

UTAH INLAND PORT AUTHORITY

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.

WHEREAS, UIPA desires to approve the creation of a public infrastructure district pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the “PID Act”) and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the “Act”) within the boundaries of the Tooele Valley Project Area, as further described in Governing Document Exhibit A (as hereinafter defined) for the purpose of financing public infrastructure costs; and

WHEREAS, pursuant to the terms of the Act and Utah Code §11-58-102 et seq., UIPA may create one or more public infrastructure districts by adoption of a resolution of the Board and with consent of 100% of all surface property owners proposed to be included in the District (the “Property Owners”); and

WHEREAS, the Petition, containing the consent of such Property Owners has been submitted by UIPA; and

WHEREAS, according to attestations to be filed with UIPA, each board member of the District appointed under this Resolution is registered to vote at their primary residence and is further eligible to serve as a board member of the District under Section 17D-4-202(3)(c) of the PID Act; and

WHEREAS, the governance of the District shall be in accordance with the PID Act and the terms of a governing document (the “Governing Document”) attached hereto as Exhibit B and an Interlocal Agreement between UIPA and the District, attached to the Governing Document as Governing Document Exhibit D; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted by bond counsel to the Office of the Lieutenant Governor of the State of Utah a Notice of Boundary Action attached hereto as Exhibit C (the “Boundary Notice”) and a Final 2 Entity Plat to be attached thereto as Boundary Notice Appendix B (or as shall be finalized in accordance with the

boundaries approved hereunder) (the “Plat”).

NOW, THEREFORE, BE IT RESOLVED BY THE AUTHORITY BOARD as follows:

1. The District is hereby created as a separate entity from UIPA in accordance with the Governing Document and the Act. The boundaries of the District shall be as set forth in the Governing Document and the Plats.
2. It is hereby found and determined by the Board that the creation of the District is appropriate to the general welfare, order and security of UIPA and the Tooele Valley Project Area, and the organization of the District pursuant to the PID Act is hereby approved.
3. The Governing Document and the Interlocal Agreement in the forms presented to this meeting and attached hereto as Exhibit B and Governing Document Exhibit D are hereby authorized and approved and the District shall be governed by the terms thereof and applicable law.
4. The District Board for the District is hereby appointed as follows:
 - a. Trustee 1 - Charles W. Akerlow for an initial term of 6 years
 - b. Trustee 2- Mark Horne for an initial term of 4 years
 - c. Trustee 3 - Matt Smock for an initial term of 6 years

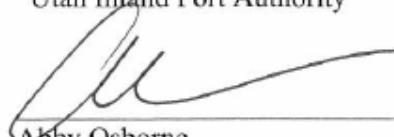
Such terms shall commence on the date of issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

5. The UIPA Board does hereby authorize the Board Chair, Board Vice Chair, or Executive Director to execute the Boundary Notice in substantially the form attached as Exhibit C and such other documents as shall be required to finalize the actions contemplated herein on behalf of the Board for submission to the Office of the Lieutenant Governor of the State of Utah.
6. Prior to recordation of the certification of the incorporation of the District on the records of Tooele County, Utah, the Board does hereby authorize the Board Chair, Board Vice Chair, or Executive Director, or their designee to make any corrections, deletions, or additions to the Governing Document, the Interlocal Agreement, and the Boundary Notice or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Board or the provisions of the laws of the State of Utah or the United States (provided that the debt and mill levy limitations established therein may not be modified pursuant to this provision).
7. The Board of Trustees of the District (the “District Board”) is hereby authorized and directed to record such Governing Document with the recorder of Tooele County within thirty (30) days of the issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.
8. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

9. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.
10. This resolution shall take effect immediately.

PASSED AND ADOPTED by the Authority Board this 13th day of January, 2026.

Utah Inland Port Authority



Abby Osborne
Chair

Attest:



Abby Osborne
Authority Staff

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Larry K. Shepherd, the undersigned Board Secretary of the Utah Inland Port Authority, Utah ("UIPA"), do hereby certify, according to the records of UIPA in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the January 13, 2026 public meeting held by the Board of UIPA (the "Board") by causing a Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2026 Annual Meeting Schedule for the Board (attached hereto as Schedule 2) was: (a) posted during the current calendar year at the principal office of UIPA, and (b) published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year, specifying the date, time and place of the meetings of the Board to be held during the year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this January 13, 2026.

(SEAL)

By: Larry K. Shepherd
Its: Board Secretary

ATTACHMENTS:

SCHEDULE 1—NOTICE OF MEETING
SCHEDULE 2—ANNUAL MEETING SCHEDULE

Support

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

Utah Inland Port Authority (UIPA) Board Meeting

General Information

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Government Type:

Special Service District

Entity:

Utah Inland Port Authority

Public Body:

UIPA Board

Notice Information

[Add Notice to Calendar](#)

Notice Title:

Utah Inland Port Authority (UIPA) Board Meeting

Notice Tags:

Economic Development

Notice Type(s):

Meeting

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.

Presentation: Authority Infrastructure Bank Loans Information

Ariane Gibson, Deputy Director, CFO, Treasurer

Consideration of loans for infrastructure development in the following areas.

Fairfield Town (Pony Express Project Area)

Salina City (Skyline Corridor Project Area)

Presentation: Salt Lake City Interlocal Funding Allocation Information

Ben Hart, Executive Director

Designation of funding allocation under interlocal agreement in Northwest Quadrant.

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

Information

Ben Hart, Executive Director

Second amendment to Interlocal Cooperation Agreement between UIPA, Salt Lake City Corporation and the Redevelopment Agency of Salt Lake City.

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..

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.

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.

Presentation: Business Incentive Consideration Information

Jenna Draper, Associate Vice President of Regional Project Area Development

Presentation of business incentive applicant in San Juan County.

Cask Enterprises (Ancient Sky Project Area)

Presentation: Black Gold Project Area Information

Give Feedback

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

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.

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.

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.

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

Presentation: Amended Trigger Resolutions Information
Amy Chanthalyxay, Financial Manager
Amended designation of trigger date for collection of tax differential for parcels in project
areas.

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

Public Comment Action
Abby Osborne, Board Chair
Public comment period.
Written comment is welcome anytime at <https://inlandportauthority.utah.gov/contact/>

Approval of Authority Infrastructure Bank Loans Action

Give Feedback

Abby Osborne, Board Chair

Approval of loans for infrastructure development in the following areas.

Fairfield Town (Pony Express Project Area)

Salina City (Skyline Corridor Project Area)

Approval of Business Incentive Action

Abby Osborne, Board Chair

Approval of business incentive in San Juan County.

Cask Enterprises (Ancient Sky Project Area)

Approval of Salt Lake City Interlocal Funding Allocation Action

Abby Osborne, Board Chair

Designation of funding allocation under interlocal agreement in Northwest Quadrant.

Resolution 2026-01 Salt Lake City Interlocal Agreement Amendment #2 Action

Abby Osborne, Board Chair

Resolution approving second amendment to Interlocal Cooperation Agreement between UIPA, Salt Lake City Corporation and the Redevelopment Agency of Salt Lake City.

Resolution 2026-02 Creation of the Interstate Technology Park PID Action

Abby Osborne, Board Chair

Resolution providing for the creation of Interstate Technology Park PID.

Resolution 2026-03 Garland Tax Sharing Agreement Action

Abby Osborne, Board Chair

Resolution approving tax-sharing agreement between UIPA and Garland City.

Resolution 2026-04 Brigham City Interlocal Agreement Action

Abby Osborne, Board Chair

Resolution approving interlocal agreement between UIPA and Brigham City.

Resolution 2026-05 Amendment #1 to Pony Express Project Area Plan & Budget Action

Abby Osborne, Board Chair

Resolution approving amended plan for Pony Express Project Area.

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.

Approval of Contracts Action

Abby Osborne, Board Chair

Consideration of contracts for advisory and business services.

Contract for Bond & Disclosure Counsel Services

Clean Ports Baseline Emissions Inventory Services

Resolutions: Amended Trigger Resolutions Action

Abby Osborne, Board Chair

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

Resolution 2025-07 Amended Trigger Resolution for Castle Country Project Area.

Resolution 2025-08 Amended Trigger Resolution for Mineral Mountains Project Area.

Resolution 2025-09 Amended Trigger Resolution for Central Utah Agri-Park Project Area.

Resolution 2025-10 Amended Trigger Resolution for Skyline Corridor Project Area.

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

Notice of Special Accommodations (ADA):

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Notice of Electronic or Telephone Participation:

Join Virtually: https://utah-gov.zoom.us/webinar/register/WN_JQ9R4quzQB2In90o9k5xfQ

Meeting Information

Meeting Location:

Utah State Capitol
350 State Street, Room 445

Salt Lake City, UT 84103

[Show in Apple Maps](#)

[Show in Google Maps](#)

Contact Name:

Larry Shepherd

Contact Email:

larrykshepherd@utah.gov

Notice Posting Details

Notice Posted On:

December 26, 2025 01:28 PM

Notice Last Edited On:

January 12, 2026 12:24 PM

Deadline Date:

January 12, 2026 04:00 PM

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Download Attachments

File Name	Category	Date Added
AUDIO January 13, 2026 UIPA Board Meeting.mp3	Audio Recording	2026/01/14 09:47 AM
Draft - Pony Express Plan & Budget Amendment #1.pdf	Public Information Handout	2026/01/02 01:43 PM
DRAFT - Ancient Sky Project Area Plan Amendment #1.pdf	Public Information Handout	2026/01/02 01:44 PM

File Name	Category	Date Added
<u>DRAFT - Black Gold Project Area Plan.pdf</u>	Public Information Handout	2026/01/02 01:44 PM
<u>DRAFT BP-04 Project Area & Property Tax Differential v4.2.pdf</u>	Public Information Handout	2026/01/07 01:33 PM
<u>BP-17-Wetlands-v2.pdf</u>	Public Information Handout	2026/01/07 01:33 PM
<u>RES 2026-02 Creating Interstate Technology Park PID.pdf</u>	Public Information Handout	2026/01/09 05:27 PM
<u>RES 2026-03 Garland City Tax Sharing Agreement.pdf</u>	Public Information Handout	2026/01/09 05:27 PM
<u>RES 2026-04 Interlocal Cooperation Agreement between Brigham City and the Utah Inland Port Authority.pdf</u>	Public Information Handout	2026/01/09 05:27 PM
<u>RES 2026-05 Adopting Pony Express Inland Port Project Area Plan Amendments.pdf</u>	Public Information Handout	2026/01/09 05:28 PM
<u>RES 2026-06 Resolution Granting Authority to Executive Director to Enter Into Agreements for the Return of Sales Tax.pdf</u>	Public Information Handout	2026/01/09 05:28 PM
<u>Agenda January 13, 2026 UIPA Board Meeting.pdf</u>	Public Information Handout	2026/01/12 12:24 PM

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File Name	Category	Date Added
<u>RES 2026-01 Interlocal Cooperation Agreement Amendment #2 between Salt Lake City Corporation, Redevelopment Agency of Salt Lake City and the Utah Inland Port Authority.pdf</u>	Public Information Handout	2026/01/14 09:46 AM

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DIVISION OF ARCHIVES AND RECORDS SERVICE

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Notice Added

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General Information

Government Type:

Special Service District

Entity:

Utah Inland Port Authority

Public Body:

UIPA Board

Notice Information

Emergency Notice:

No

Notice Title:

Utah Inland Port Authority Board Schedule FY2026

Notice Tags:

Economic Development

Notice Type(s):

Notice

Event Start Date & Time:

July 1, 2025 08:00 AM

Event End Date & Time:

June 30, 2026 05:00 PM

Description/Agenda:

Utah Inland Port Authority FY 2026 Board Meeting Schedule

*updated as of 10/31/2025

Aug 25, 2025 10:00 am - Lobby Training Room, 60 E South Temple, Salt Lake City, UT 84111

Sep 12, 2025 10:00 am - Utah State Capitol, Room 445

Oct 6, 2025 3:00 pm - Sharwan Smith Student Center, Cedar Breaks Room, Southern Utah University, 351 W University Blvd, Cedar City, UT 84720

Nov 6, 2025 2:00 pm - Utah State Capitol, Room 445

Dec 9, 2025 10:00 am - Utah State Capitol, Senate Building Room 210

Jan 13, 2026 3:00 pm - Utah State Capitol, Room 445

Mar 19, 2026 10:00 am - Utah State Capitol

Apr 23, 2026 10:00 am - Utah State Capitol

May 21, 2026 10:00 am - Utah State Capitol

Jun 25, 2026 10:00 am - Utah State Capitol

Notice of Special Accommodations (ADA):

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Notice of Electronic or Telephone Participation:

NA

Meeting Information

Street Address:

Utah State Capitol

Street Address, Line 2:

350 State Street

City:

Salt Lake City

ZIP Code:

84103

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EXHIBIT B

INTERSTATE TECHNOLOGY PARK PID GOVERNING DOCUMENT

EXHIBIT C

NOTICE OF BOUNDARY ACTION

**NOTICE OF IMPENDING BOUNDARY ACTION
(Interstate Technology Park PID Public Infrastructure District)**

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Directors of the Utah Inland Port Authority (the "Board"), acting in its capacity as the creating entity for the Interstate Technology Park Public Infrastructure District (the "District"), at a regular meeting of the Board, duly convened pursuant to notice, on January 13, 2026, adopted a Resolution Providing for the Creation of a Public Infrastructure District, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Tooele County, Utah, is attached as EXHIBIT "B" hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this January 13, 2026.

**BOARD OF DIRECTORS, UTAH INLAND
PORT AUTHORITY, acting in its capacity as
the creating authority for Interstate Technology
Park Public Infrastructure District**

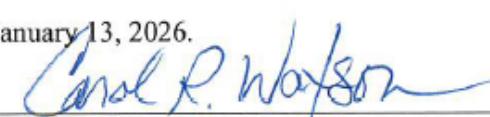
By: 

AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF TOOELE)

SUBSCRIBED AND SWORN to before me this January 13, 2026.



NOTARY PUBLIC



EXHIBIT "A" TO NOTICE OF BOUNDARY ACTION

Copy of the Creation Resolution

EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION

Final Local Entity Plats

Corporate Acknowledgment

State of Utah)

§
County of Salt Lake)

On this 15 day of January, in the year 202024, personally appeared before me

Abby Osborne, whose identity is personally known to me (or proven on the basis of
name of document signer)

satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the

Board Chair of Utah Island Port Authority and that said document was
title of office name of corporation

signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its

Board of Directors), and said Abby Osborne, acknowledged to me that
name of document signer

said Corporation executed the same.

Witness my hand and official seal.

Carol R Watson
(notary signature)



(notary seal)