



UTAH STATE FAIR PARK AUTHORITY BOARD OF DIRECTORS MEETING MINUTES

Date: February 23, 2026

Time: 1:34 PM

Location: Utah State Fairpark, 155 N 1000 W, Salt Lake City UT

Chair: David Lewis Recorder: Becky Knight

1. Call to Order

Chair David Lewis called the meeting to order at 1:34 PM.

2. Roll Call

Present:

David Lewis, Ted Lewis, Larry Mullenax, Wade Garrett, Jennifer Seelig, Darrell Hunting, Lillian Bayles, Tommy Jo Lucia, Jim Webb, Steve Lund, Paul Morris.

Absent:

Kip Paul, Senator Sandall

Also Present:

Brooke McCarrick (Attorney General's Office).

Quorum: Confirmed.

3. Purpose of Meeting

To consider approval for retaining external legal counsel to assist in negotiations with the Larry H. Miller Group regarding the Utah State Fair Park's long-term development and lease agreement.

4. Discussion

- Background:
The Authority previously discussed the need for specialized legal representation.
Executive Director Larry Mullenax interviewed two law firms; one had a conflict of interest.
- Recommendation:
The Master Plans Committee recommended Kerry Owens of Parsons Bailey as legal counsel.
- Qualifications:
Owens has extensive experience with public-private partnerships and major land transactions, including the Utah Prison Relocation Project, Kennecott land dealings, and the Point of the Mountain Development Project.
 - Suggested inclusion of Attorney Laura Rebar to the engagement team.

- **Rationale:**
Counsel will provide expertise in structuring long-term legal and financial frameworks expected to guide the Fair Park for the next 20–30 years.
- **Financial Estimate:**
Costs projected at \$75,000–\$100,000 over several years, with a possible upper range of \$150,000. No significant retainer anticipated.

5. Questions and Comments

- Ted Lewis asked about experience and compatibility; confirmed Owens’ qualifications and Larry’s confidence in working with her.
- Darrell Hunting inquired about anticipated costs; projections provided by the Chair and Executive Director.

6. Motion

Motion: To approve retaining Kerry Owens of Parsons Bailey as legal counsel for Fair Park negotiations.

- Made by: Ted Lewis
- Seconded by: Darrell Hunting

Vote: Unanimous in favor – motion carried.

7. Next Steps

- Larry Mullenax finalizes engagement with Kerry Owens and her team.
- Kip Paul to meet with Carl Duke of the Larry H. Miller Group.
- Updates are to be provided at the March 2026 regular meeting unless earlier action is required.

8. Adjournment

Motion to Adjourn: Ted Lewis

Seconded By: Jim Webb

Vote: Unanimous approval.

Meeting adjourned: Approximately 1:45 PM.