



## Utah Inland Port Authority Board

### AGENDA

Tuesday, January 13, 2026 - 3:00 pm  
Utah State Capitol, Room 445  
350 State Street, Salt Lake City, Utah 84103

Join Virtually: [https://utah-gov.zoom.us/webinar/register/WN\\_JQ9R4quzQB2ln9Oo9k5xfQ](https://utah-gov.zoom.us/webinar/register/WN_JQ9R4quzQB2ln9Oo9k5xfQ)

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| <b>1. Welcome</b><br><i>Abby Osborne, Board Chair</i>  | <b>Procedural</b>  |
| <b>2. Approval of Minutes</b> – December 9, 2025 UIPA Board Meeting<br><i>Abby Osborne, Board Chair</i>  | <b>Action</b>      |
| <b>3. Executive Director Report</b><br><i>Ben Hart, Executive Director</i><br>a. Minor Modification to Skyline Corridor Project Area Plan & Budget<br>b. Michelle Ebben Introduction   | <b>Information</b> |
| <b>4. Presentation: Clean Ports Program Update</b><br><i>Mona Smith, Environmental &amp; Sustainability Director</i><br><i>Michelle Bohnen, Emissions Inventory Analyst (Clean Ports)</i><br><i>Caroline Mackleby, Community Engagement Manager (Clean Ports)</i><br><i>Amariah Gibbs, Clean Ports Program Manager, Utah Division of Air Quality</i><br>Update on UIPA efforts and activities in support of the EPA's Clean Ports Program. | <b>Information</b> |
| <b>5. Policy Updates</b><br><i>Amy Brown Coffin, Chief Risk &amp; Compliance Officer</i><br><b>BP-04 - Project Area &amp; Tax Differential</b><br>Policy to ensure statutory compliance in project area creation and tax differential use.<br><b>BP-17 - Wetlands</b><br>Policy for regulatory compliance for protected wetlands in UIPA project areas.  | <b>Information</b> |
| <b>6. Presentation: Authority Infrastructure Bank Loans</b><br><i>Ariane Gibson, Deputy Director, CFO, Treasurer</i><br>Consideration of loans for infrastructure development in the following areas.<br>a. Fairfield Town (Pony Express Project Area)<br>b. Salina City (Skyline Corridor Project Area)   | <b>Information</b> |
| <b>7. Presentation: Salt Lake City Interlocal Funding Allocation</b><br><br><i>Stephen Smith, Associate Vice President of Regional Project Area Development</i><br>Designation of funding allocation under interlocal agreement in Northwest Quadrant.   | <b>Information</b> |

**8. Presentation: Resolution 2026-01 Salt Lake City Interlocal Agreement Amendment #2** **Information**

*Stephen Smith, Associate Vice President of Regional Project Area Development*  
Second amendment to Interlocal Cooperation Agreement between UIPA, Salt Lake City Corporation and the Redevelopment Agency of Salt Lake City.

**9. Presentation: Resolution 2026-02 Creation of the Interstate Technology Park PID** **Information**

*Stephanie Pack, Associate Vice President of Regional Project Area Development*  
Second presentation of creation of the Interstate Technology Park PID..

**10. Presentation: Resolution 2026-03 Garland Tax Sharing Agreement** **Information**

*Stephanie Pack, Associate Vice President of Regional Project Area Development*  
Tax-sharing agreement between UIPA and Garland City.

**11. Presentation: Resolution 2026-04 Brigham City Interlocal Agreement** **Information**

*Stephanie Pack, Associate Vice President of Regional Project Area Development*  
Interlocal agreement between UIPA and Brigham City.

**12. Presentation: Business Incentive Consideration** **Information**

*Jenna Draper, Associate Vice President of Regional Project Area Development*  
Presentation of business incentive applicant in San Juan County.  
a. Cask Enterprises (Ancient Sky Project Area)

**13. Presentation: Black Gold Project Area** **Information**

*Jenna Draper, Associate Vice President of Regional Project Area Development*  
First presentation of plan for new project area in Duchesne County.

**14. Presentation: Ancient Sky Project Area Amendment #1** **Information**

*Jenna Draper, Associate Vice President of Regional Project Area Development*  
First presentation of amended plan for Ancient Sky Project Area.

**15. Presentation: Resolution 2026-05 Amendment #1 to Pony Express Project Area Plan & Budget** **Information**

*Jenna Draper, Associate Vice President of Regional Project Area Development*  
Second presentation of amended plan for Pony Express Project Area.

**16. Presentation: Resolution 2026-06 Resolution Granting Authority to Executive Director to Enter Into Agreements for the Return of Sales Tax** **Information**

*Amy Brown Coffin, Chief Risk & Compliance Officer*  
Authorizing UIPA Executive Director to enter agreements to return to sales tax collected within project areas to local governments.

**17. Presentation: Contracts** **Information**

*Ariane Gibson, Deputy Director, CFO, Treasurer*  
*Mona Smith, Environmental & Sustainability Director*  
Consideration of contracts for advisory and business services.  
a. Contract for Bond & Disclosure Counsel Services  
b. Clean Ports Baseline Emissions Inventory Services

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| <b>18. Presentation: Amended Trigger Resolutions</b><br><i>Amy Chanthalyxay, Financial Manager</i><br>Amended designation of trigger date for collection of tax differential for parcels in project areas. <ul style="list-style-type: none"><li>a. Resolution 2025-07 Amended Trigger Resolution for Castle Country Project Area.</li><li>b. Resolution 2025-08 Amended Trigger Resolution for Mineral Mountains Project Area.</li><li>c. Resolution 2025-09 Amended Trigger Resolution for Central Utah Agri-Park Project Area.</li><li>d. Resolution 2025-10 Amended Trigger Resolution for Skyline Corridor Project Area.</li></ul> | <b>Information</b> |
| <b>19. Public Comment</b><br><i>Abby Osborne, Board Chair</i><br>Public comment period.<br>Written comment is welcome anytime at <a href="https://inlandportauthority.utah.gov/contact/">https://inlandportauthority.utah.gov/contact/</a>  | <b>Action</b>      |
| <b>20. Approval of Authority Infrastructure Bank Loans</b><br><i>Abby Osborne, Board Chair</i><br>Approval of loans for infrastructure development in the following areas. <ul style="list-style-type: none"><li>a. Fairfield Town (Pony Express Project Area)</li><li>b. Salina City (Skyline Corridor Project Area)</li></ul>   | <b>Action</b>      |
| <b>21. Approval of Business Incentive</b><br><i>Abby Osborne, Board Chair</i><br>Approval of business incentive in San Juan County. <ul style="list-style-type: none"><li>a. Cask Enterprises (Ancient Sky Project Area)</li></ul>  | <b>Action</b>      |
| <b>22. Approval of Salt Lake City Interlocal Funding Allocation</b><br><i>Abby Osborne, Board Chair</i><br>Designation of funding allocation under interlocal agreement in Northwest Quadrant.  | <b>Action</b>      |
| <b>23. Resolution 2026-01 Salt Lake City Interlocal Agreement Amendment #2</b><br><i>Abby Osborne, Board Chair</i><br>Resolution approving second amendment to Interlocal Cooperation Agreement between UIPA, Salt Lake City Corporation and the Redevelopment Agency of Salt Lake City.  | <b>Action</b>      |
| <b>24. Resolution 2026-02 Creation of the Interstate Technology Park PID</b><br><i>Abby Osborne, Board Chair</i><br>Resolution providing for the creation of Interstate Technology Park PID.  | <b>Action</b>      |
| <b>25. Resolution 2026-03 Garland Tax Sharing Agreement</b><br><i>Abby Osborne, Board Chair</i><br>Resolution approving tax-sharing agreement between UIPA and Garland City.  | <b>Action</b>      |
| <b>26. Resolution 2026-04 Brigham City Interlocal Agreement</b><br><i>Abby Osborne, Board Chair</i><br>Resolution approving interlocal agreement between UIPA and Brigham City.   | <b>Action</b>      |
| <b>27. Resolution 2026-05 Amendment #1 to Pony Express Project Area Plan &amp; Budget</b><br><i>Abby Osborne, Board Chair</i><br>Resolution approving amended plan for Pony Express Project Area.   | <b>Action</b>      |

**28. Resolution 2026-06 Resolution Granting Authority to Executive Director to Enter Into Agreements for the Return of Sales Tax** **Action**

*Abby Osborne, Board Chair*

Authorizing UIPA Executive Director to enter agreements to return to sales tax collected within project areas to local governments.

**29. Approval of Contracts** **Action**

*Abby Osborne, Board Chair*

Consideration of contracts for advisory and business services.

- a. Contract for Bond & Disclosure Counsel Services
- b. Clean Ports Baseline Emissions Inventory Services

**30. Resolutions: Amended Trigger Resolutions** **Action**

*Abby Osborne, Board Chair*

Amended designation of trigger date for collection of tax differential for parcels in project areas.

- a. Resolution 2025-07 Amended Trigger Resolution for Castle Country Project Area.
- b. Resolution 2025-08 Amended Trigger Resolution for Mineral Mountains Project Area.
- c. Resolution 2025-09 Amended Trigger Resolution for Central Utah Agri-Park Project Area.
- d. Resolution 2025-10 Amended Trigger Resolution for Skyline Corridor Project Area.

**31. 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*