



## Utah Inland Port Authority Board

### AGENDA

Tuesday, August 4, 2026 - 1:30 pm  
Washington City Council Chambers  
111 North 100 East  
Washington City, UT 84780

Join Virtually: [https://utah-gov.zoom.us/webinar/register/WN\\_-N7-BoSeQgyIC3IWOj2Vlw](https://utah-gov.zoom.us/webinar/register/WN_-N7-BoSeQgyIC3IWOj2Vlw)

1. **Welcome** **Procedural**  
*Abby Osborne, Board Chair*
2. **Approval of Minutes** – June 25, 2026 UIPA Board Meeting **Action**  
*Abby Osborne, Board Chair*
3. **Open & Public Meetings Act Training** **Information**  
*Paul Helms, Attorney - Michael Best*
4. **Executive Director Report** **Information**  
*Ben Hart, Executive Director*
  - a. UIPA-Sponsored Public Infrastructure Districts Update - Amy Brown Coffin
  - b. Castle Country Project Area Update - Jenna Draper
5. **Presentation: Resolution 2026-39 Utah Association of Counties Agreement** **Information**  
*Ben Hart, Executive Director*  
Agreement to provide technical assistance for Inland Port partner counties.
6. **Presentation: Policy Updates** **Information**  
*Amy Brown Coffin, Chief Risk & Compliance Officer*  
*Mona Smith, Environmental & Sustainability Director*  
**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.  
**BP-17 - Natural Resources (Formerly Wetlands)**  
Policy for regulatory compliance for protected lands in UIPA project areas.
7. **Presentation: Island View Project Area Creation** **Information**  
*Stephanie Pack, Associate Vice President of Regional Project Area Development*  
Introduction of plan for new project area in Davis County.

**8. Presentation: Resolution 2026-40 Creation of Greater Washington Project Area Plan & Budget** **Information**

*Danny Stewart, Associate Vice President of Regional Project Area Development*  
Presentation of plan for Greater Washington Project Area in Washington County.

**9. Public Comment** **Action**

*Abby Osborne, Board Chair*

Public comment period.

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

**10. Approval of Resolution 2026-39 Utah Association of Counties Agreement** **Action**

*Abby Osborne, Board Chair*

Approval of agreement to provide technical assistance for Inland Port partner counties.

**11. Approval of Policy Updates** **Action**

*Abby Osborne, Board Chair*

**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.

**12. Approval of Resolution 2026-40 Creation of Greater Washington Project Area Plan & Budget** **Action**

*Abby Osborne, Board Chair*

Approval of plan for Greater Washington Project Area in Washington County.

**13. Closed Session\*** **Action**

*Abby Osborne, Board Chair*

This session is being held for a discussion related to real estate transactions in the jurisdictional area.

**14. 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*