



Utah Inland Port Authority Board

AGENDA

Thursday, June 25, 2026 - 1:00 pm
Utah State Capitol, Room 445
350 State Street, Salt Lake City, Utah 84103

Join Virtually: https://utah-gov.zoom.us/webinar/register/WN_3cdyY_37STOAJfGxfU8ECQ

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|--|--------------------|
| 1. Welcome
<i>Abby Osborne, Board Chair</i> | Procedural |
| 2. Approval of Minutes – May 21, 2026 UIPA Board Meeting
<i>Abby Osborne, Board Chair</i> | Action |
| 3. Presentation: Quarterly Budget Update
<i>Ariane Gibson, Deputy Director, CFO, Treasurer</i>
Quarterly budget update to UIPA Board. | Information |
| 4. Presentation: FY 2027 Budget Hearing
<i>Ariane Gibson, Deputy Director, CFO, Treasurer</i>
Budget hearing and presentation of Resolution 2026-28, Adopting FY2027 Tentative budget. | Information |
| 5. Executive Director Report
<i>Ben Hart, Executive Director</i>
<i>Stephanie Pack, Associate Vice President of Regional Project Area Development</i>
a. Director Report
b. West Weber Project Area Update | Information |
| 6. Presentation: Contract Amendment with Ninigret Management, L.C.
<i>Ben Hart, Executive Director</i>
Amendment to contract for landfill remediation project manager. | Information |
| 7. Policy Updates
<i>Amy Brown Coffin, Chief Risk & Compliance Officer</i>
BP-01 - Open & Public Meetings
Policy to ensure compliance with Open and Public Meetings Statute.
BP-03 - Communications & Media Policy
Policy to provide positive, consistent, and valuable messaging across the organization. | Information |
| 8. Presentation: Modification to Silvus Technologies Business Incentive
<i>Amy Brown Coffin, Chief Risk & Compliance Officer</i>
Reassignment of business incentive to parent company. | Information |

9. 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. Mineral Mountains Project Area Plan & Budget Amendment #3, Resolution 2026-29
- b. Northwest Quadrant Project Area Plan & Budget Amendment #2
- c. Pony Express Project Area Plan & Budget Amendment #2, Resolution 2026-30
- d. Skyline Corridor Project Area Plan & Budget Amendment #3, Resolution 2026-31
- e. Tooele Valley Project Area Plan & Budget Amendment #2, Resolution 2026-32
- f. Twenty Wells Project Area Plan & Budget Amendment #3, Resolution 2026-33
- g. Verk Industrial Park Project Area Plan & Budget Amendment #2, Resolution 2026-34
- h. West Weber Project Area Plan & Budget Amendment #1, Resolution 2026-35

10. Presentation: Trigger Resolution Amendment, Golden Spike Project Area **Information**

Stephanie Pack, Associate Vice President of Regional Project Area Development

Amendment to resolution triggering tax differential collection on parcels in Box Elder County.

11. Presentation: Incentive Agreement Amendment - Lakeshore Learning **Information**

Stephanie Pack, Associate Vice President of Regional Project Area Development

Amendment to incentive agreement for Lakeshore Learning to adjust by one year the start and end dates for this property tax rebate.

12. Presentation: Appointing Amy Chanthalyxay as Board Clerk **Information**

Amy Brown Coffin, Chief Risk & Compliance Officer

Designation of board clerk for Utah Inland Port Authority Board of Directors.

13. Presentation: Greater Washington County Project Area Plan & Budget **Information**

Danny Stewart, Associate Vice President of Regional Project Area Development

First presentation of plan for UIPA project area in Washington County.

14. Public Comment **Action**

Abby Osborne, Board Chair

Public comment period.

Written comment is welcome anytime at <https://inlandportauthority.utah.gov/contact/>

15. Resolution 2028-28, Adopting FY2027 Tentative budget **Action**

Abby Osborne, Board Chair

Approval of projected UIPA budget for FY2027.

16. Approval of Contract Amendment with Ninigret Management, L.C. **Action**

Abby Osborne, Board Chair

Amendment to contract for landfill remediation project manager.

17. Approval of Modification to Silvus Technologies Business Incentive **Action**

Abby Osborne, Board Chair

Reassignment of business incentive to parent company.

18. Resolution 2026-29, Amendment #3 to Mineral Mountains Project Area Plan & Budget **Action**

Abby Osborne, Board Chair

Approval of amended plan for Mineral Mountains Project Area in Beaver County.

19. Approval of Amendment #2 to Northwest Quadrant Project Area Plan & Budget Action

Abby Osborne, Board Chair

Approval of amended plan for Northwest Quadrant Project Area in Salt Lake County.

20. Resolution 2026-30 Amendment #2 to Pony Express Project Area Plan & Budget Action

Abby Osborne, Board Chair

Approval of amended plan for Pony Express Project Area in Utah County.

21. Resolution 2026-31 Amendment #3 to Skyline Corridor Project Area Plan & Budget Action

Abby Osborne, Board Chair

Approval of amended plan for Skyline Corridor Project Area in Sanpete, Sevier and Wayne Counties.

22. Resolution 2026-32 Amendment #2 to Tooele Valley Project Area Plan & Budget Action

Abby Osborne, Board Chair

Approval of amended plan for Tooele Valley Project Area in Tooele County.

23. Resolution 2026-33 Amendment #3 to Twenty Wells Project Area Plan & Budget Action

Abby Osborne, Board Chair

Approval of amended plan for Twenty Wells Project Area in Tooele County.

24. Resolution 2026-34 Amendment #2 to Verk Industrial Park Project Area Plan & Budget Action

Abby Osborne, Board Chair

Approval of amended plan for Verk Industrial Park Project Area in Spanish Fork.

25. Resolution 2026-35 Amendment #1 to West Weber Project Area Plan & Budget Action

Abby Osborne, Board Chair

Approval of amended plan for West Weber Project Area in Weber County.

26. Resolution 2026-36, Amended Trigger Resolution, Golden Spike Project Area Action

Abby Osborne, Board Chair

Amendment to resolution triggering tax differential collection on parcels in Box Elder County.

27. Incentive Agreement Amendment - Lakeshore Learning Action

Abby Osborne, Board Chair

Amendment to incentive agreement for Lakeshore Learning to adjust by one year the start and end dates for this property tax rebate.

28. Resolution 2026-37, Appointing Amy Chanthalyxay as Board Clerk Action

Amy Brown Coffin, Chief Risk & Compliance Officer

Designation of board clerk for Utah Inland Port Authority Board of Directors.

29. 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*