UTAH INLAND PORT AUTHORITY
Moving Utah Forward

Utah Inland Port Authority Board

AGENDA

Thursday, May 21, 2026 - 3:00 pm
Utah State Capitol, Room 445
350 State Street, Salt Lake City, Utah 84103

Join Virtually: *https://utah-gov.zoom.us/webinar/register/WN_qDNRYhZQTZqwDlWv2DoOYQ*

1. **Welcome** **Procedural**
   Abby Osborne, Board Chair

2. **Approval of Minutes** – April 23, 2026 UIPA Board Meeting **Action**
   Abby Osborne, Board Chair

3. **Executive Director Report** **Information**
   Ben Hart, Executive Director
   Lori Haslem, Associate Vice President of Regional Project Area Development
   a. Verk Industrial Park Project Area Update
   b. Other

4. **Policy Updates** **Information**
   Amy Brown Coffin, Chief Risk & Compliance Officer
   Mona Smith, Environmental & Sustainability Director
   BP-11 - Personnel
   Policy on responsibilities and obligations of employment with UIPA.
   BP-14 - Board Governance
   Policy to provide board standards for operations and governance for UIPA board members.
   BP-15 - Code of Conduct
   Policy on organizational expectations, best practices, behavior, and conflicts of interest for UIPA.
   BP-16 - Public Infrastructure Districts (PID)
   Policy for compliance with the Public Infrastructure Act for creation and oversight of public infrastructure districts.
   BP-17 - Natural Resources (Formerly Wetlands)
   Policy for regulatory compliance for protected lands in UIPA project areas.

5. **Presentation: Project Area Recruitment Incentive Clarifications and Minor Adjustments** **Information**
   Amy Brown Coffin, Chief Risk & Compliance Officer
   Amendments to project area plans to clarify recruitment incentive framework and other minor adjustments.
   a. Ancient Sky Project Area Plan & Budget Amendment #2, Resolution 2026-20
   b. Black Gold Project Area Plan & Budget Amendment #1, Resolution 2026-21
   c. Castle Country Project Area Plan & Budget Amendment #3, Resolution 2026-22
   d. Historic Capitol Project Area Plan & Budget Amendment #1, Resolution 2026-23

e. Iron Springs Project Area Plan & Budget Amendment #4, Resolution 2026-24

6. **Presentation: Salt Lake City Interlocal Agreement Tax Differential Expenditures** **Information**

Stephen Smith, Associate Vice President of Regional Project Area Development
Proposed allocation of Salt Lake City generated tax differential.

7. **Presentation: Project Celerity Business Incentive Consideration** **Information**

Stephen Smith, Associate Vice President of Regional Project Area Development
Presentation of business incentive application in Northwest Quadrant.

8. **Presentation: Resolution 2026-25 Amendment #3 to Golden Spike Project Area Plan & Budget** **Information**

Stephanie Pack, Associate Vice President of Regional Project Area Development
Presentation of amended plan for Golden Spike Project Area in Box Elder County.

9. **Presentation: Resolution 2026-26 Amendment #3 to Central Utah Agri-Park Project Area Plan & Budget** **Information**

Danny Stewart, Associate Vice President of Regional Project Area Development
Presentation of amended plan for Central Utah Agri-Park Project Area in Juab County.

10. **Presentation: Resolution 2026-27 Beaver County Tax Sharing Agreement** **Information**

Danny Stewart, Associate Vice President of Regional Project Area Development
Tax-sharing agreement between UIPA and Beaver County.

11. **Public Comment** **Action**

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

12. **Approval of Policy Updates** **Action**

Abby Osborne, Board Chair
BP-11 - Personnel
Policy on responsibilities and obligations of employment with UIPA.
BP-14 - Board Governance
Policy to provide board standards for operations and governance for UIPA board members.
BP-15 - Code of Conduct
Policy on organizational expectations, best practices, behavior, and conflicts of interest for UIPA.
BP-16 - Public Infrastructure Districts (PID)
Policy for compliance with the Public Infrastructure Act for creation and oversight of public infrastructure districts.

13. **Resolution 2026-20 Amendment #2 to Ancient Sky Project Area Plan & Budget** **Action**

Abby Osborne, Board Chair
Approval of amended plan for Ancient Sky Project Area in San Juan County.

14. **Resolution 2026-21 Amendment #1 to Black Gold Project Area Plan & Budget** **Action**

Abby Osborne, Board Chair
Approval of amended plan for Black Gold Project Area in Duchesne County.

15. **Resolution 2026-22 Amendment #3 to Castle Country Project Area Plan & Budget** **Action**

Abby Osborne, Board Chair
Approval of amended plan for Castle Country Project Area in Carbon and Emery Counties.

16. **Resolution 2026-23 Amendment #1 to Historic Capitol Project Area Plan & Budget Action**
Abby Osborne, Board Chair
Approval of amended plan for Historic Capitol Project Area in Fillmore.

17. **Resolution 2026-24 Amendment #4 to Iron Springs Project Area Plan & Budget Action**
Abby Osborne, Board Chair
Approval of amended plan for Iron Springs Project Area in Iron County.

18. **Approval of Salt Lake City Interlocal Agreement Tax Differential Expenditures Action**
Abby Osborne, Board Chair
Approval of proposed expenditures of Salt Lake City generated differential.

19. **Approval of Project Celerity Business Incentive Action**
Abby Osborne, Board Chair
Consideration of business incentive application approval in Northwest Quadrant.

20. **Resolution 2026-25 Amendment #3 to Golden Spike Project Area Plan & Budget Action**
Abby Osborne, Board Chair
Approval of amended plan for Golden Spike Project Area in Box Elder County.

21. **Resolution 2026-26 Amendment #3 to Central Utah Agri-Park Project Area Plan & Budget Action**
Abby Osborne, Board Chair
Approval of amended plan for Central Utah Agri-Park Project Area in Juab County.

22. **Resolution 2026-27 Beaver County Tax Sharing Agreement Action**
Abby Osborne, Board Chair
Approval of tax-sharing agreement between UIPA and Beaver County.

23. **Closed Session* Action**
Abby Osborne, Board Chair
This session is being held for a discussion related to real estate transactions in the jurisdictional area.

24. **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*