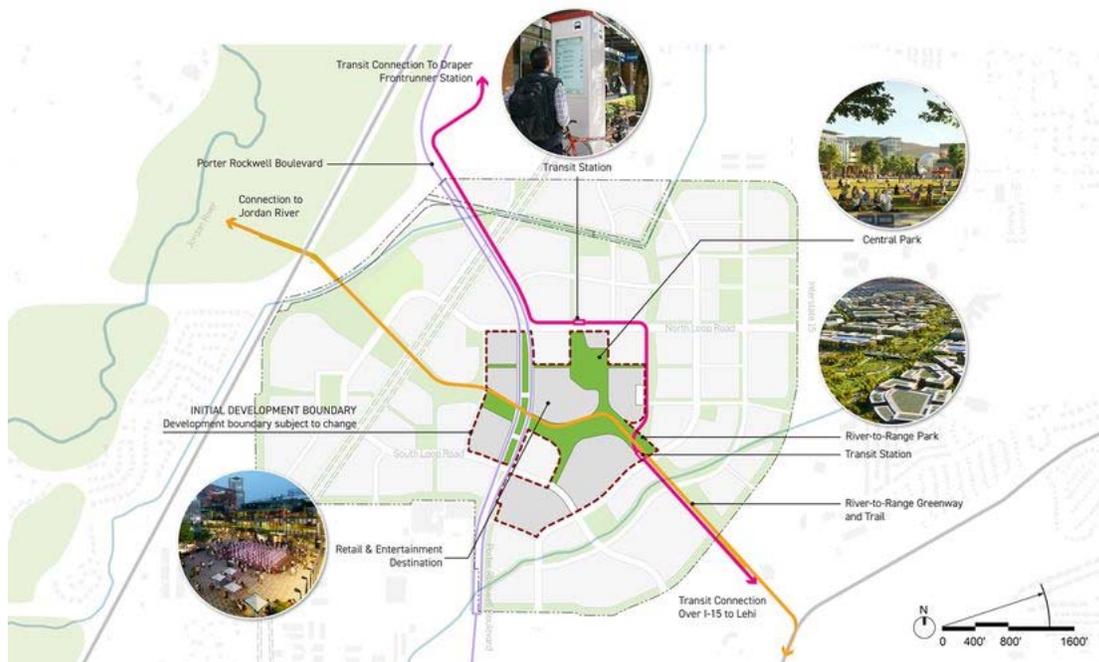
Summary of New Economic Development Projects | September 6, 2022

The Legislature’s decision to move the prison to Salt Lake City coincides with two major economic development opportunities for the state: (1) The Point of the Mountain and (2) the Utah Inland Port.

About the Point of the Mountain State Land Authority

In 2018, the Utah State Legislature passed [H.B. 372](#), The Point of the Mountain State Land Authority (POMSLA). The law created a board to guide future development at the 600 acres of state-owned land near the Point of the Mountain, an area south of downtown Salt Lake City that formerly housed the state prison but that has also experienced significant growth and development as Salt Lake’s population and economy have burgeoned.

On July 12th, 2022, the POMSLA Board announced the successful bid of a consortium of developers, collectively known as Innovation Point Partners. This group will focus on the first phase of development post-clearing of the prison site. As seen in the below graphic, an initial 78-acre initial development known as “the Hub” will be the first catalyst for development of the area with a focus on transit-oriented development, a mix of retail, jobs, and housing, and pedestrian accessibility. Further expansions and development of the remaining site will take place under a flexible plan established by the Board with input from relevant business interests, the public, and the Legislature.^{1,2}



As of FY 2023, the Legislature appropriated a total of \$13,035,000 one-time and \$1,750,100 ongoing to POMSLA. These funds were used for staff positions, research on successful innovation districts, framework plan development, and selection of developers for the project. Along with direct state funds, the Legislature set aside \$75 million that could go toward any infrastructure bank or land use authority, including POMSLA or UIPA, upon further action.

1 <https://thepointutah.org/about/>
 2 <https://www.sltrib.com/news/2022/07/12/utah-picks-key-partner-its/>



About the Utah Inland Port Authority

The Utah Inland Port Authority (UIPA) is a state corporation directed by the Utah Legislature to establish a dry port northwest of Salt Lake City and multiple satellite sites, or nodes, in rural regions of Utah. The UIPA was created by [S.B. 234](#), "Utah Inland Port Authority," during the 2018 General Session and expanded in scope through [H.B. 433](#), "Inland Port Amendments," during the 2019 General Session.

The Utah Inland Port will act as a central logistics hub west of the Salt Lake City International Airport, adjacent to the Union Pacific Salt Lake City Intermodal Rail Terminal. The Port has three key projects that are central to its mission: (1) a transloading facility, (2) an "Intelligent Crossroads Network," and (3) satellite nodes to consolidate the flow of goods from Utah's various districts. The transloading facility will provide international and domestic cargo owners with a cost-effective space to prepare goods for transport by rail line at the main hub in the Northwest Quadrant. The Intelligent Crossroads Network (ICN) is a planned telecommunications infrastructure within the main project area to provide a high-speed broadband network for transloading logistics and expected future industries based on predictable and sustainable supply chain data. The yet-to-be-determined satellite node locations will be used as consolidation points for various regional industries in Utah. Through economies of scale, these items can be transported at lower cost to the central hub for future distribution. These satellite sites will also provide additional jobs in each region.³



As of FY 2023, the Legislature appropriated a total of \$10,169,000 one-time and \$3,179,400 ongoing to UIPA. These funds were used for staff positions, completion of market studies, lease agreements, data analysis, and a Rail Master Plan. Along with direct state funds, the Legislature set aside \$75 million that could go toward any infrastructure bank or land use authority, including POMSLA or UIPA, upon further action.

³ <https://le.utah.gov/interim/2021/pdf/00004212.pdf>