

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.