Utah Inland Port Authority Board 2026

APPROVED MEETING MINUTES

Utah Inland Port Authority Board Meeting Minutes
Thursday, May 21, 2026 - 3:00 pm
Utah State Capitol, Room 445
350 State Street, Salt Lake City, Utah 84103

Board Members Present in Person: Jonathan Freedman, Jefferson Moss, Jerry Stevenson
Board Members Present Electronically: Abby Osborne, Paul Cutler
Non-Voting Board Members Present in Person:, Joel Ferry, Bill Wyatt
Non-Voting Board Members Present Electronically: none
Board Members Absent: Victoria Petro

UIPA Staff: Ben Hart, Ariane Gibson, Larry Shepherd, Amy Brown Coffin, Kaitlin Felsted, Jenna Draper, Carol Watson, Diana Gardner, Stephen Smith, Lindsay Pedersen, Allen Evans, Stephanie Pack, Michelle Bohnen, Sebastian Abril, Doug Pierce, Amy Chanthalyxay, Sam Steffensen, Scott Wolford, Lori Haslem, Lynne Mayer

Others in Attendance: Michelle Ebben, Gary McEntee, Katie Winters, Jim Companik, Matt Bauke, Mark Bare, Monica Hilding, Joan Gregory, Kimberly Avila, Shule Bishop, Eric Tholen, Shannon Bond, Katie Pappas, Elliott Nebeker, Victor Hollenbach, Kori Wilde, Brent Boswell

1. **Welcome**
   Board Vice Chair Jonathan Freedman welcomed the board members, staff and public to this Utah Inland Port Authority Board Meeting.

2. **Approval of Minutes, April 23, 2026 Board Meeting**
   Board Chair Osborne moved to approve the minutes from the April 23, 2026 board meeting.
   Board member Stevenson seconded the motion.
   The motion was approved unanimously by all board members present.

3. **Executive Director Report**
   Executive Director Ben Hart provided an executive director report. He referenced some of the actions of this meeting as the best of what the port can accomplish, specifically the

effort to deconflict the Poplar Grove neighborhood, wetland protection around the Great Salt Lake, funding law enforcement in the northwest quadrant, attracting a top manufacturer to the state, and expanding economic growth in Juab County.
He reminded the board of recent legislation that allows triggering parcels for tax differential collection through a designation order signed by the UIPA Executive Director. With that authority, he recently signed a designation order triggering a parcel in the Iron Springs Project Area to help with an incentive for Hive Plastics.

Lori Haslem, Associate Vice President of Regional Project Area Development, provided an update on activities in the Verk Industrial Park Project Area in Spanish Fork. Six new buildings have been constructed in the industrial park and the Stockman Flats area has five new buildings. This provides more than one million square feet of space for manufacturing, warehousing, and logistical operations. Additionally, one new building was set up and is occupied in the Global Logistics Headquarters Development Park. There will be six parcels triggered in the project area in 2026.

4. **Policy Updates**
   Amy Brown Coffin, Chief Risk & Compliance Officer, presented the following policies for review:

   BP-11 - Personnel
   Policy on responsibilities and obligations of employment with UIPA.
   This policy has been edited to include definitions for protected activity, involuntary termination, undue hardship, unreasonable accommodations, a final paycheck clause, a religious expression clause, a comprehensive protected classes list, and information about Social Security matching.
   BP-14 - Board Governance
   Policy to provide board standards for operations and governance for UIPA board members.
   No changes to this policy have been proposed at this time.
   BP-15 - Code of Conduct
   Policy on organizational expectations, best practices, behavior, and conflicts of interest for UIPA.
   This policy has been edited to include language on a commitment to a workplace free from abusive contact. It also now has codified an annual requirement that board and staff provide conflict of interest disclosures, a prohibition on using confidential information for personal gain, and enhanced language on post employment conflicts of interest, whistleblower non-retaliation, state-owned resources, public records, and privacy.
   BP-16 - Public Infrastructure Districts (PID)
   Policy for compliance with the Public Infrastructure Act for creation and oversight of public infrastructure districts.
   This policy has been edited to enhance language in compliance with changes in statute on PID board composition.
   BP-17 - Natural Resources (Formerly Wetlands)
   Policy for regulatory compliance for protected lands in UIPA project areas.
   This policy is still undergoing review and will be presented at a future meeting for board

approval. Changes being made to the policy include dark sky protections and more efficient water use around the Great Salt Lake. Public involvement in shaping this policy is invited.

5. **Presentation: Project Area Recruitment Incentive Clarifications and Minor Adjustments.**
   Amy Brown-Coffin presented information on edits to all project area plans to clarify how incentive percentages are articulated and several minor formatting adjustments. In this meeting the project area plans for Ancient Sky, Black Gold, Castle Country, Central Utah Agri-Park, Golden Spike, Historic Capital, and Iron Springs are being presented for adoption with these edits. The remaining project areas will be presented in the June board meeting for similar adjustments. Scott Wolford, Vice President of Project Area Development, explained that the incentives clarification will specify the amount offered as a percentage of the company's total tax burden rather than as a percentage of the tax differential available to UIPA.
   This change will also help with future requirements enacted under SB206.

6. **Presentation: Salt Lake City Interlocal Agreement Tax Differential Expenditures**
   Stephen Smith, Associate Vice President of Regional Project Area Development, presented the recommended expenditures for the 2025 tax differential from Salt Lake City. Partnering with the city in determining these allocations, staff recommends $2.5 million for public safety in the northwest quadrant, $2.5 million for wetland conservation, and $93,000 to fund a last-mile employer vanpool shuttle to get workers from transit stops to their place of work. Some of the funding, $348,000, will come from the prior year's leachate protection program allocation.
   Salt Lake City provided a letter outlining their priorities for the funding which aligns closely with the port's recommendations.

7. **Presentation: Project Celerity Business Incentive Consideration**
   Stephen Smith presented the proposed incentive for Motorola Solutions/Silvus Technologies to establish an advanced manufacturing (radio technology) facility in the Northwest Quadrant. The capital expenditure is projected to be $97 million for the 150,000 square foot facility that is estimated to employ 400+ employees by 2030.
   Jim Companik of Motorla Solutions spoke of the company's recent acquisition of Silvus Technologies and their rapid growth, necessitating a large manufacturing expansion. The company feels this project aligns well with Utah's focus on attracting high-wage jobs in advanced manufacturing in industries like theirs.
   The incentive proposed is a 15% post-performance property tax rebate.

8. **Presentation: Salt Lake Garfield and Western Railway (SLGW) Grant**
   Allen Evans, Executive Vice President of Logistics, presented the proposed grant to Salt Lake Garfield and Western Railway. He noted SLGW's incorporation in Utah in 1891 and that they are still operating in the same yard where they operated when they began service. With growth of the city has come some conflict with cars and people in the same area. In 2018 SLGW received a federal grant to help with the relocation of the interchange in their yard. Two years later Patriot Rail acquired SLGW and is proceeding with the project.
   Katie Winters with Patriot Rail detailed the current challenge with the yard located at 8th, 9th, and 10th West on South Temple. Moving the interchange yard west to an area south of the SLC airport with no at-grade crossings will reduce the conflicts with people and vehicles in the Poplar

Grove neighborhood.
The project cost is $31.1 million. SLGW/Patriot Rail will provide $17 million, the federal grant will provide $13.6 million, and the proposed UIPA grant is for $500,000.

9. **Presentation: Resolution 2026-25 Amendment #3 to Golden Spike Project Area Plan & Budget.**
Stephanie Pack, Associate Vice President of Regional Project Area Development, presented this amendment to the Golden Spike Project Area Plan & Budget. This amendment will clean up some errors in the legal description of the project area around the Nucor parcels that are under construction and anticipated for triggering in 2027.

10. **Presentation: Resolution 2026-26 Amendment #3 to Central Utah Agri-Park Area Plan & Budget.**
Danny Stewart, Associate Vice President of Regional Project Area Development, presented this amendment to the Central Utah Agri-Park Project Area Plan & Budget. This amendment includes new properties in the Agri-Park Zone (70 acres) and the creation of the Nebo North Zone (475 acres) in the project area.

11. **Presentation: Resolution 2026-27 Beaver County Tax Sharing Agreement**
Danny Stewart also presented the request from Beaver County for a tax-sharing agreement to address a safety issue associated with ongoing development in the Mineral Mountains Project Area. The request is for $10,000 of tax differential already collected to be used as partial payment for a study to determine the necessity for a turning lane to Geothermal Plant Road north of Milford. Construction by Fervo Energy has increased traffic entering and exiting SR-257. The total cost of the study is $40,000. The $10,000 from this tax-sharing agreement along with $30,000 from Fervo will pay for the study.

12. **Public Comment**
Board Vice Chair Freedman opened up the public comment period.
Monica Hilding expressed concern about the power of Utah development authorities to override local jurisdictions and bypass environmental protections. She said she was pleased that UIPA, through its interlocal agreement with Salt Lake City, was funding wetland conservation, and that UIPA was working with Beaver County to address local issues from growth and development there.

13. **Policy Updates**
Board member Stevenson moved to approve Board Policy BP-11 - Personnel as presented.
Board member Moss seconded the motion.
The motion passed with a unanimous vote of all board members present.

Board member Freedman moved to approve Board Policy BP-15 - Code of Conduct as presented.
Board member Stevenson seconded the motion.
The motion passed with a unanimous vote of all board members present.

Board member Moss moved to approve Board Policy BP-16 - Public Infrastructure Districts (PID) as presented.
Board member Stevenson seconded the motion.
The motion passed with a unanimous vote of all board members present.

14. **Resolution 2026-20 Amendment #2 to Ancient Sky Project Area Plan & Budget**
Board member Stevenson moved that the Utah Inland Port Authority Board adopt Resolution 2026-20, a Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Ancient Sky Inland Port Project Area Plan.

    Board member Moss seconded the motion.
    The motion passed with a unanimous vote of all board members present.

15. **Resolution 2026-21 Amendment #1 to Black Gold Project Area Plan & Budget**
Board member Moss moved that the Utah Inland Port Authority Board adopt Resolution 2026-21, a Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Black Gold Inland Port Project Area Plan.

    Board member Freedman seconded the motion.
    The motion passed with a unanimous vote of all board members present.

16. **Resolution 2026-22 Amendment #3 to Castle Country Project Area Plan & Budget**
Board member Stevenson moved that the Utah Inland Port Authority Board adopt Resolution 2026-22, a Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Castle Country Inland Port Project Area Plan.

    Board member Freedman seconded the motion.
    The motion passed with a unanimous vote of all board members present.

17. **Resolution 2026-23 Amendment #1 to Historic Capitol Project Area Plan & Budget**
Board member Moss moved that the Utah Inland Port Authority Board adopt Resolution 2026-23, a Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Historic Capital Inland Port Project Area Plan.

    Board member Stevenson seconded the motion.
    The motion passed with a unanimous vote of all board members present.

18. **Resolution 2026-24 Amendment #4 to Iron Springs Project Area Plan & Budget**
Board member Stevenson moved that the Utah Inland Port Authority Board adopt Resolution 2026-24, a Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Iron Springs Inland Port Project Area Plan.

    Board member Moss seconded the motion.
    The motion passed with a unanimous vote of all board members present.

19. **Salt Lake City Interlocal Agreement Tax Differential Expenditures**
Board Chair Osborne moved that the UIPA Board approves the following differential allocations: $2.5 million for Public Safety, $2.5 million for Wetland Conservation, and $93,144 for the First/Last-Mile Employer Vanpool Shuttle Pilot.
Public Safety is fully funded by 2025 city-generated differential (Community and Economic Development funds). Wetland Conservation funding consists of $2,151,075.71 from 2025 city- generated differential (Environmental and Community funds) and $348,924.29 from prior year differential that had been previously earmarked for the Leachate Protection Program. The Vanpool Shuttle Pilot is fully funded using the same prior year differential.

Board member Stevenson seconded the motion.
The motion passed with a unanimous vote of all board members present.

20. **Project Celerity Business Incentive**
Board member Freedman moved that the UIPA Board approves an annual assessed Property Tax Differential rebate incentive for the Silvus Technologies facility and capital expense as outlined in the incentive application, specifically limited to their 150,000 square foot facility and related personal property. This rebate will be equivalent to 15% of the differential received by UIPA, for 25 years. This annual rebate is contingent on meeting all incentive requirements, including corporate stewardship plan, and the project's continued operation within the Northwest Quadrant project area for the duration of the incentive period.

Board member Moss seconded the motion.
The motion passed with a unanimous vote of all board members present.

21. **Salt Lake Garfield and Western (SLGW) Grant**
Board member Culter moved that the Utah Inland Port Authority Board approves for Salt Lake Garfield and Western Railway (SLGW) a grant of $500,000 upon completion of the interchange relocation project which is intended to reduce blocked crossing on the west side of Salt Lake City and improve rail capacity within the Northwest Quadrant.

Board member Moss seconded the motion.
The motion passed with a unanimous vote of all board members present.

22. **Resolution 2026-25 Amendment #3 to Golden Spike Project Area Plan & Budget**
Board member Moss moved that the Utah Inland Port Authority Board adopt Resolution 2026-25, a Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Golden Spike Inland Port Project Area Plan.

Board member Stevenson seconded the motion.
The motion passed with a unanimous vote of all board members present.

23. **Resolution 2026-26 Amendment #3 to Central Utah Agri-Park Project Area Plan & Budget**
Board member Stevenson moved that the Utah Inland Port Authority Board adopt Resolution 2026-26, a Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Central Utah Agri-Park Inland Port Project Area Plan.

Board member Freedman seconded the motion.
The motion passed with a unanimous vote of all board members present.

24. **Resolution 2026-27 Beaver County Tax Sharing Agreement**
Board member Stevenson moved that the Utah Inland Port Authority Board adopt Resolution 2026-27, the Beaver County Tax Sharing Agreement.

Board member Moss seconded the motion.
The motion passed with a unanimous vote of all board members present.

25. **Closed Session**
At 4:04 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 Stevenson made a motion to move into closed session. Board member Freedman seconded the motion.

Vote:

Jefferson Moss - yes
Jerry Stevenson - yes
Paul Cutler - yes
Abby Osborne - yes
Jonathan Freedman - yes

The closed session ended at 4:49 pm.

26. **Adjourn**
Board Vice Chair Freedman adjourned the meeting.

Board Chair Abby Osborne

Written Public Comments submitted during and after the meeting:

Joan Gregory - Salt Lake City - 5/22/2026

BP-17 Natural Resources Policy

Thank you for continuing to conduct an annual review of the Wetlands Policy and for the expansion of this policy to begin to address all natural resources. I will provide one overall comment/request and then some specific change recommendations.

Overall, my deep concern for our Utah wetlands remains. Our Utah wetlands are disappearing for many reasons, some of which are in our control, in UIPA's control. We must protect those wetlands that remain and get water back to Great Salt Lake to restore the wetlands around the lake. Industrial development near and on top of wetlands will most certainly destroy our wetlands and GSL. We must not develop in those areas, period, full stop. Right now, there are wetlands surrounding GSL that are hardly wet at all, or only wet some of the time. These ephemeral wetlands must be treated as wetlands with full protection. The wetland definition before the 2023 Sackett ruling must be followed to ensure all wetlands are adequately protected. If we don't draw the line there, we will continue to destroy them and threaten Great Salt Lake.

Now to the specifics of the BP17-Natural Resources revisions:
• Excellent choice to broaden this policy to include natural resources. And I was excited to hear your plans to expand further.
• Now to the nitty gritty:
o Section I: Purpose Statement – this statement only references wetlands, now that the policy will be covering the broader: natural resources, those need to be referenced in the purpose statement, perhaps here would also be a good place to address UIPA's plans for expansion beyond Dark Skies and Water Conservation.
o Pages 10-11 – Expand the definition of wetlands, the current definition continues to miss the mark for the kinds of wetlands we have here in Utah. Utah wetlands are not wet all year long and in our current state of an endangered and depleted Great Salt Lake, those wetlands are even further impacted. Acknowledge the current state of affairs and become bold protectors of our GSL wetlands, even those that have been there before but are suffering. I would add that wetland inventory should be based on where wetlands exist when the lake is at a healthy 4200 feet. Do not build over what might be considered "former" wetlands. That only makes it easier and more likely that the next development after that will destroy even more wetlands.
o Section VII: Policy – again this section does not mention natural resources, just wetlands, no mention of Dark Skies, Water Conservation, or UIPA's plans to do more in the future.
o Section IX: Dark Skies and Section X: Water Conservation –
Kudos for your venture into these areas and for your partnerships with Dark Sky Utah and Water Ways Utah.
I do have one concern and that is that both new standards are not required for a UIPA project area, or a Jurisdictional Authority. People will be people and if changes that are critically important to the protection of our environment are not required, people (including people in charge of project areas or who have jurisdictional authority) will choose the easier path. If we want a livable future for generations to come it is OUR responsibility to put in place the policies and processes that will assure that future. I highly recommend that you make these new standards required standards.

As we all know, writing policies and actually implementing them are two different things. It is essential that as UIPA moves forward that you follow these policies and strive to exceed these expectations in a sincere effort to protect and strengthen our wetlands to assure their survival and that of Great Salt Lake.