

Utah Inland Port Authority Board 2025

APPROVED MEETING MINUTES

Utah Inland Port Authority Board Meeting Minutes

Tuesday, December 9, 2025 - 10:00 am

Utah State Capitol, Senate Building Room 210
350 State Street, Salt Lake City, UT 84103

Board Members Present in Person: Abby Osborne, Jerry Stevenson, Jonathan Freedman

Board Members Present Electronically: Tyler Clancy

Non-Voting Board Members Present in Person: Bill Wyatt, Victoria Petro

Non-Voting Board Members Present Electronically: Joel Ferry

Board Members Absent: Jefferson Moss

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

Others in Attendance: Michelle Ebbin, Brook McCarrick, Marlene Young, Cathy Jensen, Stephanie Shelley, Katie Pappas, Deeda Seed, Scott Johnson, Joan Gregory, Monica Hilding, Patrick McAtee, Teri Durfee, Heather Dove, David Cline, Alina Pringle, Armando Tirado, Haus Conner, Gary McEntee, Bill Wright, Brian Hulet

1. **Welcome**

Board Chair Abby Osborne welcomed the board members, staff and public to this Utah Inland Port Authority Board Meeting.

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

Board member Clancy moved to approve the minutes from the November 6, 2025 board meeting. Board member Freedman 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 introduced Doug Pierce who is new to the UIPA staff who will be the mapping and GIS specialist. Ben also

introduced Michelle Ebben, an attorney with Michael Best who assisted in the landfill purchase and who will be providing more legal services to the port.

Danny Stewart, Associate Vice President of Regional Project Area Development, provided an update on activity in the Iron Springs Project Area. He reviewed the recent triggering of two parcels in the project area - the newly completed Nautilus 1 building in the BZI Innovation Park and the Hive Plastics Building in the Silver Hills Business Park. UIPA also awarded a business incentive to Hive Plastics which will hold a ribbon-cutting today. The UIPA board also recently approved Amendment #2 to the Iron Springs Project Area Plan & Budget, adding industrial properties in Iron County, Cedar City, and Parowan. The BZI Innovation Park has announced its first two tenants, Iron Depot and Totten Tubes.

Danny also provided an update on the progress of the RAISE grant study for Planning and Optimizing a Multimodal LogisticsCenter in Southern Utah. This U.S. D.O.T. grant was awarded in 2022. Cambridge Systematics was hired earlier this year through an RFP process and is heading up the study, which is expected to be completed in early summer next year. The study includes a freight demand forecast, an infrastructure needs assessment, and an economic feasibility analysis. The findings will help the Iron Springs project area, Iron County, and the southwest region of Utah with the planning and development of the project area.

4. Quarterly Budget Update

Ariane Gibson, Deputy Director and Chief Financial Officer, provided the budget update, reviewing the first quarter of FY 2026, ending September 30, 2025. She noted expenditures totaled about 10% of the annual budget, lower than the expected 25% through one quarter of the fiscal year. She noted revenues anticipated to be received in the spring including property tax differential in the Northwest Quadrant and other project areas.

| Utah Inland Port Authority | | Income Statement FY2026 Period 03 | | | |
|---|------------|-----------------------------------|----------------------------------|----------------------|------------------------|
| | | Current YTD as of 9/30/25 | Approved Budget Appropriation | Surplus (Deficit) | Surplus (Deficit) % |
| Revenues | | | | | |
| Taxes | | | | | |
| Property Tax Differential - Current | - | 35,376,000 | (35,376,000) | 0.00% | |
| Sales Tax | 453,383 | 1,048,000 | (594,617) | 43.26% | |
| Intergovernmental Revenue | | | | | |
| Legislative Appropriation | 3,183,200 | 3,184,000 | (800) | 99.97% | |
| Other (specify): | - | | | | |
| Miscellaneous Revenue | | | | | |
| Interest Earnings | 683,039 | 2,368,000 | (1,684,961) | 28.84% | |
| Lease Rent | 190,476 | 772,000 | (581,524) | 24.67% | |
| Realized Gain on Investment | - | 489,000 | (489,000) | 0.00% | |
| Federal Grants | 100,610 | 1,272,000 | (1,171,390) | 7.91% | |
| Materials and Supplies | 17,468 | - | 17,468 | 100.00% | |
| Other (specify): Miscellaneous | (106,135) | 2,000 | (108,135) | -5306.76% | |
| TOTAL INCOME | 4,522,040 | 44,511,000 | (39,988,960) | 10.16% | |
| Beginning Balance | 53,540,592 | 33,760,908 | | | |
| TOTAL REVENUES | 62,584,672 | 122,782,908 | | | |
| Operating Expenses | | | | | |
| Personnel | 1,005,304 | 4,675,000 | 3,669,696 | 21.50% | |
| Travel | 31,906 | 135,000 | 103,094 | 23.63% | |
| Office Lease | 981,283 | 646,000 | (335,283) | 151.90% | |
| Legal fees | 87,190 | 315,000 | 227,810 | 27.68% | |
| General and Administrative Expenses | 41,170 | 189,000 | 147,830 | 21.78% | |
| Technology & Licenses | 48,994 | 183,000 | 134,006 | 26.77% | |
| Professional Services | 108,238 | 300,000 | 191,762 | 36.08% | |
| Other (Specify): Office Build Out | 278,850 | 900,000 | 621,150 | 30.98% | |
| Grant Expenditures | 95,539 | 1,296,000 | 1,200,461 | 7.37% | |
| TOTAL OPERATING EXPENSE | 2,678,455 | 8,639,000 | 5,960,545 | 31.00% | |
| Inland Port Development Activities | | | | | |
| Salt Lake City Differential Allocation | 100,300 | 890,000 | 789,700 | 11.27% | |
| Acquisition of Property | - | 7,969,000 | 7,969,000 | 0.00% | |
| Publicly Owned Infrastructure and Improvements | 2,850 | 1,140,000 | 1,137,150 | 0.25% | |
| Fees & Transfers | | | | | |
| SLC Housing Affordability Payment | - | 3,300,000 | 3,300,000 | 0.00% | |
| Transfer to Series 2021 Bond | - | 6,514,000 | 6,514,000 | 0.00% | |
| Tax Sharing Agreements & Incentives | 140,089 | 1,906,000 | 1,765,911 | 7.35% | |
| TOTAL DEVELOPMENT, FEES, & TRANSFERS | 243,239 | 21,719,000 | 21,475,761 | 1.12% | |
| TOTAL EXPENSES | 2,921,693 | 30,358,000 | 27,436,307 | 10.65% | |
| Closing Balance | 59,682,979 | 92,424,908 | | | |
| TOTAL EXPENDITURES | 62,584,672 | 122,782,908 | | | |

5. Rail Update

Armando Tirado, UIPA Rail Consultant, provided an update on rail opportunities across the state. He reviewed recent rail investments in Utah, including the BZI Innovation Park in Cedar City, Savage Multi-Commodity Transload Facilities (Midvale, Tooele, Cedar City), the Savage Tooele Railroad, and the Salt Lake Garfield & Western capacity increases. He noted that none of these capacity increases would have been possible without economic tools available through UIPA. He highlighted areas positioned for growth including Tooele County and the Northwest Quadrant, Cedar City/Iron County, Brigham City, Wellington, and West Weber. He listed opportunities to explore including SLGW Interchange improvements, Cedar City branch capacity, SLGW access across the landfill, CV Spur capacity in Wellington, BNSF Intermodal Ramp improvements, a multimodal/air freight/advanced manufacturing park in northern Utah (Brigham City), east access to Sheep Lane (Savage Tooele Railroad), and intermodal service to southern Utah.

6. Landfill Update

Mark Nord, Director of Real Estate and Development, and Gary McEntee of Ninigret provided an update on remediation work at the North Temple Landfill site. Excavation of waste began in June of 2025 and to date close to a half million cubic yards of waste have been excavated and placed in the repository, or about 70 acres of land cleaned out. Leachate extracted from waste excavation to date is 1,050,000 gallons, with 735,000 gallons treated through the evaporation process. Phase 1 excavation and backfilling is expected to be completed by the fall of 2026. Regular sampling is done at the bottom of excavated cells to ensure no contamination remains.

7. Policy Updates

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

BP-06 - Board Policy Review (no changes)

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

BP-08 - Whistleblower (reflects new reporting tool, NAVEX)

BP-09 - Internal Control Program (minor update to formalize three high-level operational risk pillars)

8. Reconsideration of Resolution Creating BZI Public Infrastructure District

Amy Brown Coffin presented Resolution 2025-50, reconsidering the resolution to create the BZI PID and making a minor adjustment to the interlocal agreement to remove a section of that agreement.

9. Creation of Tooele Valley PID #2

Stephanie Pack, Associate Vice President of Regional Project Area Development, presented the proposed creation of a second Public Infrastructure District in the Tooele Valley Project Area, covering land recently added to the project area and not included in the original TV PID. The purpose of this PID will be to add additional infrastructure needed for the second phase of the project area, including roadway extensions, grading and subgrade preparation, utility extensions, fiber build-out, and construction of some crossings and access points. The PID funding will include tax differential and a mill levy. A board vote on this matter will occur in a future UIPA Board meeting.

10. Business Incentive Consideration

Jenna Draper, Associate Vice President of Regional Project Area Development, presented a proposed business incentive for Industrial Injection, a diesel engine systems manufacturer that is relocating to Richfield from South Salt Lake. Their \$10 million investment in a new facility there will initially bring 110 jobs, with over 200 expected after full expansion in the next 3-5 years. The company is working with Snow College to train students for available jobs. This incentive was reviewed and recommended by the UIPA Tax Differential Committee.

11. Trigger Resolution for Skyline Corridor Project Area

This trigger resolution for setting the date of first collection of tax increment funds is related to the land parcels for Industrial Injection in Richfield.

12. Amendment #1 to Pony Express Project Area Plan & Budget

Jenna Draper presented Amendment #1 to the Pony Express Project Area Plan & Budget. This amendment would add 716 acres to the project area boundaries, all within Payson City. Key industries targeted for this area include manufacturing, advanced manufacturing, and life sciences. This was the first presentation of this amendment and adoption will be considered at a future UIPA board meeting.

13. Amendment #2 to Skyline Corridor Project Area Plan & Budget

Jenna Draper 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 in October. This was the second presentation of this amendment and adoption will be considered in this meeting.

14. Public Comment

Board Chair Osborne opened up the public comment period. There were no comments made by those in attendance in the room. Three comments were made by people viewing the meeting online.

A comment from Teri Durfee expressed opposition to continued creation of inland port project areas in Utah due to concerns over water resources to support the development. She called for a comprehensive science-based analysis to determine water availability. She also questioned the second PID in Tooele Valley and the debt it will incur.

Katie Pappas questioned the giving of future tax revenue to inland port project areas while water supplies diminish and called for community water needs to be prioritized over economic development and for updated environmental assessments for protection of wetlands, wildlife, plants, and birds.

Patrick McAtee expressed concerns over the Tooele Valley project area - crossings over wetlands that impede water flow, wildlife and plant life protection in the area, water availability concerns, and a nearby polluted aquifer.

NOTE: Prior to the following votes, Board Member Stevenson was called away from the meeting. A quorum of three board members was present.

15. Approval of Policy Updates

Board member Freedman moved that the Utah Inland Port Authority Board approve BP-07 - Procurement as presented by Chief Risk & Compliance Officer Amy Brown Coffin.

Board member Clancy seconded the motion.

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

Board member Freedman moved that the Utah Inland Port Authority Board approve BP-08 - Whistleblower as presented by Chief Risk & Compliance Officer Amy Brown Coffin.

Board member Clancy seconded the motion.

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

Board member Clancy moved that the Utah Inland Port Authority Board approve BP-09 - Internal Control Program as presented by Chief Risk & Compliance Officer Amy Brown Coffin.

Board member Freedman seconded the motion.

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

16. Adoption of Resolution 2025-50 Reconsideration of Resolution Creating BZI Public Infrastructure District

Board member Freedman moved that the Utah Inland Port Authority Board approves Resolution 2025-50, a resolution of the Utah Inland Port Authority Board approving the BZI Innovation Park Public Infrastructure District #1 Interlocal Agreement.

Board member Clancy seconded the motion.

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

17. Approval of Business Incentive

Board member Freedman moved that the Utah Inland Port Authority Board awards Industrial Injection an annual Property Tax Differential Rebate equivalent to 20% of the differential received for the first six years following receipt of certificate of occupancy and 15% for an additional 15 years.

This rebate will be provided yearly for no more than 21 years, providing 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.

18. Adoption of Trigger Resolution

Board member Freedman moved that the Utah Inland Port Authority Board approves Resolution 2025-51, Trigger Resolution for the Skyline Corridor Project Area.

Board member Clancy seconded the motion.

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

19. Adoption of Resolution 2025-51 Skyline Corridor Project Area Plan & Budget Amendment #2

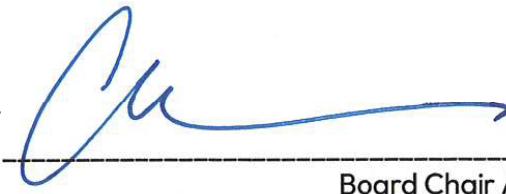
Board member Clancy moved that the Utah Inland Port Authority Board approves Resolution 2025-51, a resolution of the Utah Inland Port Authority Board adopting amendments to the Skyline Corridor Inland Port Project Area Plan.

Board member Freedman seconded the motion.

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

20. Adjourn

Board Chair Osborne adjourned the meeting.



Board Chair Abby Osborne

Written Public Comments submitted during and after the meeting:

Katie Pappas - Salt Lake City - 12/9/2025

As circumstances change, and new information comes to light, we have a responsibility to adapt, change our plans and reassess. UIPA shares that responsibility. Some opportunities for review follow:

Recent federal cuts to community funding, special projects, and public assistance have threatened our future resources and well-being. Giving 75% of future property tax revenue to developers in UIPA Project Areas has become even less tenable.

As the west's aquifers shrink and surface water supplies diminish we cannot afford to use this precious resource for economic development without understanding the long-term consequences. Community water needs must be prioritized. You can't drink money.

Our understanding of the importance and presence of vulnerable wetlands, wildlife, plants and birds impacted by development is constantly improving. UIPA's environmental assessments, based on old information, need to be updated to reflect current conditions and knowledge, especially around the Great Salt Lake.

Measure twice, cut once applies here. I'm glad to hear you're working on your maps, which haven't always been accurate. Before you proceed with more port development and expansions, understand the consequences and impacts of all your actions. Studies are important and there

needs to be more of them. Studies of water, air and traffic impacts need to be done in all areas before further expansion takes place.

Thank you

Also, it is unacceptable to cut off speakers while they comment. We respectfully sit through your presentations.