

Utah Inland Port Authority Board 2026

APPROVED MEETING MINUTES

Utah Inland Port Authority Board Meeting Minutes
Thursday, June 25, 2026 - 1:00 pm
Utah State Capitol, Room 445
350 State Street, Salt Lake City, Utah 84103

Board Members Present in Person: Jerry Stevenson, Jefferson Moss

Board Members Present Electronically: Paul Cutler

Non-Voting Board Members Present in Person:, Bill Wyatt

Non-Voting Board Members Present Electronically: Victoria Petro

Board Members Absent: Jonathan Freedman, Abby Osborne, Joel Ferry

UIPA Staff: Ben Hart, Ariane Gibson, Larry Shepherd, Amy Brown Coffin, Kaitlin Felsted, Carol Watson, Diana Gardner, Lindsay Pedersen, Stephanie Pack, Michelle Bohnen, Sebastian Abril, Doug Pierce, Amy Chanthalyxay, Sam Steffensen, Scott Wolford, Lori Haslem, Lynne Mayer, Alicia Eggleston, Scott Wolford, Danny Stewart

Others in Attendance: Michelle Ebben, Gary McEntee, Camille Bert, Patrick Lovell, Klaudia Knight, Steve Eridcron, Millie Fletcher, Daize Mason, Judy Johnson, Gerri Ann Lake, Pete Williams, Johanna Watzinger-Tharp, Trevor Lee, Valerie Stewart, Nephi Beck, Deeda Seed, Tammy Sarzalego, Emily Scrzalejo, Kathryn Kair, Franque Bains, Michael Mecham, Danille Knight, Sharon Reamer, Alyssa Seanzey, Joan Gregory, Jackie Baker, Suzy Gorney, Ammie Kelshaw, Allie Chamberlain, Cody Hudson, Lenna Wilcos, Todd Hauber, Alexandra Lengel, Andy Hulka, Art Brothers, Ben Greenburg, Brenda Tanner, Brook Firestone, Camille Burt, Chardannae Lujan Miramontes, Charlene Weir, Christopher Halbert, David Bennett, Derek Dalton, Eric Gibson, Gary Dalton, Gary Hanneman, J Van, Jake Thomas, James Viney, Jared Preisler, Jen Hart, Kaiden Witt, Kaile Akina, Kevin Hall, Kody Moser, Kurt Ivie, Leiss Lingwall, Liberty Yates, Mark Goldfarb, Melinda McNeal, Michael Resare, Pete Siaperas, Rachel Hunt, Rachelle Custer, Sally Bailey, Shawn Stewart, Sydney Olson, Todd Brightwell, Tussy King, Rusty Hughes, Willie Rowe

1. **Welcome**

Board Vice Chair Jerry Stevenson welcomed the board members, staff and public to this Utah Inland Port Authority Board Meeting.

2. Approval of Minutes, May 21, 2026 Board Meeting

Board member Jeff Moss moved to approve the minutes from the May 21, 2026 board meeting.

Board member Culter seconded the motion.

The motion was approved unanimously by all board members present.

3. Presentation: Quarterly Budget Update

Ariane Gibson, Deputy Director, CFO, Treasurer, provided the budget update, reviewing revenue and expenditures through the third quarter of FY 2026, ending March 31, 2025. She displayed a document showing year-to-date vendor payments.

Utah Inland Port Authority		Income Statement FY2026 Period 09			
	Current YTD as of 3/31/26	Approved Budget Appropriation	Proposed Revised Budget	Surplus (Deficit)	Surplus (Deficit) %
Revenues					
State of Utah	3,183,200	3,184,000	3,184,000	(800)	99.97%
Property tax differential	36,146,655	35,376,000	36,147,000	(345)	100.00%
Interest Income	1,556,206	2,857,000	2,190,000	(633,794)	71.06%
Building lease revenue	575,439	592,000	770,000	(194,561)	74.73%
Building lease interest revenue	140,690	180,000	184,000	(43,310)	76.46%
Sales tax	1,195,094	1,048,000	1,665,000	(469,906)	71.78%
Grant revenue	525,386	1,272,000	780,000	(254,614)	67.36%
Other miscellaneous revenues	26,311	2,000	42,000	(15,689)	62.64%
Total revenues	43,348,980	44,511,000	44,962,000	(1,613,020)	96.41%
Expenditures					
Salary and wages	3,202,289	4,675,000	4,675,000	1,472,711	68.50%
Professional services	416,598	578,000	696,000	279,402	59.86%
Legal fees	395,485	330,000	488,000	92,515	81.04%
General and administrative expenses	478,977	577,000	5,819,000	5,340,023	8.23%
Grant expenditures	518,486	1,296,000	1,296,000	777,514	40.01%
Capital Outlay	666,343	1,705,000	1,705,000	1,038,657	39.08%
Debt service	3,093,195	4,587,000	4,587,000	1,493,805	67.43%
Tax Sharing Agreements & Incentives	5,039,327	10,096,000	12,148,000	7,108,673	41.48%
Claims & Judgments	4,375,000	-	4,375,000	-	100.00%
Total expenditures	18,185,700	23,844,000	35,789,000	(17,603,300)	50.81%
Excess (deficiency) of revenues over expenditures	25,163,280	20,667,000	9,173,000		
Other Financing Sources (Uses)					
Transfers in	-			-	100.00%
Transfers out	-	(6,514,000)	(6,514,000)	(6,514,000)	0.00%
Total other financing sources (uses)	-	(6,514,000)	(6,514,000)	6,514,000	0.00%
Net change in fund balances	25,163,280	14,153,000	2,659,000		

4. **Presentation: FY 2026 Amended and FY 2027 Budget Hearing**

Ariane Gibson, presented the FY2026 amended and FY 2027 tentative budget.

Utah Inland Port Authority	FY2025 Prior Year Actuals	FY2026 Previously Approved Budget	FY2026 Estimated Actuals	FY2026 Proposed Revised Budget	FY2027 Proposed Budget
Revenues					
State of Utah	3,183,200	3,184,000	3,184,000	3,184,000	3,183,000
Property tax differential	33,124,190	35,376,000	36,147,000	36,147,000	36,319,000
Interest Income	2,545,988	2,857,000	2,190,000	2,190,000	2,062,000
Building lease revenue	287,635	592,000	758,000	758,000	778,000
Building lease interest revenue	80,898	180,000	184,000	184,000	152,000
Sales tax	1,548,351	1,048,000	1,706,000	1,706,000	1,578,000
Grant revenue	32,050	1,272,000	781,000	781,000	1,412,000
Other miscellaneous revenues	5,870	2,000	42,000	42,000	29,000
Total revenues	40,808,182	44,511,000	44,992,000	44,992,000	45,513,000
Expenditures					
Salary and wages	3,218,906	4,675,000	4,282,000	4,675,000	6,069,000
Professional services	1,640,598	578,000	696,000	696,000	968,000
Legal fees	456,818	330,000	488,000	488,000	194,000
General and administrative expenses	848,876	577,000	806,000	806,000	3,211,000
Grant expenditures	31,208	1,296,000	764,000	1,296,000	1,340,000
Capital Outlay	26,012,025	1,705,000	739,000	1,705,000	76,000
Debt service	3,877,317	4,587,000	3,982,000	4,587,000	3,649,000
Tax Sharing Agreements & Incentives	7,544,992	10,096,000	19,648,000	19,648,000	19,170,000
Claims & Judgments	-	-	4,375,000	4,375,000	-
Total expenditures	43,630,740	23,844,000	35,780,000	38,276,000	34,677,000
Excess (deficiency) of revenues over expenditures	(2,822,558)	20,667,000	9,212,000	6,716,000	10,836,000
Other Financing Sources (Uses)					
Transfers in	179,547		-	-	-
Transfers out	(4,453,922)	(6,514,000)	(6,514,000)	(6,514,000)	(6,514,000)
Total other financing sources (uses)	(4,274,374)	(6,514,000)	(6,514,000)	(6,514,000)	(6,514,000)
Net change in fund balances	(7,096,932)	14,153,000	2,698,000	202,000	4,322,000

In response to a question from board member Cutler, Ariane explained that salaries and wages are anticipated to rise with a cost of living increase similar to what the State of Utah is offering employees, projected new hires in the coming year, and increased costs for retirement and health care benefits. There will also be additional new expenditures for a marketing campaign and new tax-sharing agreements.

She displayed the budget for the UIPA Crossroads PID and explained that it will be reviewed and considered for approval in a later meeting of that district's board.

Crossroads Public Infrastructure District	FY2025 Prior Year Actuals	FY2026 Previously Approved Budget	FY2026 Estimated Actuals	FY2026 Proposed Revised Budget	FY2027 Proposed Budget
Revenues					
Interest earnings	6,685,939	5,010,000	4,801,000	4,801,000	4,679,000
Total revenues	6,685,939	5,010,000	4,801,000	4,801,000	4,679,000
Expenditures					
General and administrative expenses	152,198	153,000	149,000	153,000	60,000
Professional services	5,500	6,000	6,000	6,000	6,000
Infrastructure and improvements	4,070,711	18,303,000	15,832,000	17,294,000	21,073,000
Capital Outlay	-	-	800,000	800,000	15,266,000
Debt service - bond interest	6,508,275	6,509,000	6,509,000	6,509,000	6,509,000
Total expenditures	10,736,684	24,971,000	23,296,000	24,762,000	42,914,000
Excess (deficiency) of revenues over expenditures	(4,050,745)	(19,961,000)	(18,495,000)	(19,961,000)	(38,235,000)
Other Financing Sources (Uses)					
Transfers in	4,453,922	6,514,000	6,514,000	6,514,000	6,514,000
Transfers out	(179,547)	-	-	-	-
Total other financing sources (uses)	4,274,374	6,514,000	6,514,000	6,514,000	6,514,000
Net change in fund balances	223,630	(13,447,000)	(11,981,000)	(13,447,000)	(31,721,000)

She also showed the budget for the Aviation Fuel Incentive, being treated as a fiduciary fund. This exists to incentivize the production of more aviation fuel in the state.

Aviation Fuel Incentive	FY2025 Prior Year Actuals	FY2026 Previously Approved Budget	FY2026 Estimated Actuals	FY2026 Proposed Revised Budget	FY2027 Proposed Budget
Revenues					
Aviation Fuel Incentive	-		376,052.82	377,000.00	377,000.00
TOTAL REVENUES	-	-	376,052.82	377,000.00	377,000.00
Expenses					
Aviation Fuel Tax Incentive	-		376,052.82	377,000.00	377,000.00
TOTAL EXPENSES	-	-	376,052.82	377,000.00	377,000.00
Excess (deficiency) of revenues over expenditures	-	-	-	-	-

5. Executive Director Report

Executive Director Ben Hart provided an executive director report. He thanked the public for attending the meeting. He expressed that UIPA and its board share the public concern for the Great Salt Lake and spoke of the \$7.5 million it has recently contributed to the protection of the lake and its wetlands, and the roughly \$200 million investment UIPA is making in remediating a former landfill near the lake to stop its leachate from spreading in the area. Additionally, UIPA has invested in improving rail access that has removed thousands of trucks from Utah roads and moved that freight to more efficient and cleaner rail transport. A primary role for UIPA is in improving the state's transportation network while strengthening regional economies. He asked, where do data centers fit in UIPA's roles? They don't. The port's influence on data centers and other large-load

energy users is very muted and defined by statute. UIPA is not incentivizing or actively recruiting any data centers. Where local communities have felt those data center projects are appropriate, they may be located in UIPA project areas. UIPA does not have any land-use authority to permit, approve, or deny the location for any data center. UIPA is respecting all local moratoriums on data centers across the state. He invited the public to review HB507 passed this year by the legislature to understand UIPA's role and the state's position on data centers and other large load facilities. He invited public input into the Natural Resources Policy currently being created by UIPA to govern the agency's actions with respect to sensitive lands and resources.

Kaitlin Felsted, Marketing & Communication Director, explained the upcoming marketing campaign for the Northwest Quadrant. This move to more aggressively market the area comes as a new Class 1 railroad has entered the area and air cargo capacity is increasing. UIPA is a key partner in an EPA grant to ensure that what we are doing is good for air quality, and we're working to protect wetlands. UIPA approaches this marketing campaign aligned with Salt Lake City and key stakeholders. Research behind the campaign will focus on stakeholder engagement, market research, and agency immersion. Key messaging includes the area's prominence as a strategic western hub, Utah's business-forward environment, our skilled & reliable workforce, the area's preparation for growth, and the local quality of life. She outlined the timeline for the campaign and discussed the recruitment of a marketing manager for the effort. Elements of the campaign will include a brand & market launch, advertising & publications, broker & landowner updates, site selector engagement, a website and GIS data created for site selectors, social & content strategy, westside business interactions, and partner coordination.

Board Member Petro encouraged port staff to set the right tone in marketing the Northwest Quadrant in the type of projects it wants to attract, protecting workers, good wages, and environmental stewardship.

Stephanie Pack, Associate Vice President of Regional Project Area Development, provided an update on activities in the West Weber Project Area. This 9,000-acre project area is all privately owned and is zoned industrial under the county's master plan. Since the project area was created two years ago, \$10 million has been invested to seed critical infrastructure in the area. Another \$25 million special assessment bond just closed to fund remaining infrastructure needs. It is anticipated that over the next 30 years the area will also be a large residential hub. The Promontory Commerce Center, about 500 acres, is the first phase of development and looking to announce its first tenants this year. In addition to the projected industrial and residential development, the project area sets aside areas of wetlands reserves and UIPA continues to work with landowners on future easements to make wetlands undevelopable. UIPA anticipates that through the 3% of tax differential set aside, more than \$10 million will be made available for wetland preservation in the area. She also discussed ongoing recruitment efforts and logistics partnerships in the area.

6. **Presentation: Contract Amendment with Nin Management, L.C.**

Ben Hart presented the proposed contract amendment for the North Temple Landfill remediation. This agreement expands the role and compensation for Nin Management as they continue with remediation and move the property toward development.

7. **Policy Updates**

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

BP-01 - Open & Public Meetings

Policy to ensure compliance with Open and Public Meetings Statute.

BP-02 - Communication & Media Policy

Policy to provide positive, consistent, and valuable messaging across the organization.

No changes to these policies have been proposed at this time.

8. **Presentation: Modification to Silvus Technologies Business Incentive**

Amy Brown-Coffin presented a modification to the Silvus Technologies incentive that was approved at the board's last meeting. In working through the incentive agreement with the company, they requested that it be payable to their parent company, Motorola Solutions. All other elements of the agreement remain the same.

9. **Presentation: Project Area Recruitment Incentive Clarifications and Minor Adjustments**

Amy Brown Coffin presented edits to project area plans to clarify how incentive percentages are articulated and make several minor formatting adjustments. In this meeting the project area plans for Mineral Mountains, Northwest Quadrant, Pony Express, Skyline Corridor, Tooele Valley, Twenty Wells, Verk Industrial Park, and West Weber are being presented for adoption with these edits. The remaining project areas were presented in the May 2026 board meeting for similar action.

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

Stephanie Pack, Associate Vice President of Regional Project Area Development presented an amendment to a Trigger Resolution that was approved last year for parcels in Garland, Utah in conjunction with the Lakeshore Learning project. The proposed amendment moves from a 25-year term to a 26-year term. This is needed because the timing of the trigger in 2025 occurred too late for the county to capture the private property tax liability for that year. Adding the additional year to the term allows the capture of that personal property tax in the final year.

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

Stephanie Pack presented this amendment to the Lake Shore Learning incentive. The amendment to the Trigger Resolution in the previous agenda item allows for capture of the full 25 years of personal property tax and this proposed amendment to the incentive agreement allows for the tax not rebated in the first year to be disbursed to the company in the 26th year, fulfilling the terms of the agreement.

12. Presentation: Appointing Amy Chanthalyxay as Board Clerk

Amy Brown Coffin presented the resolution naming Amy Chanthalyxay as UIPA Board Clerk in line with her responsibilities of financial fiduciary management, segregation of duties, and financial preparation.

13. Presentation: Greater Washington Project Area Plan & Budget

Danny Stewart, Associate Vice President of Regional Project Area Development, presented the proposal to create a new project area in Washington County. Washington City elected officials have determined that a partnership with UIPA can help them meet their economic development and public infrastructure goals. The new project area will initially include the 320-acre Phase One of the Red Waters at Sunrise Valley Industrial Park near the Washington County Landfill. Future phases will be amended into the project area as needed. Danny explained how the creation of this project area meets all statutory requirements. Washington City Councilman Kurt Ivie thanked the board for consideration of this project area and spoke to the regional opportunity it presents to the area for economic growth. Washington City Economic Development Director Rusty Hughes thanked the UIPA staff for their time and professionalism in preparing for the creation of this project area.

Danny Stewart explained that the Greater Washington Project Area will help with the development of essential public infrastructure, including thoroughfares that will move industrial traffic away from residential roads. The targeted industries for this project area include Advanced manufacturing, aerospace and defense, technology, life sciences and health technology manufacturing, outdoor products equipment manufacturing, corporate headquarters, regional operations and professional services, and other industries that align with local economic development goals.

No action on this item will occur in this meeting. The creation of the project area will be considered at a board meeting to be held in Washington City in August.

14. Public Comment

Board Vice Chair Stevenson opened up the public comment period and invited comments on the budget presented in this meeting.

Deeda Seed expressed concerns with the availability of water in the Tooele Valley Project Area and in the West Weber Project Area. Sherri Vance asked about a proposed data center in the Tooele Valley Project Area and how water will be used and returned to the aquifer. She also expressed concern for air quality in the area and the impact of power generation. Tammy Sarzalejo expressed concern about wetland destruction near the Great Salt Lake, its impact on migratory birds, and the harmful toxins released if the lake were to dry up. Joan Gregory said that taxpayers of Utah are saying no to the development of large data centers and asked where water for a proposed Tooele facility would come from. Erin O'Farrell opposes a data center in the Tooele valley and any plan to discharge return wastewater to the Great Salt Lake. Camille Burt said Utahns are united in stopping unpopular data centers. Emily Sarzalejo spoke about the diversion of water from the Great Salt Lake and worsening drought conditions statewide. Danielle Knight asked to see action that shows protection of lands, especially the Great Salt Lake, and urged the board to make decisions with consideration for the citizens of Utah. Steve Erickson called for an updated study of the Tooele Valley aquifer.

15. 2026-28, Adopting FY 2026 Amended and FY 2027 Budget

Board member Moss moved that the Utah Inland Port Authority Board adopt Resolution 2026-28, Adopting Fiscal Year 2026 Amended and Fiscal Year 2027 Tentative Budgets.

Board member Cutler seconded the motion.

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

16. Approval of Modification to Silvus Technologies Business Incentive

Board member Moss moved that the UIPA Board approves an annual assessed Property Tax Differential rebate incentive for Motorola Solutions 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 Cutler seconded the motion.

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

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

Board member Cutler moved that the Utah Inland Port Authority Board adopt Resolution 2026-29, a Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Mineral Mountains Inland Port Project Area Plan.

Board member Moss seconded the motion.

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

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

Board member Moss moved that the Utah Inland Port Authority Board approve the second amendment to the Northwest Quadrant project area plan as presented.

Board member Cutler seconded the motion.

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

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

Board member Moss moved that the Utah Inland Port Authority Board adopt Resolution 2026-30, a Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Pony Express Inland Port Project Area Plan.

Board member Cutler seconded the motion.

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

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

Board member Moss moved that the Utah Inland Port Authority Board adopt Resolution 2026-31, a Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Skyline Corridor Inland Port Project Area Plan.

Board member Culter seconded the motion.

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

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

Board member Moss moved that the Utah Inland Port Authority Board adopt Resolution 2026-32, a Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Tooele Valley Inland Port Project Area Plan.

Board member Cutler seconded the motion.

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

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

Board member Moss moved that the Utah Inland Port Authority Board adopt Resolution 2026-33, a Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Twenty Wells Inland Port Project Area Plan.

Board member Cutler seconded the motion.

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

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

Board member Moss moved that the Utah Inland Port Authority Board adopt Resolution 2026-34, a Resolution of the Utah Inland Port Authority Board Adopting Amendments to the Verk Industrial Park Inland Port Project Area Plan.

Board member Cutler seconded the motion.

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

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

Board member Moss moved that the Utah Inland Port Authority Board adopt Resolution 2026-35, a Resolution of the Utah Inland Port Authority Board Adopting Amendments to the West Weber Inland Port Project Area Plan.

Board member Cutler seconded the motion.

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

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

Board member Moss moved that the Utah Inland Port Authority Board adopt Resolution 2026-36, Amended Trigger Resolution for the Golden Spike Inland Port Project Area Plan.

Board member Cutler seconded the motion.

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

26. Incentive Agreement Amendment - Lakeshore Learning

Board member Moss moved that the Utah Inland Port Authority Board approve the amendment to the Lakeshore/Mandana Incentive Agreement; changing the agreement end date from

December 31, 2049 to December 31, 2050 and agreement term from 25 years to 26 years.

Board member Cutler seconded the motion.

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

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

Board member Moss moved that the Utah Inland Port Authority Board adopt Resolution 2026-37, a Resolution of the Utah Inland Port Authority Appointing Amy Chanthalyxay as Clerk.

Board member Cutler seconded the motion.

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

28. Resolution 2026-38, Approving Amended Contract with Nin Management, L.C.

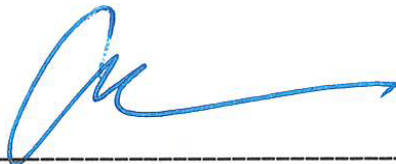
Board member Moss moved that the Utah Inland Port Authority Board adopt Resolution 2026-38, a Resolution of the Utah Inland Port Authority Board Approving the Amended and Restated Program Manager Service Agreement with Nin-Management, L.C. for Remediation and Pre-Development Services for the North Temple Landfill Property and Authorizing the Execution and Delivery Thereof and Related Documents and Instruments.

Board member Cutler seconded the motion.

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

29. Adjourn

Board Vice Chair Stevenson adjourned the meeting.



Board Chair Abby Osborne

Written Public Comments submitted during and after the meeting:

Susan Abbott - Orem - 6/23/2026

Data Center near Tooele

I am an Utah citizen who is concerned about UIPA subsidizing a data center near Tooele. I am completely against this plan as Utah already struggles to have enough water and is suffering from excess heat. Adding a data center just exacerbates our water, air, pollution problems . And spending public money on

this project when other matters are far more important makes little sense. We need to address the Great Salt Lake's critical condition. We need cleaner air for everyone. We need to preserve ecosystems and stop developments that threaten a healthy environment for all.

Please stop this project and attend to real needs.

Sincerely

Susan Abbott

Orem Utah

William Newmark - Salt Lake City - 6/23/2026

I will not be able to attend the meeting on 25 June and thus I would like to submit the following comments with regard to the planned data centers.

I strongly oppose the construction of these data centers around the Great Salt Lake. Water levels are near a record low. This will place additional pressures on the Great Salt Lake ecosystem and imperial one of the largest migratory bird stopover sites in the United States.

These data centers will not only threaten groundwater but will also directly and indirectly contribute to air pollution along the Wasatch Front. Given that today Utah has the worst air pollution in the United States, now is not the time to promote the building of data centers along the Wasatch Front.

Thank you for your consideration.

Sincerely,

William Newmark

591 N Wall St.
SLC, UT 84103

Barbara Bean - Salt Lake City - 6/24/2026

Tooele Valley UIPA Project

I am against development of the Tooele Valley project!

- Utah has the worst air quality in the nation as wildfires burn across the very counties where UIPA is fast-tracking gas-powered data centers and other development.
- UIPA's public financing statewide now tops \$1.3 billion, subsidizing projects that threaten Great Salt Lake with minimal environmental review.
- The Tooele Valley UIPA project proposes to discharge concentrated waste water into wetlands transitional to Great Salt Lake, fast-tracked through a process that has bypassed critical scrutiny of water quality and wetlands impacts.

- Great Salt Lake cannot afford more industrialization of its shoreline. UIPA must stop rubber-stamping projects that put the lake, our air and water, at risk.

Francois Giroday - 6/24/2026

Utah has the worst air quality in the nation as wildfires burn across the very counties where UIPA is fast-tracking gas-powered data centers and other development.

- UIPA's public financing statewide now tops \$1.3 billion, subsidizing projects that threaten Great Salt Lake with minimal environmental review.
- The Tooele Valley UIPA project proposes to discharge concentrated waste water into wetlands transitional to Great Salt Lake, fast-tracked through a process that has bypassed critical scrutiny of water quality and wetlands impacts.

Liberty Yates - Tooele - 6/25/2026

UIPA Board Meeting 06/25/2026

To Whom It May Concern:

I have been a resident of Tooele County since 2002, but am a lifetime resident of Utah. Over the course of my life, I have seen very concerning trends in the commercial development of agricultural lands, our natural resources, and our unique state landmarks. The negative impacts of these developments cannot be overstated or overlooked.

Utah has the worst air quality in the nation. The Rainmakers, Kennecott and Magcorp are just a few companies that have been poisoning our air for several decades now. This has a direct impact on the health of our children, who should be able to play outside but cannot due to the poison in our air.

UIPA is opening the door to further destroy Utah. Wildfires are burning at unprecedented rates due to our prolonged drought. This drought is directly connected to the low levels of the Great Salt Lake, which heavily contributes to precipitation throughout the Wasatch Front. So why is UIPA fast-tracking data centers that will guzzle water resources and raise the heat index within the area??

The Tooele Valley UIPA project proposes to discharge concentrated waste water into wetlands transitional to Great Salt Lake, fast-tracked through a process that has bypassed critical scrutiny of water quality and wetlands impacts. How can you justify this unethical and immoral destruction of the delicate ecosystem in all areas of the Great Salt Lake and the surrounding areas?

Just to clarify, UIPA's public financing statewide now tops \$1.3 billion, subsidizing projects that threaten Great Salt Lake with minimal environmental review. The proposed data center is such a project that will irrevocably damage the Great Salt Lake.

Great Salt Lake cannot afford more industrialization of its shoreline. One of the speakers asked the citizens to present what would be supported by the communities. The answer is clearly NO data centers!! So please STOP pushing projects that put the lake, our air and water, at risk.

I simply cannot understand how these projects can even be considered. All of the speakers talk about improving industry and quality of life for the citizens of Utah. But then pushing forward on the data center will destroy the quality of life for the citizens. This is what talking out of both sides of your mouth looks like. Please stop!!

Steve Erickson - Salt Lake City - 6/25/2026

My name is Steve Erickson and I represent Great Basin Water Network. I also serve on the West Desert Watershed Council, which unanimously recommends that the State fund the Utah Geologic Survey and USGS (partner) to do an update to the last groundwater aquifer analysis of the Tooele Valley. Done over 25 years ago, that study found the aquifer under serious stress and over budget (discharge exceeding recharge). There has been significant growth in Tooele Valley in those 2.5 decades, and demand continues to increase. This study should be done prior to more induced development.

Joan Gregory - Salt Lake City - 6/28/2026

Tooele Data Center Comment - UIPA Board Meeting 6/25/2026

MIDA is clearly in trouble for its role in the STRATOS Data Center in Box Elder County. And instead of learning from that lesson, UIPA is enabling data centers throughout the Great Salt Lake Basin – where we can least afford them. REALLY? a massive data center and industrial complex in the Tooele Valley on the shoreline of Great Salt Lake, as close to the Lake as you can get? Our Utah tax dollars are subsidizing this and we, the taxpayers, say NO.

Considering the state of the Lake, what makes you think that a state permit should be granted to let this facility dump concentrated brine directly into Great Salt Lake's wetlands?

WHERE IS THE WATER for this project COMING FROM? Do you NOT KNOW that: this water comes from a closed basin, declared – over-appropriated – 30 years ago in 1996, and that it is already failing nearby communities? How could you have missed that? Could it be that NO ONE in the permitting process has been required to fully answer this question?

The people of Box Elder County have already demonstrated that data centers do not belong here in Utah. Yes, unfortunately, we already have many, too many and for sure, we do not need any more water-sucking data centers, in the 2nd driest state in the country.

It's time for UIPA to PAY ATTENTION – temperatures are rising, our forests are burning, our Great Salt Lake is drying up. Our air, our water, our land, our natural world, and our health – are all being destroyed before our very eyes. UIPA policies are enabling this destruction, and we, the Great Salt Lake community, the people of Tooele, the people of Utah, we say NO to MORE DATA CENTERS and we expect UIPA to lead that charge, not enable more destruction.

Marti Hunt - Tooele - 7/29/2026

FORMAL PUBLIC COMMENT: Serious Concerns Regarding Data Center Approvals

Members of the Utah Inland Port Authority Board and Executive Leadership,

I am writing as a concerned local resident to submit my formal public comment regarding proposed data center developments within the Inland Port Authority's project area in Tooele County and Grantsville. I strongly urge the Board to oppose tax-differential financing, infrastructure subsidies, and project approvals for data centers in our region.

As leaders entrusted with managing economic development for Utah's future, your duty is to balance growth with the long-term protection of our community's water, agricultural heritage, and quality of life—not to subsidize multi-billion-dollar tech conglomerates at the public's expense.

I ask the Board to consider the following critical impacts before moving forward with any approvals or incentive structures:

Infrasound and Livestock Impact: Data centers operate 24/7 industrial cooling systems and substations that generate persistent low-frequency noise and ground vibration (infrasound). Chronic exposure to infrasound causes severe physiological stress in livestock, including elevated cortisol, immune system strain, and reproductive harm such as stillbirths and miscarriages. Introducing continuous low-frequency industrial noise directly threatens the surrounding agricultural economy.

Water Depletion & Chemical Discharge: The Tooele Valley aquifer cannot sustain the daily sacrifice of millions of gallons of water required for large-scale server cooling. Additionally, discharging concentrated brine and runoff near sensitive local wetlands risks contaminating groundwater and surrounding agricultural soils.

Grid Strain and Quality of Life: Unceasing industrial humming destroys the rural tranquility of nearby residential areas and depresses property values, all while drawing massive amounts of power off our regional grid.

Please protect Tooele County's livestock, farmers, and families by withholding UIPA project approvals, denying tax incentives for data centers, and requiring comprehensive, independent acoustic and environmental impact studies before taking further action.

I request that this statement be included in the official public record for the upcoming Utah Inland Port Authority Board meeting.

Respectfully,
Marti Hunt