

Utah Inland Port Authority Board 2026

DRAFT MEETING MINUTES

Utah Inland Port Authority Board Meeting Minutes
Thursday, October 1, 2026 - 11:00 am
Utah State Capitol, Room 445
350 State Street, Salt Lake City, Utah 84103

Board Members Present in Person: Abby Osborne, Jerry Stevenson, Jonathan Freedman

Board Members Present Electronically: Paul Cutler

Non-Voting Board Members Present in Person: Victoria Petro, Bill Wyatt, Jamie Barnes

Non-Voting Board Members Present Electronically:

Board Members Absent: Jefferson Moss

UIPA Staff: Ben Hart, Ariane Gibson, Larry Shepherd, Amy Brown Coffin, Kaitlin Felsted, Carol Watson, Diana Gardner, Stephanie Pack, Lori Haslem, Lynne Mayer, Alicia Eggleston, Danny Stewart, Jenna Draper, Nick Archambault, Hadden Wiese, Nadine Stevens-Hendry, Stephen Smith, Michelle Bohnen, Amy Chanthalyxay, Lori Haslem, Samatha Steffensen, Mona Smith, Sebastian Abril, Lindsay Pedersen

Others in Attendance: Michelle Ebben, Gary McEntee, Stephanie Russell, Joan Gregory, Deeda Seed, Brian Moench, Amy Wicks, Steve Rodgers, Eric Rice, Kyle Verzello, Spencer Viernes, Anastasia Kaessner, Daniel Meder, Jeanette Harris, Katy Koenig, Tussy King, Kirk Kramer, Drew Eschler, Matt Ence, Katie Pappas, Jay Springer, Dan Anderson, Angela Farnsworth, Rhonda Landa, Leia Larsen, Kaylan Longhurst, David Johnson, Ann Florence, Allison Barton, Farrah Pliley, Laurel Price, David Bennett

1. **Welcome**

Board Chair Abby Osborne welcomed the board members, staff and public to this Utah Inland Port Authority Board Meeting.

2. **Oath of Office - Board Member Jamie Barnes**

Jamie Barnes was appointed as a non-voting member of the Board of Directors of the Utah Inland Port Authority and was sworn in as a new board member. Carol Watson, Notary, administered the oath of office.

3. Approval of Minutes, September 3, 2026 Board Meeting

Board member Jerry Stevenson moved to approve the minutes from the August 4, 2026 board meeting.

Board member Paul Cutler seconded the motion.

The motion was approved unanimously by all board members present.

4. Executive Director Report

Executive Director Ben Hart provided a report on the following items.

- a. Parcel Trigger Designations (over 400 parcels triggered in the last several weeks)
- b. Data Center Update (no items of data center financial support on today's agenda)
- c. Natural Resources Policy (thanks for public input, targeting November for board presentation)
- d. Iron Springs Raise Grant/Study

Katy Koenig of Cambridge Systematics offered a presentation on economic feasibility & market opportunity in the Iron Springs Inland Port Project Area. The study looked at potential development scenarios across the project area's 2,700 developable acres available for manufacturing, industrial, traditional and high-cube warehousing, and office space.

Critical Infrastructure Considerations include transportation, utilities, site readiness, and site development. Some key constraints identified were: water availability & water rights, wastewater treatment capacity, rail service & branch line capacity, and power availability for large industrial users.

The study estimates approximately \$400 million to \$470 million in public infrastructure investments is needed to support long-term build-out conditions.

The study identified likely growth scenarios over 15%, 30%, and 60% buildout estimated over 10, 20, and 45 years. Looking specifically at the long-term operational impacts, estimated annual economic output in Iron Springs ranges from \$1.7 billion in the 15% scenario to \$6.3 billion in the 60% build-out scenario.

The analysis indicates that Iron Springs presents a significant long-term opportunity for industrial development, with infrastructure readiness serving as a key factor in determining the pace and scale of future development.

The results also indicate that strategic infrastructure investments can unlock substantial economic benefits, with the vast majority of those benefits expected to remain within Iron County and southern Utah.

5. Presentation: Landfill Remediation Update

Sebastian Abril, Senior Director, Strategic Development & Infrastructure Programs, and Gary McEntee, Project Executive with Nin Management, provided an update on remediation efforts at the North Temple Landfill.

They reviewed the project timeline since the Utah Inland Port Authority purchased the property in February of 2025. Preconstruction commenced the following month and waste excavation was initiated by June of 2025. Phase 1 of the remediation includes approximately 770 acres. To date 135 acres have been remediated, with 882,481 cubic yards of waste excavated and placed in a repository on site. Over 1.3 million gallons of leachate have been collected, with more than 1 million gallons evaporated. Environmental testing is constant with 100 confirmation samples taken with none failing. 555,390 tires have been removed and are being shredded for use as an alternative cover for the repository.

The final goal is to develop the property. To that end a final plat for this phase has been

submitted to Salt Lake City which results in 171 acres of developable land. The plat identifies storm drains, sewer, and lift station as well as an expansion to the frontage road along the south of the property. That plat should be approved in the coming months. The team is working with the Department of Environmental Quality to expand the phase one remediation action plan to include another 100-130 acres.

6. **Policy Updates**

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

BP-04 - Project Area & Property Tax Differential

Policy to ensure statutory compliance in project area creation and tax differential use. Changes to this policy align with requirements of SB206 and disclosure of the use of tax differential.

BP-13 - Authority Infrastructure Bank (AIB)

Policy governing the AIB for investment in infrastructure projects. Enhancements to this policy include disclosure of the use of tax differential as required under SB206, specifically when AIB loans are backstopped by tax increment generated through UIPA.

BP-14 - Board Governance

Policy to provide board standards for operations and governance for UIPA board members. Changes proposed to this policy detail appointment and service of non-voting board members.

7. **Presentation: Proposed West Weber Public Infrastructure District**

Stephanie Pack discussed the proposed new public infrastructure district in West Weber County. This newly proposed, UIPA-sponsored PID will support development across much of the 9,000 acre project area. This PID board's composition will be two members from UIPA, two from Weber County staff, and one landowner. The PID land area is small, referred to as a "postage stamp" district to allow developers to utilize other financing mechanisms for their unique, specific development goals. This district is primarily and solely responsible for the regional infrastructure uplift. PID financing will be used for regional wastewater conveyance and treatment, culinary and secondary water systems, a railroad overpass at 8300 W 900 S, and horizontal infrastructure along 900 S. Stephanie Russell, economic development director for Weber County, said the importance of the PID lies in the partnerships created between the county, UIPA, landowners, and all the other districts that serve the properties in the area. That collaboration supports the county's Western Weber General Plan and Vision. The creation of the infrastructure district will allow private developers working on the workforce housing and the community development aspect of the project area to combine resources and to combine assets to ensure a regional-sized right-sized infrastructure all who will live and work in the area. The board and staff also discussed the wetlands buffers and protections that have been included in all phases of this project area.

8. **Presentation: Resolution 2026-44 Black Gold Amendment #2**

Lori Haslem presented the proposed amendment to the Black Gold Project Area Plan.

This amendment includes 8,598 acres in Roosevelt City for industrial, manufacturing, commercial, and mixed use. This will expand the city's industrial park and manufacturing base, support commercial development along Highway 40, position parcels surrounding the Roosevelt airport for long-term growth, and create opportunities in the city for business recruitment and job growth.

Drew Eschler, Roosevelt City planning and zoning director, expressed the city's gratitude to be part of the Black Gold Project Area and how this designation will move the city's plans forward. The city is hopeful that this project area will help in creating stable, good-paying jobs within the local economy.

9. Presentation: Resolution 2026-45 Pony Express Amendment #3

Lori Haslem presented the proposed amendment #3 to the Pony Express Project Area Plan. The amendment adds three small parcels bordering the existing project area in Payson City totaling a little over 20 acres. These new parcels are expected to add manufacturing expansion, commercial development, and economic growth to the project area and Payson City.

10. Presentation: Resolution 2026-46 Iron Springs Amendment #5

Danny Stewart presented the proposed amendment #5 to the Iron Springs Project Area Plan. The amendment would add property in three zones. The Juniper zone is 842 acres in western Juab County for the development of Project Juniper, a proposed rail-served industrial and power campus. The 208 acre Cross Hollow Zone in Cedar City was previously approved by the city for inclusion in the project area, but the parcels were not properly subdivided until now. Plans for this area include recruitment of regional corporate headquarters. Public financing in this zone will provide public infrastructure including water and wastewater infrastructure. The Parowan Zone changes in this amendment are an administrative cleanup of parcels that were not recorded properly and will eliminate parcels outside the Parowan City limits that should not have been included in the project area.

David Johnson, Cedar City and Iron County economic development director, noted that the county and each city had approved these project area changes and spoke of the UIPA project area as a catalyst that is supporting economic activity in Iron County.

11. Public Comment

Board Chair Osborne opened up the public comment period.

Joan Gregory requested that UIPA consider its own moratorium on data centers in its project areas.

Deeda Seed spoke of data center projects looking to locate around the state and said the public needs clarity around what UIPA is supporting in its project areas.

Amy Wicks of Weber County expressed concerns about development in West Weber and said creation of the West Weber PID is going to accelerate large-scale industrial development in wetlands adjacent to the Great Salt Lake.

Brian Moench spoke against industrial development and its environmental impacts. He asked UIPA to prohibit data centers in its project area.

12. Approval of Policy Update

Board Member Jonathan Freedman moved that the Utah Inland Port Authority Board approve BP-13 Authority Infrastructure Bank policy as presented by Amy Brown Coffin.

Board Member Jerry Stevenson seconded the motion.

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

13. Resolution 2026-44 Black Gold Amendment #2

Board Member Jonathan Freedman moved that the Utah Inland Port Authority Board adopt Resolution 2026-44, a resolution of the Utah Inland Port Authority Board, adopting amendments to the Black Gold Inland Port Project Area Plan.

Board Member Jerry Stevenson seconded the motion.

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

14. Approval of Resolution 2026-45 Pony Express Amendment #3

Board Member Jerry Stevenson moved that the Utah Inland Port Authority Board adopt Resolution 2026-45, a resolution of the Utah Inland Port Authority Board, adopting amendments to the Pony Express Inland Port Project Area Plan.

Board Member Jonathan Freedman seconded the motion.

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

15. Approval of Resolution 2026-46 Iron Springs Amendment #5

Board member Jerry Stevenson moved to table Resolution 2026-46 until the next board meeting.

Board member Freedman seconded the motion.

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

16. Adjourn

Board Chair Osborne adjourned the meeting.

Board Chair Abby Osborne

Written Public Comments submitted during and after the meeting: