

Utah Inland Port Authority Board 2026

APPROVED MEETING MINUTES

Utah Inland Port Authority Board Meeting Minutes
Thursday, April 23, 2026 - 1:00 pm
Utah State Capitol, Room 445
350 State Street, Salt Lake City, Utah 84103

Board Members Present in Person: Abby Osborne, Paul Cutler

Board Members Present Electronically: Jonathan Freedman, Jefferson Moss

Non-Voting Board Members Present in Person: Victoria Petro, Joel Ferry

Non-Voting Board Members Present Electronically: none

Board Members Absent: Jerry Stevenson, Bill Wyatt

UIPA Staff: Ben Hart, Ariane Gibson, Larry Shepherd, Amy Brown Coffin, Kaitlin Felsted, Jenna Draper, Carol Watson, Diana Gardner, Stephen Smith, Lindsay Pedersen, Mona Smith, Allen Evans, Nick Archambault, Stephanie Pack, Michelle Bohnen, Sebastian Abril, Doug Pierce, Amy Chanthalyxay, Nadine Stevens-Hendry, Sam Steffensen

Others in Attendance: Michelle Ebben, Deeda Seed, Katie Pappas, Joan Gregory, Daniel Meder, Monroe Magnuson, Shanny Wilson, Wesley Barrett, Gary Hanneman, David Tang, Jordan Clark, Jen Hart, Heather Dove, Monica Hilding, David Bennett

1. **Welcome**

Board Chair Abby Osborne welcomed the board members, staff and public to this Utah Inland Port Authority Board Meeting.

2. **Oath of Office - Board Member Paul Cutler**

Representative Paul Culter, who has been appointed to the Board of Directors of the Utah Inland Port Authority by Speaker Mike Shultz, was sworn in as a new board member. Carol Watson, Notary, administered the oath of office.

3. **Approval of Minutes, March 16, 2026 Board Meeting**

Board member Moss moved to approve the minutes from the March 16, 2026 board meeting.

Board member Cutler seconded the motion.

The motion was approved unanimously by all board members present.

4. **Executive Director Report**

Executive Director Ben Hart provided an executive director report. He noted there has been some confusion regarding tax differential, what it is, what percentages the port is receiving and using in conducting port business – for example when a business is negotiating a tax rebate incentive, is it a percentage of what they pay, a percentage of the Inland Port's share of the tax. It can be confusing.

In an effort to clarify and help all understand what monies are being dedicated to port activities UIPA will be amending project area plans and creating policy to better describe what tax differential is received by the port and what percentages of those funds can be used for various purposes.

Jenna Draper, Associate Vice President of Regional Project Area Development, provided an update on activities in the Skyline Corridor Project Area. This project area, created in October of 2024, includes 1808 acres across Ephraim City, Manti City, Gunnison City, Salina City, Richfield City, and Wayne County.

In Ephraim City UIPA has triggered the parcel containing the Cobblestone Hotel to provide funding to the city to pay for their share of a road behind the property.

In Gunnison City parcels have been triggered to provide funding for additional infrastructure in the Gunnison Industrial Park.

In Salina City an Authority Infrastructure Bank loan is in process to provide public infrastructure for a housing development.

In Richfield City, Industrial Injection, with an incentive from UIPA, has moved their entire operation into a building there and hired about 100 people with anticipation of another 100 positions in the future.

5. **Presentation: Parcel Mapping**

Doug Pierce, Geospatial and Financial Data Administrator, demonstrated mapping applications that details activities and tax information, both historic and present, within UIPA project areas down to the level of individual land parcels. This detailed data is very valuable as the port makes decisions about infrastructure development, tax funding, and other activities within project areas. This same data will also be now available to local communities to provide up to date parcel information for their use.

This mapping tool also includes environmental data (wetlands and other sensitive lands), logistics data (rail and proximity to other forms of transportation),

6. **Policy Updates**

Amy Brown Coffin, Chief Risk & Compliance Officer, presented the following policies for review:

BP-10 - Records Retention

Policy on records management and public access to UIPA records.

BP-11 - Personnel

Policy on responsibilities and obligations of employment with UIPA.

BP-12 - Segregation of Duties

Policy on dispersal of critical processes and transactions to prevent fraud and error.

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.

Of these policies, BP-12 Segregation of Duties has minor revisions that will be considered for approval in this meeting.

7. Presentation: Amendment #1 to Northwest Quadrant Project Area Plan & Budget

Stephen Smith, Associate Vice President of Regional Project Area Development, presented the amendment to the Northwest Quadrant Project Area Plan & Budget. There are no changes to the project area boundaries in this amendment. The changes here reflect updates that reflect the efforts and operational realities of activities in the area since the first plan was adopted in May of 2023. The changes include recognizing the role of strategic partners in the area - including rail and airport partners, infrastructure projects like the Crossroads Port, and new intermodal facilities. This updates recruitment standards to align with legislative mandates, including water usage and air quality. It also reflects the commitment to the community by formalizing and catching up with mitigation actions that we've recommended through the preferred scenarios.

8. Presentation: Resolution 2026-19 Amendment #2 to Castle Country Project Area Plan & Budget

Jenna Draper, Associate Vice President of Regional Project Area Development, presented the amendment to the Castle Country Project Area. This amendment adds 2,383 acres in Carbon County, bringing the total acreage in the project area to 15,323. The proposed addition includes the Castle Gate Zone where Tyr Energy will do some power projects, the Wildcat Rail Expansion, and some county land adjacent to the Savage Rail Terminal. Carbon County has requested the addition of these lands to enable the needed infrastructure for these projects that are helping to diversify the region's economy from the boom and bust of the coal industry.

9. Public Comment

Board Chair Osborne opened up the public comment period.

Joan Gregory spoke in opposition to the planned ICE detention facility in the Northwest Quadrant and requested the UIPA board take a strong position that it does not support the facility and that it is not consistent with the project area's plans.

Katie Pappas spoke about the proposed amendment to the Castle Country Project Area Plan, saying it will vastly increase the carbon footprint of development under UIPA by increasing rail access for oil, gas, and coal from the region.

Deeda Seed spoke to the potential public harm by projects in Tooele County with a planned data center and gas-fueled power generation, citing low water availability and wastewater concerns.

David Bennett spoke in opposition to the planned ICE detention facility, questioning the size of the building as too small for the number of detainees planned as well as water and sewer capacity concerns.

10. Policy Update

Board member Moss moved to approve Board Policy BP-12 - Segregation of Duties as presented.

Board member Freedman seconded the motion.

The motion passed with a unanimous vote of all board members present.

11. Amendment #1 to Northwest Quadrant Project Area Plan & Budget

Board member Moss moved to approve Amendment #1 to Northwest Quadrant Project Area Plan & Budget as presented.

Board member Freedman seconded the motion.

The motion passed with a unanimous vote of all board members present.

12. Resolution 2026-19 Amendment #2 to Castle Country Project Area Plan & Budget

Board member Freedman moved that the Utah Inland Port Authority Board adopt Resolution 2026-19, a Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Castle Country Inland Port Project Area Plan.

Board member Moss seconded the motion.

The motion passed with a unanimous vote of all board members present.

13. Closed Session

At 1:51 pm the board voted to move into a closed session meeting held at the Utah State Capitol, 350 State Street, Room 445, Salt Lake City, UT 84103, and via electronic meeting, for the purpose of a “strategy session to discuss the purchase, exchange, or lease of real property” as allowed and described in Section 52-4-204 of Utah Code and sections 52-4-205 of the Open and Public meetings act. Board member Moss made a motion to move into closed session. Board member Freedman seconded the motion.

Vote:

Jonathan Freedman - yes

Jefferson Moss - yes

Paul Cutler - yes

Abby Osborne - yes

The closed session ended at 2:15 pm.

14. Adjourn

Board Chair Osborne adjourned the meeting.



Board Chair Abby Osborne

Written Public Comments submitted during and after the meeting:

Joan Gregory - Salt Lake City - 4/23/2026

Castle Country Project Area - Amendment 2 Comment

I just don't get it. Since 2018, UIPA has told us, the public, not to worry about fossil fuels ... at least not in terms of Utah's Inland Port. Castle Country Project Area — YET Amendment #2 [UIPA Board Meeting, 4/23/2026] demonstrates that those assurances were either false or were the plan from the beginning. UIPA's own statutory goals require improving air quality and minimizing resource use (UCA 11-58-203(d)). Approving Amendment #2 — which subsidizes active crude oil transloading and positions a coal mine for public financing — is a direct contradiction of those statutory obligations.

Here are some actions you could take instead:

- Remove Fossil Rock parcels from this resolution until a full economic life analysis is completed and public comment is taken.
- Require biological surveys and species impact analysis for all three new zones before approval.
- Require Army Corps Section 404 analysis for all zones draining to the impaired Price River watershed.
- Require NHPA Section 106 review for the Nine Mile Canyon corridor area.
- Make public any communications between UIPA and Wolverine Fuels LLC regarding tax differential support.

Joan Gregory - Salt Lake City - 4/23/2026

NO UIPA Resources to Support an ICE Detention Center

Ben, I am here today first to say thank you for your recent statements in a Salt Lake Tribune interview where you made clear your position on the NWQ SLC ICE Detention Center. You said among many other things: that UIPA's legal mandate does NOT include an ICE detention center, that "There's no gray area here," "The Inland Port will not be using any of its resources to support this facility."

You added that: Water, sewer and road capacity for additional traffic are all already in limited supply in the city's northwest quadrant, "and ultimately, how we use those is going to be incredibly important." You said that you are hearing from businesses already established in the area wanting details on this ICE facility's potential impact on port resources and you said: that while many unknowns remain in light of limited details from ICE, we, meaning the Utah Inland Port Authority, know we would not use Inland Port funding to help support this operation in any way, shape or form."

And SO, I call on UIPA to use this opportunity of amending the Northwest Quadrant Project Area Plan to amend it to make this clear and strong statement that UIPA does not support an ICE DETENTION CENTER in the NWQ, an ICE Detention Center does not belong in the Northwest Quadrant. Perhaps you could even say that the impact of this ICE facility on NWQ water, sewer, road capacity, and businesses would be a serious violation of UIPA's legal mandate.

Here are some related actions UIPA could take:

- Prepare a UIPA press release, call a press conference, make it clear verbally, in writing and in the amended NWQ Project Area Plan that UIPA does not support the proposed ICE detention facility at 6020 W. 300 South, which lies within this project area.
- Clearly state in the amended plan and in communication about it that UIPA does not consider a 10,000-person federal detention facility consistent with the NWQ Project Area Plan's stated goals of low water use, ecological sensitivity, or in alignment with SLC planning objectives, or compatible with UIPA's legal mandate.
- Communicate as UIPA with DHS, ICE, and with our Utah federal senators and representatives regarding the ICE detention facility's water and sewer demands on SLC public utilities that serve the NWQ project area and that this is not acceptable and not compatible with UIPA's legal mandate.
- Commit to formally supporting Salt Lake City's zoning, water, and sewer strategies to prevent this ICE facility from operating in the UIPA project area.

Thank you!