



Utah Inland Port Authority Board

AGENDA

Thursday, October 1, 2026 - 11:00 am
Utah State Capitol, Room 445
350 State Street, Salt Lake City, UT 84103

Join Virtually: https://utah-gov.zoom.us/webinar/register/WN_UDpWG5lqTIWEoak1up5V2g

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| 1. Welcome
<i>Abby Osborne, Board Chair</i> | Procedural |
| 2. Oath of Office - Board Member Jamie Barnes
Oath administered by Carol Watson, Notary | Action |
| 3. Approval of Minutes – September 3, 2026 UIPA Board Meeting
<i>Abby Osborne, Board Chair</i> | Action |
| 4. Executive Director Report
<i>Ben Hart, Executive Director</i> <ul style="list-style-type: none">a. Parcel Trigger Designationsb. Data Center Updatec. Natural Resources Policyd. Iron Springs Raise Grant | Information |
| 5. Presentation: Landfill Remediation Update
<i>Sebastian Abril, Senior Director, Strategic Development & Infrastructure Programs</i>
<i>Gary McEntee, Nin Management, Project Executive</i>
Update on remediation and other activity at the North Temple Landfill site. | Information |
| 6. Presentation: Policy Updates
<i>Amy Brown Coffin, Chief Risk & Compliance Officer</i>
BP-04 - Project Area & Property Tax Differential
Policy to ensure statutory compliance in project area creation and tax differential use.
BP-13 - Authority Infrastructure Bank (AIB)
Policy governing the AIB for investment in infrastructure projects.
BP-14 - Board Governance
Policy to provide board standards for operations and governance for UIPA board members. | Information |
| 7. Presentation: Proposed West Weber Public Infrastructure District
<i>Stephanie Pack, Associate Vice President of Regional Project Area Development</i>
<i>Stephanie Russell, Economic Development Director & Government Relations, Weber County</i>
First presentation of creation of West Weber Public Infrastructure District. | Information |

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| 8. Presentation: Resolution 2026-44 Black Gold Amendment #2
<i>Lori Haslem, Associate Vice President of Regional Project Area Development</i>
Presentation of amended plan for Black Gold Project Area. | Information |
| 9. Presentation: Resolution 2026-45 Pony Express Amendment #3
<i>Lori Haslem, Associate Vice President of Regional Project Area Development</i>
Presentation of amended plan for Pony Express Project Area. | Information |
| 10. Presentation: Resolution 2026-46 Iron Springs Amendment #5
<i>Danny Stewart, Associate Vice President of Regional Project Area Development</i>
Presentation of amended plan for Iron Springs Project Area. | Information |
| 11. Public Comment
<i>Abby Osborne, Board Chair</i>
Public comment period.
Written comment is welcome anytime at https://inlandportauthority.utah.gov/contact/ | Action |
| 12. Approval of Policy Updates
<i>Abby Osborne, Board Chair</i>
BP-13 - Authority Infrastructure Bank (AIB)
Policy governing the AIB for investment in infrastructure projects. | Action |
| 13. Approval of Resolution 2026-44 Black Gold Amendment #2
<i>Abby Osborne, Board Chair</i>
Approval of amended plan for Black Gold Project Area. | Action |
| 14. Approval of Resolution 2026-45 Pony Express Amendment #3
<i>Abby Osborne, Board Chair</i>
Approval of amended plan for Pony Express Project Area. | Action |
| 15. Approval of Resolution 2026-46 Iron Springs Amendment #5
<i>Abby Osborne, Board Chair</i>
Approval of amended plan for Iron Springs Project Area. | Action |
| 16. Adjourn
<i>Abby Osborne, Board Chair</i> | Action |

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*