



## Utah Inland Port Authority Board

### AGENDA

Monday, March 16, 2026 - 1:00 pm  
Duchesne County Centennial Event Center  
60 W 400 S, Duchesne, Utah 84012

Join Virtually: [https://utah-gov.zoom.us/webinar/register/WN\\_7hYJuMipSMiwWrT-Cwa8PA](https://utah-gov.zoom.us/webinar/register/WN_7hYJuMipSMiwWrT-Cwa8PA)

1. **Welcome** **Procedural**  
*Abby Osborne, Board Chair*
2. **Approval of Minutes** – January 13, 2026 UIPA Board Meeting **Action**  
*Abby Osborne, Board Chair*
3. **Executive Director Report** **Information**  
*Ben Hart, Executive Director*
  - a. Clean Ports Contract
  - b. Other items
4. **Presentation: Quarterly Budget Update** **Information**  
*Ariane Gibson, Deputy Director, CFO, Treasurer*  
Quarterly budget update to UIPA Board.
5. **Presentation: 2025 Monitoring Activities at Utah Inland Port - Utah Department of Environmental Quality** **Information**  
*Bryce Bird - Director, Division of Air Quality*  
*Candice Hasenyager - Director, Division of Water Resources*  
Overview of DEQ findings from the annual report on stormwater and air quality monitoring in the Northwest Quadrant.
6. **Presentation: Preferred Scenario, Northwest Quadrant Study** **Information**  
*Stephen Smith, Associate Vice President of Regional Project Area Development*  
Overview of study commissioned by Salt Lake City and UIPA for guidance of funding and development activities in the Northwest Quadrant.
7. **Policy Updates** **Information**  
*Amy Brown Coffin, Chief Risk & Compliance Officer*
  - BP-04 - Project Area & Tax Differential**  
Policy to ensure statutory compliance in project area creation and tax differential use.
  - BP-10 - Records Retention**  
Policy on records management and public access to UIPA records.
  - BP-12 Segregation of Duties**  
Policy on dispersal of critical processes and transactions to prevent fraud and error.
  - BP-17 - Wetlands**

Policy for regulatory compliance for protected wetlands in UIPA project areas.

8. **Presentation: Resolution 2026-07 Landfill Development Authority** **Information**  
*Mark Nord, Director, Real Estate Development*  
Resolution enabling the UIPA Executive Director to act as the authorized representative in matters related to the development of the North Temple Landfill.
9. **Presentation: Resolution 2026-08 Memorandum of Understanding, UIPA/Office of Energy Development** **Information**  
*Ben Hart, Executive Director*  
*Joseph Finley, Energy Council Policy Analyst, Office of Energy Development*  
Resolution granting authority to UIPA Executive Director to enter an agreement with the Office of Energy related to the creation and management of energy zones.
10. **Presentation: Amended Trigger Resolutions** **Information**  
*Amy Chanthalyxay, Financial Manager*  
Amended designation of trigger date for collection of tax differential for parcels in project areas.
  - a. Resolution 2026-09 Amended Trigger Resolution for Castle Country Project Area.
  - b. Resolution 2026-10 Amended Trigger Resolution for Skyline Corridor Project Area.
  - c. Resolution 2026-11 Amended Trigger Resolution for Central Utah Agri-Park Project Area.
11. **Presentation: Resolution 2026-12 Twenty Wells Project Area Amendment #2** **Information**  
*Stephanie Pack, Associate Vice President of Regional Project Area Development*  
Presentation of amended plan for Twenty Wells Project Area in Tooele County.
12. **Presentation: Resolution 2026-13 Tax Sharing Agreement, Twenty Wells Project Area** **Information**  
*Stephanie Pack, Associate Vice President of Regional Project Area Development*  
Agreement to share tax differential revenue for the development of public infrastructure for a master planned residential community adjacent to the Lakeview Business Park.
13. **Presentation: Resolution 2026-15 Iron Springs Project Area Amendment #3** **Information**  
*Danny Stewart – Associate Vice President of Regional Project Area Development*  
Presentation of amended plan for Iron Springs Project Area in Iron County.
14. **Presentation: Business Incentive Consideration – LS Electric** **Information**  
*Danny Stewart – Associate Vice President of Regional Project Area Development*  
Presentation of business incentive for expansion of an advanced manufacturing campus in the Iron Springs Project Area.
15. **Presentation: Resolution 2026-16 Ancient Sky Project Area Amendment #1** **Information**  
*Jenna Draper, Associate Vice President of Regional Project Area Development*  
Presentation of amended plan for Ancient Sky Project Area in San Juan County.
16. **Presentation: Resolution 2026-17 Ancient Sky Trigger Resolution** **Information**  
*Jenna Draper, Associate Vice President of Regional Project Area Development*  
Designation of trigger date for collection of tax differential in Ancient Sky Project Area.
17. **Presentation: Resolution 2026-18 Black Gold Project Area Plan & Budget** **Information**  
*Jenna Draper, Associate Vice President of Regional Project Area Development*  
Second presentation of plan for new Utah Inland Port project area in Duchesne County.

- 18. Public Comment** **Action**  
*Abby Osborne, Board Chair*  
Public comment period.  
Written comment is welcome anytime at <https://inlandportauthority.utah.gov/contact/>
- 19. Policy Updates** **Action**  
*Abby Osborne, Board Chair*  
**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.
- 20. Resolution 2026-07 Landfill Development Authority** **Action**  
*Abby Osborne, Board Chair*  
Resolution enabling the UIPA Executive Director to act as the authorized representative in matters related to the development of the North Temple Landfill.
- 21. Resolution 2026-08 MOU, UIPA/Office of Energy Development** **Action**  
*Abby Osborne, Board Chair*  
Resolution granting authority to UIPA Executive Director to enter an agreement with the Office of Energy related to the creation and management of energy zones.
- 22. Amended Trigger Resolutions** **Action**  
*Abby Osborne, Board Chair*  
Amended designation of trigger date for collection of tax differential for parcels in project areas.  
a. Resolution 2026-09 Amended Trigger Resolution for Castle Country Project Area.  
b. Resolution 2026-10 Amended Trigger Resolution for Skyline Corridor Project Area.  
c. Resolution 2026-11 Amended Trigger Resolution for Central Utah Agri-Park Project Area.
- 23. Resolution 2026-12 Twenty Wells Project Area Amendment #2** **Action**  
*Abby Osborne, Board Chair*  
Amended plan for Twenty Wells Project Area in Tooele County.
- 24. Resolution 2026-13 Tax Sharing Agreement, Twenty Wells Project Area** **Action**  
*Abby Osborne, Board Chair*  
Agreement to share tax differential revenue for the development of public infrastructure for a master planned residential community adjacent to the Lakeview Business Park.
- 25. Resolution 2026-15 Iron Springs Project Area Amendment #3** **Action**  
*Abby Osborne, Board Chair*  
Amended plan for Iron Springs Project Area in Iron County.
- 26. Approval of Business Incentive** **Action**  
*Abby Osborne, Board Chair*  
Approval of business incentive in Iron County.  
a. LS Electric (Iron Springs Project Area)
- 27. Resolution 2026-16 Ancient Sky Project Area Amendment #1** **Action**  
*Abby Osborne, Board Chair*  
Amended plan for Ancient Sky Project Area in San Juan County.

- 28. Resolution 2026-17 Ancient Sky Trigger Resolution** **Action**  
*Abby Osborne, Board Chair*  
Designation of trigger date for collection of tax differential in Ancient Sky Project Area.
- 29. Resolution 2026-18 Black Gold Project Area** **Action**  
*Abby Osborne, Board Chair*  
Adoption of plan for new Utah Inland Port project area in Duchesne County.
- 30. 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*