

**BRIGHAM CITY & NUCOR TOWERS & STRUCTURES, INC.**  
**PARTICIPATION AGREEMENT**  
**RESOLUTION NO. 2025-49**

**WHEREAS**, pursuant to §11-58-301(1) Utah Code Annotated as amended (“UCA”), the Utah Inland Port Authority (“Authority”) is “governed by a board which shall manage and conduct the business and affairs of the Authority”; and

**WHEREAS**, the Board of Directors of the Authority (the "Board") has previously approved the creation of the Golden Spike (the "Project Area") within Brigham City during a meeting of the Board on August 21, 2023; and

**WHEREAS**, the Board desire to enter into an agreement for Participation Agreement;

**NOW THEREFORE BE IT RESOLVED BY THE BOARD** as follows:

1. The Executive Director is hereby authorized to execute the Participation Agreement between the Authority, Brigham City (“City”), and Nucor Towers & Structures, Inc. (“Nucor”) with the following terms:
  - a. City to complete the Watery Lane Substation component of the Watery Lane Substation and Watery Lane (“City Improvements”).
  - b. Nucor to complete the Municipal Utility Easement of 3.09 acres, Public Utility Easement of .51 acres, and Dedication of 1.88 acres for the Watery Lane Substation.
  - c. Authority to reimburse City remaining tax differential generated in the Nucor zone of the Project for City Improvements not to exceed an estimated amount of \$9,085,000.
    - i. Remaining tax differential reimbursement amount will be determined from a future procurement that the City will oversee.
    - ii. Any additional funds requested for reimbursement to the City for City Improvement will be brought to the Board for approval in a Participation Agreement amendment.
2. This resolution shall be effective immediately. The effective date of the Agreement shall be the date the last party to the Agreement executes the Agreement.

**APPROVED AND ADOPTED THIS 6<sup>th</sup> DAY OF November 2025.**

**UTAH INLAND PORT AUTHORITY,  
UTAH**

By: \_\_\_\_\_  
Abby Osborne, Chair

ATTEST:

By: \_\_\_\_\_  
UIPA Staff

## **Attachment A**

### **BOUNDARY DESCRIPTION**

A parcel of land being part of three (3) tracts of land described in that Special Warranty Deed recorded July 27, 1990 as Entry No. 31617 in Book 490 at Page 473 and in that Quit Claim Deed recorded December 27, 2012 as Entry No. 320639 in Book 1196 at Page 426 in the Office of the Box Elder Recorder. Said Parcel is located in the Northeast Quarter of Section 34, Township 12 North, Range 3 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point on the southerly right-of-way line of Factory Street, which is 1529.73 feet S.88°00'02"W. along the North Line of Section 34 and 33.00 feet S.1°59'58"E. from the Northeast Corner of said Section 34; thence S.03°37'17"W. 1,303.96 feet along the westerly line of parcels 06-064-0071 and 06-064-0008; thence N.88°09'22"E. 165.75 feet to the westerly line of the Oregon Short Line Railroad; thence S.03°37'17"W. 1,337.03 feet along said westerly line of the Oregon Short Line Railroad to a point on the South Line of the Northeast Quarter of Section 34 also being the Garland / Tremonton City Boundary Line; thence S.88°18'40"W. 1,051.81 feet along said Quarter Section Line and City Boundary Line to the West Line of said Northeast Quarter of Section 34; thence N.00°32'39"W. 2,273.77 feet along said West Line of the Northeast Quarter to the southerly line of parcel 06-064-0053; thence N.88°00'02"E. 399.73 feet along said southerly line of parcel 06-064-0053 and parcel 06-064-0001 to the easterly line of parcel 06-064-0001; thence N.01°59'58"W. 10.00 feet along said easterly line of parcel 06-064-0001 to the southerly line of parcel 06-064-0003; thence N.88°00'02"E. 364.11 feet along said southerly line of parcel 06-064-0003 and parcels 06-064-0004, 06-064-0005 06-064-0006 and 06-064-0007 to the easterly line of parcel 06-064-0007; thence N.00°32'39"W. 340.07 feet along said easterly line of parcel 06-064-0007 to a point on the southerly right-of-way line of Factory Street; thence along said southerly right-of-way line N.87°59'35"E. 314.49 feet to the Point of Beginning.

The above-described parcel of land contains 2,535,743 Sq Ft. in area or 58.213 acres, more or less.

Contains 1 Lot.

Includes Parcel Numbers: 06-064-0007, 06-064-0010, 06-064-0012 and 06-061-0013.