



Utah Inland Port Authority Board 2025

DRAFT MEETING MINUTES

Utah Inland Port Authority Board Meeting Minutes

Tuesday, January 13, 2026 - 3:00 pm

Utah State Capitol, Room 445

350 State Street, Salt Lake City, UT 84103

Board Members Present in Person: Abby Osborne, Jerry Stevenson

Board Members Present Electronically: Tyler Clancy

Non-Voting Board Members Present in Person: Joel Ferry

Non-Voting Board Members Present Electronically:

Board Members Absent: Jefferson Moss, Jonathan Freedman, Bill Wyatt, Victoria Petro

UIPA Staff: Ben Hart, Ariane Gibson, Larry Shepherd, Amy Brown Coffin, Kaitlin Felsted, Jenna Draper, Lynne Mayer, Danny Stewart, Carol Watson, 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, Jake Anderegg, Gary McEntee, Roy Patel, Brian Hulet, Courtney Henley, Alina Pringle, Abdirizak Ibrahim, Lane Wilkes, Shawn Koncurat, Jay Springer, Japeth McGee, Lisa Burr, Jayme Blakesley, Phillip Herman, Daven Mehta, Daniel Meder, Ross McClintock, Brett Beach, Shawna Beach, Mayor Hollie McKinney, Rees Jensen, Deborah Herron, Bernice Barnes, Ben Muhlestein, Jason Young, Shawn Milne, Tari Deo, Katie Pappas, Balam Reddy, Tussy King, Kathy Maxwell, Jen Hart, Radhika Mehta, Eric Katz, Joan Gregory, Gary Hanneman, Nabanita Banerjee, Allison Barton, Teri Durfee, Sheri Dearden, Deeda Seed, Sherry Stevens, Brian Moench, Ronak Mistry, Andy Hulka, Heather Dove, Aaron Wade, Mark Horne, Dee Miles, Jeff Chugg, Tal Adair

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, December 9, 2025 Board Meeting**

Board member Stevenson moved to approve the minutes from the December 9, 2025 board meeting.

Board member Clancy 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 explained a minor modification made to the Skyline Corridor Project Area Plan. This was needed to correct a legal description within the plan - fixing an inverted compass direction in a parcel description. The correction is noted in the project area plan on the UIPA website.

Ben also introduced Michelle Ebben who was attending the meeting in person. She is an attorney who will be providing ongoing legal services to the port.

4. Presentation: Clean Ports Program Update

The Clean Ports Program Update was presented by Mona Smith, Environmental & Sustainability Director, Michelle Bohnen, Emissions Inventory Analyst (Clean Ports), Caroline Mackleby, Community Engagement Manager (Clean Ports), and Lisa Burr, Grant and Incentives Section Manager, Utah Division of Air Quality. Mona explained that UIPA was awarded a \$2.4 million Climate and Air Quality Planning grant and is a partner with the Utah Division of Air Quality which was awarded a \$110 million Zero-Emission Technology Deployment grant, all centered on the Salt Lake City intermodal terminal. UIPA is developing a Baseline Emissions Inventory, assessing diesel emission reduction strategies, gathering input from near-port communities, and engaging workers at the terminal on electrification efforts. DAQ is developing an incentive program to replace diesel trucks, locomotives, and cargo handling equipment with zero-emissions electric vehicle equivalents. Michelle discussed the Quality Assurance Project Plan and the next steps in the emissions inventory and emission reduction strategy analysis. The team is working through the procurement process to name a contractor to conduct the baseline emissions inventory. Caroline discussed ongoing community engagement. The team is working to finalize the near-port community steering committee, a group of 20 community members who will provide feedback and guide grant activities. They are reviewing proposals to secure a contractor for the Zero Emissions Workforce Impact Analysis. Lisa provided an overview of the DAQ Clean Ports Program which will provide up to 90% funding toward replacement of cargo-handling equipment, locomotives, drayage trucks, and charging equipment at the Salt Lake City Intermodal Terminal.

5. Policy Updates

Amy Brown Coffin, Chief Risk & Compliance Officer, presented the following policies for review today:

BP-04 - Project Area & Tax Differential. The change proposed to this policy would allow for approval of project area amendments with review in a single board meeting.

BP-17 - Wetlands. No current changes have been proposed.

Approval of these policies will be considered at the next board meeting.

6. Presentation: Authority Infrastructure Bank Loans

Ariane Gibson, Deputy Director, CFO, Treasurer, presented the two AIB loans that are seeking approval from the board in this meeting.

Fairfield Town is seeking a \$1.6 million loan over 15 years (5 year deferral and 10 year repayment) at 3.13% interest to pay for a regional water line and a future well. Repayment will be from tax differential collected in the project area.

Salina City is seeking a \$4.6 million loan over 15 years (5 year deferral and 10 year repayment) at 3.13% interest to help cover the public infrastructure needed - roads, wet and dry utilities, power and telecommunications - in the village at South Bridge. Tax differential, with the land as collateral, is seen as sufficient to cover loan repayment.

7. Presentation: Salt Lake City Interlocal Funding Allocation

Ben Hart discussed the reallocation of funding under the Salt Lake City Interlocal Agreement to provide to Salt Lake City \$2.5 million for public safety and provide a \$2.5 million grant to the Utah Department of Natural Resources for the purchase of lands around the Great Salt Lake for wetland conservation.

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

Ben Hart detailed the proposed amendment to the Salt Lake City Interlocal Agreement that will designate an ongoing revenue source from the Utah Inland Port Authority to Salt Lake City for public law enforcement and land conservation.

Board Member Ferry spoke to the protection of the Great Salt Lake from encroaching development and the impact to the ecosystem and wildlife. He noted the 4-5X multiplier effect in matching monies that can be added to funds provided under this agreement.

Board Chair Osborne spoke to the evolution of the interlocal agreement and the elevation of public safety in the Northwest Quadrant and environmental concerns around the lake as top priorities for funding from the tax differential available under this agreement.

Board Member Clancy echoed the chair's comments in support of this ongoing funding and thanked Director Hart for his leadership and collaboration with Salt Lake City.

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

Stephanie Pack, Associate Vice President of Regional Project Area Development, provided this second presentation of this newly proposed public infrastructure district, previously referred to as the Tooele Valley PID #2, but recently renamed the Interstate Technology Park PID. This proposed PID covers parcels that were amended into the project area in late 2025. With tax differential and Mill Levy funds the PID will provide needed roadway, water, sewer, stormwater, power, fiber, and rail-crossing infrastructure.

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

Stephanie Pack detailed the requested tax sharing agreement with Garland City in support of the Lakeshore Learning Project. Lakeshore has invested \$220 million in a 1,220,000 square foot distribution center that is providing around 550 high paying jobs in the area. The city is asking for up to \$3.3 million from tax differential to pay off the financing for improvements to Factory Street in connection with the project.

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

Stephanie Pack explained the requested interlocal agreement with Brigham City which would return to the city the nominal amount of sales tax generated within the project area.

12. Presentation: Business Incentive Consideration

Jenna Draper, Associate Vice President of Regional Project Area Development, presented a proposed business incentive for Cask Enterprises in connection with the Bear Center Project, a 6,500 square foot commercial building in La Sal that will offer shared workspace options, meeting rooms, and housing units. This project meets economic development goals of San Juan County in providing business space, internet connectivity, and workforce housing. San Juan County would like to offer up to 30% incentive for 3 years based on the company meeting the criteria of completing the Bear Center, delivering one housing unit, and contributing to community business activity in year one; leasing private office space, shared work areas, and demonstrated economic activity in year two; and completion of studio apartment rentals in year three. This proposed incentive was approved by the UIPA Tax Differential Committee on December 3, 2025 and comes to the board with its favorable recommendation.

13. Presentation: Black Gold Project Area

Jenna Draper introduced the Black Gold Project Area in Duchesne County and Roosevelt City. The county is looking to partner with UIPA to help effectively manage growth connected with the Uinta Basin Railway.

Deborah Herron, Duchesne County Economic Development Director, sees the project area as a practical tool for strengthening the local economy and helping to diversify economic activity in the region. A broader mix of industries in the county will mean more stable jobs, stronger household incomes, and greater resilience during market downturns. She also sees increased ability to attract businesses to the area from the infrastructure and financing tools and incentives available in the project area.

Jenna noted the growth occurring around Roosevelt City and the project area's ability to help manage growth and infrastructure needs in their industrial zones. Targeted industries in this project area will include logistics, manufacturing, warehouse and distribution, energy production, and natural resources.

This presentation is informational. A second review and consideration of approval will occur at the next board meeting.

14. Presentation: Ancient Sky Project Area Amendment #1

Jenna Draper reviewed the proposed amendment to the Ancient Sky Project Area. San Juan County is lacking significant infrastructure and amenities to manage growth. UIPA is working with both county and municipal officials as well as the Native tribes to utilize scarce resources most efficiently. The displayed map will add roughly 1500 acres to the project area. Additional parcels in Blanding City and Monticello City will be added during the second presentation to the UIPA board.

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

Jenna Draper presented Amendment #1 to the Pony Express Project Area Plan & Budget. This amendment adds 716 acres to the project area boundaries, all within Payson City. Key industries targeted for this area include manufacturing, advanced manufacturing, and life sciences. The community also hopes to capitalize on an adjacent rail line for possible future rail-served properties.

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

Amy Brown Coffin presented this resolution to authorize the UIPA executive director to negotiate and enter into agreements with local municipalities for the return of sales tax generated within UIPA project areas.

17. Presentation: Contracts

Bond & Disclosure Counsel Services

Ariane Gibson discussed the RFP process to select financial support and counsel for bonding and associated public infrastructure districts. Gilmore Bell was selected as the vendor and staff is seeking approval of a contract for 3 years with 2 optional 1-year extensions. Payment for these services will be authorized with board approval at time of any bond issuance.

Clean Ports Baseline Emissions Inventory Services

Mona Smith presented the contract to Ramball for the Baseline Emissions Inventory to be conducted in connection with and funded by the EPA Clean Ports Program grant. This vendor has experience with EPA grants and in-depth emissions inventory experience. The contract is not to exceed \$596,000 and extends through December 1, 2027.

18. Presentation: Amended Trigger Resolutions

These four trigger resolutions were posted on the agenda, but were passed over and not presented or considered for adoption.

19. Public Comment

Board Chair Osborne opened up the public comment period.

A comment from Dr. Courtney Henley expressed concern over poor air quality and associated negative health outcomes. She voiced opposition to the funding of a well for a data center in Fairview Town.

Mayor Hollie McKinney of Fairfield town corrected the previous speaker on the name of her town and said that the proposed well has nothing to do with a data center and will provide water for her entire town. She said the well is to prepare for future growth and nobody is building a data center in her town.

20. Approval of Authority Infrastructure Bank Loans

Fairfield Town AIB Loan

Board member Stevenson moved that the Utah Inland Port Authority (UIPA) board approves an infrastructure loan to Fairfield Town from the Inland Port Authority Revolving Loan Fund, under the following terms:

Loan Amount: \$1.6 million

Term: 15 years

Interest Rate: 3.13%

Payment Schedule: Payments are deferred for the first 5 years, which includes capitalized interest. Annual payments commence after the deferral period.

Board member Clancy seconded the motion.

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

Salina City AIB Loan

Board member Stevenson moved that the Utah Inland Port Authority (UIPA) board approves an infrastructure loan to Salina City from the Inland Port Authority Revolving Loan Fund, under the following terms:

Loan Amount: \$4.66 million

Term: 15 years

Interest Rate: 3.13%

Payment Schedule: Payments are deferred for the first 5 years, which includes capitalized interest. Annual payments commence after the deferral period.

Board member Clancy seconded the motion.

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

21. Approval of Business Incentive - Cask Enterprises

Board member Stevenson moved that the Utah Inland Port Authority Board approves for Cask Enterprises an incentive of up to 30% of property tax revenue generated by the project for three years based on benchmarks set by San Juan County and the Utah Inland Port Authority. This is contingent upon the UIPA Board approving Amendment #1 to the Ancient Sky Project Area.

Board member Clancy seconded the motion.

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

22. Approval of Salt Lake City Interlocal Funding Allocation

Board member Stevenson moved that the Utah Inland Port Authority Board reallocates \$1,482,495 from the previously allocated funds as part of the Leachate Protection Program, and the \$3,517,505 of funds that were previously allocated to economic development, and other funds that were previously put into a holding account for policing, conservation and remediation, and moves that \$2.5 million be allocated to Salt Lake City for Public Safety and \$2.5 million allocated to DNR for wetland conservation efforts.

Board member Clancy seconded the motion.

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

23. Adoption of Resolution 2026-01 Salt Lake City Interlocal Agreement Amendment #2

Board member Stevenson moved that the Utah Inland Port Authority Board adopt Resolution 2026-01, Interlocal Cooperation Agreement Second Amendment Between Salt Lake City Corporation, Redevelopment Agency of Salt Lake City and the Utah Inland Port Authority.

Board member Clancy seconded the motion.

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

24. Adoption of Resolution 2026-02 Creation of the Interstate Technology Park PID

Board member Stevenson moved that the Utah Inland Port Authority Board adopt Resolution 2026-02, a Resolution of the Board of Directors (The “Board”) of the Utah Inland Port Authority (“UIPA”), Providing for the Creation of the Interstate Technology Park Public Infrastructure District (the “District”) as an Independent Body Corporate and Politic; Authorizing and Approving a Governing Document, an Interlocal Agreement, and a Notice of Boundary Action; Delegating to Certain Officers of UIPA the Authority to Execute and Approve the Final Terms and Provisions of the Governing Document, the Interlocal Agreement, the Notice of Boundary Action and any Other Documents Related Thereto; Authorizing the District to Provide Services Relating to the Financing and Construction of Public Infrastructure Within the District Area; Appointing a Board of Trustees for the District; Authorizing Other Documents in Connection Therewith; and Related Matters.

Board member Clancy seconded the motion.

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

25. Adoption of Resolution 2026-03 Garland Tax Sharing Agreement

Board member Stevenson moved that the Utah Inland Port Authority Board adopt Resolution 2026-03, Garland City Tax Sharing Agreement.

Board member Clancy seconded the motion.

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

26. Adoption of Resolution 2026-04 Brigham City Interlocal Agreement

Board member Stevenson moved that the Utah Inland Port Authority Board adopt Resolution 2026-04, a Resolution of the Utah Inland Port Authority Board Approving Interlocal Cooperation Agreement Between Brigham City and the Utah Inland Port Authority.

Board member Clancy seconded the motion.

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

27. Adoption of Resolution 2026-05 Amendment #1 to Pony Express Project Area Plan & Budget

Board member Stevenson moved that the Utah Inland Port Authority Board adopt Resolution 2026-05, a Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Pony Express Inland Port Project Area Plan.

Board member Clancy seconded the motion.

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

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

Board member Stevenson moved that the Utah Inland Port Authority Board adopt Resolution 2026-06, a Resolution Granting Authority to Executive Director to Enter Into Agreements for the Return of Sales Tax.

Board member Clancy seconded the motion.

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

29. Approval of Contracts

Bond & Disclosure Counsel Services

Board member Stevenson moved that the Utah Inland Port Authority Board approves the contract for Gilmore Bell for bond & legal disclosure services for a duration of 3 Year with 2 optional 1 year extensions with specific amount to be authorized in congruence with UIPA board approval of bond issuance.

Board member Clancy seconded the motion.

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

Clean Ports Baseline Emissions Inventory Services

Board member Stevenson moved that the Utah Inland Port Authority Board approves the contract for Ramboll for Clean Ports Baseline Emission Inventory services not to exceed \$596,000 through contract execution through December 1, 2027, with no option for renewal.

Board member Clancy seconded the motion.

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

30. Adjourn

Board Chair Osborne adjourned the meeting.

Board Chair Abby Osborne

Written Public Comments submitted during and after the meeting:

Irene Hansen - Roosevelt - 1/13/2026

Agenda Item: Black Gold Project Area – Duchesne County, Utah

Northeastern Utah is often referred to as the “Isolated Empire” of the United States. Residents of this region have experienced repeated economic shifts over generations—periods of significant prosperity followed by prolonged downturns that result in unemployment, population decline, and the out-migration of young families who are forced to leave the area in search of stable employment.

The proposed project areas, including the Black Gold Project Area, provide local governments with essential tools to pursue economic diversification and to support the expansion of existing

industries. These opportunities are critical if the region is to move beyond a boom-and-bust cycle and toward long-term economic stability.

The Uinta Basin and surrounding communities are rich in history, skilled labor, and natural resources. However, transportation limitations have historically constrained growth and access to broader markets. Strategic infrastructure planning is therefore especially important, making the Black Gold Project Area vital to the long-term sustainability of Duchesne County and northeastern Utah.

Thank you for the opportunity to provide public comment and for considering the unique needs of rural and isolated communities as part of the Utah Inland Port Authority's planning efforts.

I proudly served Duchesne County for over 25 years as the director of economic development and recently retired as a County Commissioner. I strongly recommend these broad and diverse projects and communities.

Joan Gregory - Salt Lake City - 1/13/2026

VOTE NO on proposed LOAN to fund the NEW WELL for Fairfield's Data Center

Great Salt Lake is drying up. Utah is desert territory. Yes, we have wetlands and they are threatened too. YET the Utah Inland Port Authority is keen on incentivizing new industrial development in places like FAIRFIELD TOWN, located in Cedar Valley, an area facing serious water quantity and quality problems, an area which contains significant wetlands.

Groundwater resources in the Cedar Valley aquifer are limited. Pollution from historic mining has contaminated soil and water in Fairfield Town. Further, Fairfield Town contains a significant area of Great Salt Lake Basin wetlands which are in danger of destruction from dewatering of the aquifer and being paved over and polluted by development.

And the PLAN? ... well, the PLAN calls for a DATA CENTER which will require 800 Equivalent Residential Units (ERUs) in the short term, 1,122 at full build out, and In 10 years, FAIRFIELD TOWN is expected to increase its ERUs to 2,020! REALLY!?

DATA CENTERS consume MASSIVE amounts of WATER, primarily for cooling their hot servers. Arid regions are ideal for locating data centers (due to dry air for cooling). YET, arid regions are the most water-stressed. This is not just speculation ... communities near data centers report depleted groundwater, contaminated supplies, and ecosystem damage.

WE live in a DESERT ... our WATER resources are LIMITED ... DATA CENTERS are HUGE WATER HOGS It DOES NOT make sense to approve the proposed LOAN to fund this NEW WELL for a DATA CENTER in FAIRFIELD TOWN. PLEASE VOTE NO! Thank you!

P.S. The mayor of Fairfield Town commented that this is NOT a well for the Data Center. That is not how it looks from the perspective of the public. Please share the evidence. Thank you!

Joan Gregory - Salt Lake City - 1/13/2026

Why did UIPA ignore the raised hands in the chat for today's 1/13/2026 UIPA Board meeting??? I object.

I know there were at least three people, likely more, who were waiting for online comments to be recognized.

UIPA had been accepting online public comments. I know it is up to the chair. But accepting comments at some meetings and not at others is erratic behavior. It is unfair. And I object.