

Utah Inland Port Authority Board 2025

DRAFT MEETING MINUTES

Utah Inland Port Authority Board Meeting Minutes

Monday, November 6, 2025 - 2:00 pm

Utah State Capitol, Room 445

350 State Street, Salt Lake City, UT 84103

Board Members Present in Person: Jerry Stevenson, Jefferson Moss

Board Members Present Electronically: Tyler Clancy, Jonathan Freedman

Non-Voting Board Members Present in Person: Victoria Petro, Joel Ferry

Non-Voting Board Members Present Electronically: None

Board Members Absent: Abby Osborne, Bill Wyatt

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

Others in Attendance: Brook McCarrick, Michele Jolley, Todd Hess, Randall McUne, Melanie Cowan, Heather Dove, Debbie Lyons, Jen Hart, Culum Mills, Deeda Seed, Andy Hulka, Shule Bishop, Maddie Brown, Travis Mote, Chance Baxter, Brett Behling, Rod Mund, Jeremy Kimpton, Greg Nelson, Spencer Crabtree, Rod Mund, Jacob Bodily, Nate Burnett, Jason Robbins, Allusion Barton, Shaun Kjar, Scott Drumm, Gary McEntee, Dennis Marker, Tom Dubel, Madison Brown, Monica Hilding, Brent Drew, Joan Gregory, Rahil Saeedi, Nicole McDermott, Matt Ryan, Dennis Marker

1. **Welcome**

Board Vice Chair Jerry Stevenson welcomed the board members, staff and public to this Utah Inland Port Authority Board Meeting.

2. **Approval of Minutes, October 6, 2025 Board Meeting**

Board member Clancy moved to approve the minutes from the October 6, 2025 board meeting. Board member Moss seconded the motion.

The motion was approved unanimously by all board members present.

3. Executive Director Report

Executive Director Ben Hart provided an executive director report. He highlighted the importance of the transportation network, the variables that go into having an efficient and sustainable network, and UIPA's role and stewardship in improving the system. He noted the critical need to enhance air cargo in the state and UIPA's work with the Salt Lake City International Airport. He mentioned the impact of having a second intermodal operator in Utah (BNSF) and its contribution to taking trucks off the road while also moving goods to coastal ports more quickly. Earlier this week there was a public announcement of the port's partnership with Delta Air Lines to improve their air cargo handling capacity at the Salt Lake International Airport. He also noted the progress on the North Temple Remediation Project with one-third of the Phase 1 waste removal and remediation completed.

He brought attention to a minor change made in the Mineral Mountain Project Area Plan & Budget - "In order to record the project area and amendments, Beaver County's recorder requested a more accurate legal description than the one included in the plan and budget for Amendment 2. The Beaver County GIS Director provided an updated legal description, which has been updated in this document. Replaced Appendix F, Trigger by Parcel Resolutions with Recording and Trigger Resolution Log."

Stephanie Pack, Associate Vice President of Regional Project Area Development, provided an update on activity in the Tooele Valley Project Area. The project area was recently amended to add 342 additional acres within its boundaries. The Savage-Tooele Railroad ribbon-cutting was held September 17th. The Tooele Valley Public Infrastructure District issued its first bond in October which will provide funding for public infrastructure in the project area. Those infrastructure improvements include natural gas, water tanks, pump stations, and wastewater treatment. This activity is being done with sustainability in mind, including the efforts to protect 600 acres of adjacent wetlands and an environmentally conscious solution for a wetland crossing that helps to keep those wetlands intact.

4. Policy Updates

Amy Brown Coffin, Chief Risk & Compliance Officer, presented the following policy to be considered for approval today:

BP-04 - Project Area & Property Tax Differential (minor revision)

The following policies were presented for their annual review and will be considered for approval at a later meeting:

BP-06 - Board Policy Review (no changes)

BP-07 - Procurement (added a procurement exceptions section, formatting corrections)

BP-08 - Whistleblower (no changes)

BP-09 - Internal Control Program (no changes)

5. Presentation: Northwest Quadrant Baseline Study

Stephen Smith, Associate Vice President of Regional Project Area Development, led a presentation on the ongoing Northwest Quadrant Baseline Study required under the cooperative interlocal agreement with Salt Lake City. He was joined for the presentation by Nicole McDermott of WSP who is helping to lead the study.

The study included the following data and analysis: Economics and community, transportation, environment and human health, and community engagement and communications. This study was not meant to conduct original research, but rather to utilize existing data and studies that have been done in the area to identify those conditions. The purpose of the baseline study was not to identify specific solutions, but rather highlight what are general opportunities. The preferred scenario study will identify and recommend specific strategic actions to drive preferred outcomes.

Nicole noted that the study looked at air and environmental data from the Department of Environmental Quality and U.S. Fish and Wildlife, U.S. Census data on demographics and jobs, and transportation data from UDOT, UTA Salt Lake City, and Wasatch Front Regional Council. Stephen mentioned the significant time and effort in community engagement for this study, including an online survey, multiple community events, meetings, and working sessions. Input received included environmental and health concerns, improved transportation and employment opportunities, and governmental accountability concerns. The study identified key findings and opportunities in economic development, transportation, community and health, and the environment.

Next steps will be finalizing the baseline study recommendations, working through the preferred scenario and action plan, and presenting the final plan in March of 2026.

Board member Petro thanked staff for showing up regularly in the community. She noted repeated concerns from business in the NWQ about safety and security, and the threat to the blue-collar residents who may be displaced from the community by rising taxation and other costs.

6. Presentation: Annual Audit

Board member Jonathan Freedman chairs UIPA's Finance & Audit Committee and presented the results of the FY 2025 Annual Audit conducted by the office of the State Auditor. The audit returned an unmodified opinion with zero findings, confirming that the port's financial statements are presented fairly and accurately, with no material weaknesses in our internal controls and no issues of noncompliance.

7. Presentation: Business Incentive Consideration

Stephen Smith, Associate Vice President of Regional Project Area Development, presented a proposed business incentive for Progress Energy Storage, LLC, a subsidiary of Accelergen Energy. This is a 200 megawatt battery energy storage project looking to locate in Magna with a capital investment of \$245 million. The batteries accumulate energy in off-peak times to be delivered back to the grid when needed. The incentive is a 20% rebate of assessed property value for no more than 25 years and comes to the board having been reviewed and recommended by UIPA's Tax Differential Committee.

8. Presentation: Amendment #2 to Skyline Corridor Project Area Plan & Budget

Jenna Draper, Associate Vice President of Regional Project Area Development, presented Amendment #2 to the Skyline Corridor Project Area Plan & Budget. This amendment would add four parcels inadvertently omitted from the previously approved Ephraim Crossing area (42.2 acres), 173 acres in Gunnison City in connection with their Innovation Park, and in Wayne County adding 44.4 acres for business expansion while they work to address funding for needed water in the industrial park already a part of the project area. This amendment was reviewed and

recommended by UIPA's Tax Differential Committee. This was the first presentation of this amendment and adoption will be considered at a future UIPA board meeting.

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

Danny Stewart, Associate Vice President of Regional Project Area Development, presented Amendment #2 to the Iron Springs Project Area Plan & Budget. The amendment adds about 460 acres in the Port 15 development that are adjacent to the current Iron Springs Project Area - representing undeveloped portions of a current RDA project area in Cedar City, 152 acres of zoned industrial land in Cedar City known as the Amber Industrial Park, and 460 acres of industrial land in Parawan located at the Parawan Airport and adjacent to I-15. This amendment was previously presented to the board and will be considered for adoption in this meeting.

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

Danny Stewart, Associate Vice President of Regional Project Area Development, provided a second presentation on a proposed amendment to the Central Utah Agri-Park Project Area Plan & budget. This amendment adds about 920 acres northwest of Nephi to the project area now identified as the optimal location for the Agri Park, and 1,400 adjacent acres of private land for potential development of public utilities and supporting businesses. To avoid confusion, this added property will be named the Agri Park Zone and the property that's currently recognized as the Agri Park Zone, which is between Nephi and Levan, will have its name changed to the Juab Valley Zone. This amendment will be considered for adoption in this meeting.

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

Stephanie Pack, Associate Vice President of Regional Project Area Development, presented Amendment #2 to the Golden Spike Project Area Plan & Budget. The amendment will add to the project area 178 acres in Willard City that are located between I-15 and the Union Pacific main line.

Willard City Mayor Travis Mote described his city as a small bedroom community smashed between the mountains and Willard Bay, with little in terms of economic infrastructure and diversity. He highlighted that the prime location of this property makes it suitable for industrial and retail uses.

This and future amendments to the Golden Spike Project Area will designate 3% of tax differential to the wetland policy to support the protection of sensitive lands in the region.

12. Presentation: Brigham City and Nucor Participation Agreement

Stephanie Pack, Associate Vice President of Regional Project Area Development, presented the participation agreement between UIPA, Nucor Towers & Structures, and Brigham City. This Nucor project, investing over \$200 million and creating 263 jobs in the area, was previously awarded a 30% property tax incentive by the UIPA board. Part of the needed public infrastructure to support this project is a power substation to serve Nucor and surrounding industrial area. Nucor and Brigham City are partnering to build that substation. Brigham City will bond for the estimated \$9 million construction, and UIPA will provide the remaining tax differential on the Nucor parcels, up to the cost of approved expenses, to repay the bond. This agreement was reviewed and recommended to the board by the UIPA Tax Differential committee.

13. Public Comment

Board Vice Chair Stevenson opened up the public comment period and invited those in the room to submit comment cards for an opportunity to speak.

A comment from Joan Gregory expressed concern over insufficient water resources in Iron County, the impact of future industrial growth there, and whether taxpayer money should be used to encourage this development.

Monica Hilding said that UIPA's wetlands commitment appears to support Utah's efforts to save the Great Salt Lake and protect migratory birds. She praised the remediation work at the former Salt Lake City Landfill and its evaporative leachate treatment process. She expressed hope that UIPA is appreciative of the voluntary efforts by citizens who research and express opinions on the port's activities.

14. Approval of Policy Update

Board member Moss moved that the Utah Inland Port Authority Board approve BP-04, Project Area & Property Tax as presented by Chief Compliance Officer Amy Brown Coffin.

Board member Clancy seconded the motion.

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

15. Approval of Business Incentive

Board member Moss moved that the Utah Inland Port Authority Board moves to award Progress Energy Storage LLC an annual property tax differential rebate, equivalent to 20% of the assessed property tax post-completion of the development. This rebate will be provided yearly for no more than 25 years, provided continued operation within the project area during that time.

Board member Clancy seconded the motion.

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

16. Adoption of Resolution 2025-46 Iron Springs Project Area Plan & Budget Amendment #2

Board member Moss moved that the Utah Inland Port Authority Board approves Resolution 2025-46, a resolution of the Utah Inland Port Authority Board adopting amendments to the Iron Springs Inland Port Project Area Plan.

Board member Clancy seconded the motion.

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

17. Adoption of Resolution 2025-47 Central Utah Agri-Park Project Area Plan & Budget Amendment #2

Board member Clancy moved that the Utah Inland Port Authority Board approves Resolution 2025-47, a resolution of the Utah Inland Port Authority Board adopting amendments to the Central Utah Agri-Park Inland Port Project Area Plan.

Board member Moss seconded the motion.

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

18. Adoption of Resolution 2025-48 Golden Spike Project Area Plan & Budget Amendment #2

Board member Moss moved that the Utah Inland Port Authority Board approves Resolution 2025-48, a resolution of the Utah Inland Port Authority Board, adopting amendments to the Golden Spike Inland Port Project Area Plan.

Board member Stevenson seconded the motion.

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

19. Adoption of Resolution 2025-49 Brigham City and Nucor Participation Agreement

Board member Moss moved that the Utah Inland Port Authority Board approves resolution 2025-49, Brigham City and Nucor Towers and Structures, Inc. participation agreement.

Board member Clancy seconded the motion.

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

20. Adjourn

Board Vice Chair Stevenson adjourned the meeting.



Board Chair Abby Osborne

Written Public Comments submitted during and after the meeting: