



Utah Inland Port Authority Board

AGENDA

Thursday, November 6, 2025 - 2:00 pm
Utah State Capitol, Room 445
350 State Street, Salt Lake City, Utah 84103

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

1. **Welcome** **Procedural**
Abby Osborne, Board Chair
2. **Approval of Minutes** – October 6, 2025 UIPA Board Meeting **Action**
Abby Osborne, Board Chair
3. **Executive Director Report** **Information**
Ben Hart, Executive Director
Stephanie Pack, Associate Vice President of Regional Project Area Development
 - a. Mineral Mountains Update
 - b. Tooele Valley Project Area Update
4. **Policy Updates** **Information**
Amy Brown Coffin, Chief Risk & Compliance Officer

BP-04 - Project Area & Property Tax Differential
Policy to ensure statutory compliance in project area creation and tax differential use.

BP-06 - Board Policy Review
Policy ensuring timely review of board policies.

BP-07 - Procurement
Policy governing purchasing in compliance with state statute.

BP-08 - Whistleblower
Policy for protection of individuals who report improper behavior.

BP-09 - Internal Control Program
Policy on internal controls over agency operations, financial reporting, and compliance.
5. **Presentation: Annual Audit** **Information**
Jonathan Freedman, Board Member
Review of annual Utah Inland Port Authority audit.
6. **Presentation: Draft Northwest Quadrant Baseline Study** **Information**
Stephen Smith, Associate Vice President of Regional Project Area Development
Draft study for responsible growth and environmental protection aligned with community values.
7. **Presentation: Business Incentive Consideration** **Information**

Stephen Smith, Associate Vice President of Regional Project Area Development
Presentation of business incentive applicant.

- a. Progress Energy Storage, LLC (Northwest Quadrant)

8. Presentation: Amendment #2 to Skyline Corridor Project Area Plan & Budget Information

Jenna Draper, Associate Vice President of Regional Project Area Development
First presentation of amended plan for Skyline Corridor Project Area.

9. Presentation: Amendment #2 to Iron Springs Project Area Plan & Budget Information

Danny Stewart, Associate Vice President of Regional Project Area Development
Second presentation of amended plan for Iron Springs Project Area.

10. Presentation: Amendment #2 to Central Utah Agri-Park Project Area Plan & Budget Information

Danny Stewart, Associate Vice President of Regional Project Area Development
Second presentation of amended plan for Central Utah Agri-Park Project Area.

11. Presentation: Amendment #2 to Golden Spike Project Area Plan & Budget Information

Stephanie Pack, Associate Vice President of Regional Project Area Development
Second presentation of amended plan for Golden Spike Project Area.

12. Presentation: Brigham City and Nucor Participation Agreement Information

Stephanie Pack, Associate Vice President of Regional Project Area Development
Agreement supporting construction and funding of a power substation for steel-fabrication project in the Golden Spike Project Area.

13. Public Comment Action

Abby Osborne, Board Chair
Public comment period.
Written comment is welcome anytime at <https://inlandportauthority.utah.gov/contact/>

14. Approval of Policy Update Action

Abby Osborne, Board Chair
P-04 - Project Area & Property Tax Differential
Policy to ensure statutory compliance in project area creation and tax differential use.

15. Approval of Business Incentive Action

Abby Osborne, Board Chair
Approval of business incentive in NWQ.

- a. Progress Energy Storage, LLC (Northwest Quadrant)

16. Resolution 2025-46 Iron Springs Project Area Plan & Budget Amendment #2 Action

Abby Osborne, Board Chair
Amended plan adding additional land to Iron Springs Project Area.

17. Resolution 2025-47 Central Utah Agri-Park Project Area Plan & Budget Amendment #2 Action

Abby Osborne, Board Chair
Amended plan adding additional parcels and renaming zones within the Central Utah Agri-Park Project Area.

18. Resolution 2025-48 Golden Spike Project Area Plan & Budget Amendment #2

Action

Abby Osborne, Board Chair

Amended plan adding additional land and committing additional wetlands protection funding to the Golden Spike Project Area.

19. Resolution 2025-49 Brigham City and Nucor Participation Agreement

Action

Abby Osborne, Board Chair

Agreement supporting construction and funding of a power substation for steel-fabrication project in the Golden Spike Project Area.

20. 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*