



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_JQ9R4quzQB2ln90o9k5xfQ

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

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

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

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

Abby Osborne, Board Chair

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

Action

29. Approval of Contracts

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

Action

30. Resolutions: Amended Trigger Resolutions

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.

Action

31. Adjourn

Abby Osborne, Board Chair

Action

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*