



Utah Inland Port Authority Board

AGENDA

Tuesday, December 9, 2025 - 10:00 am
Utah State Capitol, Room 445
350 State Street, Salt Lake City, Utah 84103

Join Virtually: https://utah-gov.zoom.us/webinar/register/WN_ABjEHhmGShSGufXGe-u8LA

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| 1. Welcome
<i>Abby Osborne, Board Chair</i> | Procedural |
| 2. Approval of Minutes – November 6, 2025 UIPA Board Meeting
<i>Abby Osborne, Board Chair</i> | Action |
| 3. Executive Director Report
<i>Ben Hart, Executive Director</i>
<i>Danny Stewart, Associate Vice President of Regional Project Area Development</i>
a. Iron Springs Update | Information |
| 4. Presentation: Quarterly Budget Update
<i>Ariane Gibson, Deputy Director, CFO, Treasurer</i>
Quarterly budget update to UIPA Board. | Information |
| 5. Presentation: Rail Update
<i>Armando Tirado, Rail Consultant</i>
Presentation of Rail Opportunities across Utah. | Information |
| 6. Presentation: Landfill Update
<i>Mark Nord, Director, Real Estate Development</i>
Update on remediation and other activity at the North Temple Landfill site. | Information |
| 7. Policy Updates
<i>Amy Brown Coffin, Chief Risk & Compliance Officer</i>
BP-06 - Board Policy Review
Policy ensuring timely review of board policies.
BP-07 - Procurement
Policy governing purchasing in compliance with state statute.
BP-08 - Whistleblower
Policy for protection of individuals who report improper behavior.
BP-09 - Internal Control Program
Policy on internal controls over agency operations, financial reporting, and compliance. | Information |

8. **Presentation: Resolution 2025-50 Reconsideration of Resolution Creating BZI Public Infrastructure District** **Information**
Amy Brown Coffin, Chief Risk & Compliance Officer
Danny Stewart, Associate Vice President of Regional Project Area Development
Reconsideration of resolution creating the BZI Public Infrastructure District with edit to interlocal agreement.
9. **Presentation: Creation of Tooele Valley PID #2** **Information**
Stephanie Pack, Associate Vice President of Regional Project Area Development
First presentation of creation of Tooele Valley Public Infrastructure District #2.
10. **Presentation: Business Incentive Consideration** **Information**
Jenna Draper, Associate Vice President of Regional Project Area Development
Presentation of business incentive applicants.
a. Industrial Injection (Skyline Corridor Project Area)
b. Cask Enterprises (Ancient Sky Project Area)
11. **Presentation: Trigger Resolutions** **Information**
Jenna Draper, Associate Vice President of Regional Project Area Development
Resolutions setting trigger date for first collection of tax increment funds.
a. Skyline Corridor - Resolution 2025-52
b. Ancient Sky - Resolution 2025-53
12. **Presentation: Amendment #1 to Pony Express Project Area Plan & Budget** **Information**
Jenna Draper, Associate Vice President of Regional Project Area Development
First presentation of amended plan for Pony Express Project Area.
13. **Presentation: Resolution 2025-54 Amendment #2 to Skyline Corridor Project Area Plan & Budget** **Information**
Jenna Draper, Associate Vice President of Regional Project Area Development
Second presentation of amended plan for Skyline Corridor Project Area.
14. **Public Comment** **Action**
Abby Osborne, Board Chair
Public comment period.
Written comment is welcome anytime at <https://inlandportauthority.utah.gov/contact/>
15. **Approval of Policy Updates** **Action**
Abby Osborne, Board Chair
BP-06 - Board Policy Review
Policy ensuring timely review of board policies.
BP-07 - Procurement
Policy governing purchasing in compliance with state statute.
BP-08 - Whistleblower
Policy for protection of individuals who report improper behavior.
BP-09 - Internal Control Program
Policy on internal controls over agency operations, financial reporting, and compliance.
16. **Resolution 2025-50 Reconsideration of Resolution Creating BZI Public Infrastructure District** **Action**
Abby Osborne, Board Chair

Reconsideration of resolution creating the BZI Public Infrastructure District with edit to interlocal agreement.

17. Approval of Business Incentives

Action

Abby Osborne, Board Chair

Approval of business incentive in NWQ.

- a. Industrial Injection (Skyline Corridor Project Area)
- b. Cask Enterprises (Ancient Sky Project Area)

18. Adoption of Trigger Resolutions

Action

Abby Osborne, Board Chair

Resolutions setting trigger date for first collection of tax increment funds.

- a. Skyline Corridor - Resolution 2025-51
- b. Ancient Sky - Resolution 2025-52

19. Resolution 2025-54 Amendment #2 to Skyline Corridor Project Area Plan & Budget

Action

Abby Osborne, Board Chair

Amended plan adding additional land to Skyline Corridor Project Area.

20. Adjourn

Action

Abby Osborne, Board Chair

Notice of Special Accommodations (ADA)

In accordance with the Americans with Disabilities Act, individuals requiring special accommodation during this meeting should notify Larry Shepherd at 801.538.8950 prior to the meeting.

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*