

Utah State Fairpark Authority Board Meeting

January 29, 2026

**Teams**

Kelly Pehrson (Dept of AG)  
Darrell Hunting (DFCM)  
Lillian Bayles  
Wade Garrett  
Steve Lund

**In Person**

Dave Lewis  
Jim Webb  
Ted Lewis  
Darrell Hunting (DFCM)

**Staff**

Larry Mullenax  
Becky Knight  
Allan Kitterman

**Absent**

Paul Morris

**Public**

Benn Buys UFAIR  
Brad Holmes (LHM)  
Amanda Covington (LHM)  
Carl Duke (LHM)  
Wade Budge (LHM)  
Spencer Hill (LHM)  
Brooke McCarrick (ATTORNEY GENERAL)

**Excused**

Kip Paul  
Senator Sandall

Date: January 29, 2026

Location: 155 N 1000 W, Salt Lake City, Utah

Time: 9:00 a.m.

**1. Call to Order**

The meeting called to order by Dave Lewis at 9:05 a.m. Roll call taken see above.

A quorum was declared present.

**3. Motion to Enter Closed Session**

Dave Lewis entertained a motion to enter Closed Session for the purpose of discussing the lease of real property, pursuant to Section 52-4-205(1)(d).

- Motion: Seconded by Ted Lewis
- Roll Call Vote: See above in attendance Unanimous "Aye."
- The meeting entered closed session at 9:05 a.m. Location for the closed Session is 155 N 1000 W Salt Lake City Utah 84116. The date of the closed Session is January 29, 2026

**4. Return to Open Session**

The board returned to open session at 10:12 a.m.

**5. New Business**

**a. Procurement Statute Modification**

Larry presented a proposal to seek legislative support for amending the State Fair Park Authority statute to allow sole-source contracting for development and concession purposes.

- Motion: So moved Ted Lewis to solicit support to modify the statute allowing sole-source procurement for construction/development projects and concessionaires.
- Second: Darrell H.
- Vote: Unanimous approval.

**b. Livestock Drenching Policy**

Jim made a motion on revised procedures from the Livestock Committee to allow drenching of animals under specific approved conditions and equipment types.

- Motion: Approve drenching procedures per the policy with inclusion of photos showing approved equipment types.

- Second: Ted Lewis.
- Vote: Unanimous approval. With inclusion of photos showing approved equipment types.

### **c. Added Money Allocation**

A proposal made to add premiums (“added money”) to the livestock events consistent with the prior year’s allocation of \$120,000.

- Motion: Jim Webb
- Second: Ted Lewis
- Vote: Unanimous approval.  
(Note: Wade Garrett departed the meeting following this vote.)

### **d. Livestock Auction Committee**

Jim proposed the formation of an advisory Auction Committee to coordinate livestock auction operations and assist staff during the event.

- No motion required; item will be developed further and brought back in February.

## **6. Financial Report**

Alan provided the December and year-end financial summary:

- December revenues were down \$57,000 vs. last year, expenses down \$12,000.
- Overall ordinary income was down only \$9,000, after adjusting for a \$9,000 bad debt.
- Year-end revenue up \$305,000 over prior year; income up \$285,000.
- Cash position increased by approximately \$1.4 million.
- Interest income totaled \$39,000.
- Overall, a strong financial year despite minor budget variances.

The board discussed earmarking portions of equity for future livestock & facility improvements and directed staff to present options at the next meeting.

## **7. Livestock Facilities Discussion**

Jim and Darrell presented insights from their site visit to the National Western Stock Show in Denver.

Key observations and discussion points:

- The new 200,000 sq. ft. livestock building served multiple species under one roof but lacked space for urban visitors and vendors.
- Issues identified included polished concrete floors (causing animal slippage), poor drainage design, and potential sanitation concerns from use of carpet/turf.
- Preference expressed for brushed concrete and improved visitor flow.
- Discussion on phasing and design of future barns to replace existing facilities.
- Larry noted preliminary planning for two new 100,000 sq. ft. barns and coordination with architect “Chip.”
- The board emphasized ensuring proper committee involvement before final design submissions.

## **8. Adjournment**

With all items on the agenda addressed, a motion to adjourn was made and approved unanimously.

The meeting adjourned at 11:38 a.m.