

Utah Inland Port Authority Board 2025

DRAFT MEETING MINUTES

Utah Inland Port Authority Board Meeting Minutes
Monday, October 6, 2025 - 3:00 pm
Sharwan Smith Student Center, Southern Utah University, Cedar Breaks Room
351 W University Blvd, Cedar City, Utah 84720

Board Members Present in Person:

Board Members Present Electronically: Abby Osborne, Jerry Stevenson, Jonathan Freedman, Jefferson Moss, Tyler Clancy

Non-Voting Board Members Present in Person: Joel Ferry, Bill Wyatt

Non-Voting Board Members Present Electronically: Victoria Petro

Board Members Absent:

UIPA Staff: Ben Hart, Ariane Gibson, Larry Shepherd, Kaitlin Felsted, Jenna Draper, Carol Watson, Amy Brown Coffin, Lynne Mayer, Danny Stewart, Diana Gardner, Stephen Smith, Lindsay Pedersen, Mona Smith, Mark Nord, Allen Evans, Nick Archambault, Stephanie Pack, Amy Chanthalyxay, Sebastian Abril, Scott Wolford, Nadine Stevens-Hendry

Others in Attendance: Brook McCarrick, Mayor Mollie Halterman, Dan Jessen, Phil Schmidt, Brent Drew, Karen Doherty, Dillon Torske, Jason Spencer, Shaun Kjar, David Johnson, Monica Hilding, Andy Hulka, Herman Wenz

1. Welcome

Acting Chair Joel Ferry welcomed the board members, staff and public to this Utah Inland Port Authority Board Meeting.

2. Executive Director Report

Executive Director Ben Hart expressed pleasure to be in Cedar City for this meeting and spoke of strong economic growth in the region.

Stephen Smith, Associate Vice President of Regional Project Area Development, provided an update on activities in the Northwest Quadrant. He mentioned business recruitment there and highlighted the opportunity for another battery energy storage project of 200 megawatts that is expected to be before the board in November. He also discussed UIPA support of the Stadler Rail business expansion. He reviewed progress on the ongoing baseline study which is wrapping up. This process has drawn much useful

feedback from the community through surveys and other community engagement activities. The preferred scenarios section of the study will take the input received and translate them to recommendations and scenarios to determine priorities in tax differential spending in the area. A review of the preferred scenarios will be the focus of two open houses in November. UIPA, working with UDOT and Wasatch Front Regional Council, is in the contracting stage of a transportation study focussing on a portion of the Northwest Quadrant to identify freight opportunities, connection points, public transit and utilities to optimize how things move through the area.

Ben Hart discussed questions he receives on what is the “port” in Utah and how it differs from the sea ports that most everyone understands. The Utah Inland Port differs in its statewide reach, with project areas in many locations to expand logistics infrastructure. The focus of UIPA activities is moving from a phase of project area creation toward more effort at optimization of existing project areas which will include more focus on port infrastructure, reducing the over-dependency on truck transportation, and increased utilization of air cargo. Moving ahead, UIPA will continue to be successful as it works with state and local partners to reach its goals.

3. **Presentation: Logistics Update**

Allen Evans, Executive Vice President of Logistics, and Sebastian Abril, Director of Air Freight Strategy & Development, provided an update on next steps in UIPA logistics strategy. As has been previously presented to the board, the three main areas of logistics focus have been enhancing rail access, improving connectivity to coastal ports, and establishing an air cargo gateway. In recent months a big change has been the addition of a second class 1 rail carrier in the state. This opens up our market to more ocean carriers, benefiting all in the state with increased efficiency and competition in rail service. With the unprecedented growth at Port of Long Beach, already the largest port in the U.S., we will see more of that freight moving into Utah. UIPA efforts will be to get more of the Utah freight that is heading to and from Long Beach onto rail and take trucks off the road.

The new direct flight to Seoul, Korea has opened to Utah 50 different destinations throughout Asia. With air cargo tonnages growing around the globe, Utah’s Asia connection and the coming trial flight to Lima, Peru, we are better connected to more of the world’s most robust markets. These direct flights means that air cargo from Utah touches fewer points, providing better and faster movement of high-value Utah exports/imports like semiconductors, aerospace, defense, health and pharmaceuticals, and perishables. UIPA investments in air cargo infrastructure are benefiting the state with better transportation availability, fresher goods, and resilient supply lines. UIPA recently participated in a trade mission with visits to Korea and Japan to see air freight infrastructure and opportunities there and share what we are doing at Salt Lake International Airport to support freight movement here.

4. **Policy Updates**

Amy Brown Coffin, Chief Risk & Compliance Officer, presented the following policy updates.

BP-04 - Project Area & Property Tax Differential

A proposed change to this policy would allow that minimal project area boundary changes would be done in a single public board meeting. This policy will be presented for approval at the board’s next meeting.

BP-13 – Authority Infrastructure Bank (AIB)

A change to this policy since it was last presented was made in the application process and specific items that are required in that process. This policy was presented for approval in this meeting.

5. Presentation: Professional & Logistics Services Contract

Amy Brown Coffin also presented information on this contract for logistics services. This is a consulting contract set to expire at the end of October. Following a RFP, this contract was again awarded to Broadway Consulting. Costs under this contract are not to exceed \$600,000 (\$300,000 per year) for a duration of two years. It also provides for three optional one-year extensions.

6. Presentation: Amendment #2 to Iron Springs Project Area Plan & Budget

Danny Stewart, Associate Vice President of Regional Project Area Development, presented this amendment to the Iron Springs Project Area Plan & Budget. The amendment would add three areas – 460 acres adjacent to the current project area within the Port 15 development, 152 acres in Cedar City in the Amber Industrial Park, and 460 acres located at the Parowan Airport adjacent to I-15. The proposed amendment will help Cedar City, Parowan, and Iron County better realize their combined economic development strategies in alignment with the original project area plan for Iron Springs. This amendment will provide additional railroad access for new business recruitment in Cedar City and attract light-industrial and aviation-related business development to Parowan.

Brent Drew of Port 15 mentioned their development work since 2006 and how partnering with the port can benefit that industrial park going forward.

Phil Schmidt spoke to the Amber Industrial Park, saying it was ready to promote the site for business development.

Dan Jessen and Mayor Mollie Halterman of Parowan spoke of the opportunities surrounding the airport there and the desire to expand the commercial and industrial tax base in their community.

7. Presentation: Amendment #2 to Central Utah Agri-Park Project Area Plan & Budget

Danny Stewart also led the presentation on an amendment to the Central Utah Agri-Park Project Area Plan and Budget. This amendment will add 920 acres of SITLA property and 1,460 adjacent acres for the development of the Agri-Park.

Shaun Kjar spoke of the benefits of adding this land to the project area and its suitability as the location of the proposed Agri-Park, a development similar to an industrial park, but focussed on agriculture. This site provides access to infrastructure that will save tens of millions of dollars over the original proposed location.

The amendment would name this new property as the Agri-Park Zone and rename the existing zone further south on I-15 the Juab Valley Zone.

8. Presentation: Amendment #2 to Golden Spike Project Area Plan & Budget

Stephanie Pack, Associate Vice President of Regional Project Area Development, presented this proposed amendment. Willard City has identified 170 acres of land for industrial development,

located between the Union Pacific rail line and I-15. This and future amendments to the Golden Spike Project area will commit 3% of tax differential to wetlands protection and preservation.

9. Presentation: Resolution 2025-45 Reconsideration of Amendment #1 to Tooele Valley Project Area Plan & Budget

Stephanie Pack also presented this resolution to reconsider the resolution adopted last month approving the amendment to the Tooele Valley Project Area Plan & Budget. After the board action last month, minor reservations and reformatting of our legal descriptions came recommended to us from the Utah Geospatial Resource Center (UGRC) to help simplify and clarify the descriptions, to help us facilitate recording of the project areas in Tooele County. While the previous iterations of the legal descriptions were technically accurate, we believe that these changes will support the recording of the project area and add clarity.

10. Public Comment

Acting Chair Ferry opened up the public comment period and invited those in the room to submit comment cards for an opportunity to speak. There were no comments from attendees in the room.

An online commenter, Monica Hilding, complimented the board for its marketing efforts and the professional nature of those communications.

11. Approval of Minutes, September 12, 2025 Board Meeting

Acting Chair Ferry noted that all voting board members were present via Zoom.

Board Member Stevenson moved to approve the minutes from the September 12, 2025 board meeting and training retreat. Board member Freedman seconded the motion.

The motion was approved unanimously.

12. Approval of Policy Update

Board member Stevenson moved that the Utah Inland Port Authority Board approves BP-13 - Authority Infrastructure Bank Policy.

Board Chair Osborne seconded the motion.

The motion passed with a unanimous vote of all board members present.

13. Approval of Professional & Logistics Services Contract

Board member Clancy moved that the Utah Inland Port Authority Board approves the contract for professional and logistics services as presented.

Board Chair Osborne seconded the motion.

The motion passed with a unanimous vote of all board members present.

14. Adoption of Resolution 2025-45 Reconsideration of Amendment #1 to Tooele Valley Project Area Plan & Budget

Board member Freedman moved to adopt Resolution 2025-45, Adopting Amendments to the Tooele Valley Project Area Plan.

Board member Stevenson seconded the motion.

The motion passed with a unanimous vote of all board members present.

15. **Adjourn**

Acting Chair Ferry adjourned the meeting.

Board Chair Abby Osborne

Written Public Comments submitted during and after the meeting: