





## MUNICIPAL BUILDING AUTHORITY MEETING

### Minutes

Tuesday June 6, 2023

Council Chambers  
7505 South Holden Street  
Midvale, Utah 84047

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**CHAIR:** Marcus Stevenson

**BOARD MEMBERS:** Board Member Paul Glover  
Board Member Heidi Robinson - Excused  
Board Member Dustin Gettel  
Board Member Quinn Sperry  
Board Member Bryant Brown

**STAFF:** Matt Dahl, City Manager; Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Adam Olsen, Community Development Director; Mariah Hill, Administrative Services Director; Chief Randy Thomas, UPD; Chief Brad Larson, UFA; and Juan Rosario, Systems Administrator.

Chair Stevenson called the meeting to order at 9:24 p.m.

### **I. GENERAL BUSINESS**

**A. Roll Call** - Board Members Dustin Gettel, Quinn Sperry, Bryant Brown, and Paul Glover were present at roll call. Board Member Heidi Robinson was excused.

### **II. PUBLIC COMMENTS**

There was no one who desired to speak.

### **III. PUBLIC HEARING**

#### **A. CONSIDER RESOLUTION NO. 2023-02MBA ADOPTING THE MUNICIPAL BUILDING AUTHORITY FISCAL YEAR 2024 FINAL BUDGET BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024**

Mariah Hill said the process of adopting the Fiscal Year 2024 budget requires several steps that you, as Board Members, are required to take.

UCA 10-6-111(1) requires the Budget Officer to present a tentative budget for each fund within the City, including Special Revenue Funds. The budgets must be submitted no later than the first regularly scheduled meeting in May. Staff will update the Board on the revenue estimates and provide a brief overview of the expenditures and highlights or program changes at the meeting. The tentative budget was presented and adopted on May 2, 2023.

Following the public hearing on June 6, 2023 a final budget may be adopted by the board.

No changes were made to the MBA budget since the tentative budget was presented.

## FUND DESCRIPTION

The MBA issued bonds in October 2012 which provided construction funds of \$7,653,500. Midvale City contributed \$1,506,500 to the MBA from the sale of the former City Hall property (655 W Center St) and the Fire Station at 607 E 7200 S. Contributions from other City funds totaled \$606,800. Combining these funding sources, \$9,766,800 was available for three major capital projects: City Hall/Justice Court, City Park improvements, and City-wide Street Lighting. All three projects were completed in fiscal year 2015.

Debt service on the MBA bonds is paid by the MBA with lease revenue from other City funds. In 2013, the MBA acquired a building in the City Park and leased it to the Boys & Girls Club. In 2017, the MBA acquired the former Midvale Middle School seminary building on Wasatch St. and leased it to the Community Action Program. Revenue from these leases reduces the annual lease payment required from the General Fund.

	Actual FY2021	Actual FY2022	Amended FY2023	Final FY2024	Difference	Percent Change
<b>Revenues:</b>						
Lease Revenue - Boys and Girls Club	70,308	70,308	70,308	70,308	-	0.0%
Lease Revenue - Streetlighting Fund	211,000	211,000	211,000	211,000	-	0.0%
Lease Revenue - Midvale City	370,006	372,898	374,961	352,724	(22,237)	-5.9%
Lease Revenue - Head Start	24,000	24,000	24,000	24,000	-	0.0%
Interest revenue - Bond Proceeds	3,088	-	-	-	-	-
Interest Earnings	1,820	147	1,000	18,000	17,000	1700.0%
<b>TOTAL REVENUES</b>	<b>\$ 680,222</b>	<b>\$ 678,353</b>	<b>\$ 681,269</b>	<b>\$ 676,032</b>	<b>\$ (5,237)</b>	<b>-0.8%</b>
<b>Expenditures:</b>						
<b>Operating</b>						
Professional Services	2,520	2,520	6,100	3,100	580	-49.2%
<b>Debt Service</b>						
Debt Service - Principal	490,000	500,000	510,000	520,000	20,000	2.0%
Debt Service - Interest	185,806	175,906	165,169	152,932	(22,974)	-7.4%
<b>Total Debt Service</b>	<b>675,806</b>	<b>675,906</b>	<b>675,169</b>	<b>672,932</b>	<b>(2,974)</b>	<b>-0.3%</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 678,326</b>	<b>\$ 678,426</b>	<b>\$ 681,269</b>	<b>\$ 676,032</b>	<b>\$ (2,394)</b>	<b>-0.8%</b>
<b>NET REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>1,896</b>	<b>(73)</b>	<b>-</b>	<b>-</b>	<b>(2,843)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>661,360</b>	<b>663,256</b>	<b>663,183</b>	<b>663,183</b>	<b>-</b>	<b>0.0%</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ 663,256</b>	<b>\$ 663,183</b>	<b>\$ 663,183</b>	<b>\$ 663,183</b>	<b>\$ -</b>	<b>0.0%</b>

## BUDGET

### At a Glance:

**Total Budget: \$676,032 | Full-Time Equivalent  
Employees: 0**

**MOTION:** Board Member Dustin Gettel **MOVED** to open the public comment portion of the public hearing. Board Member Bryant Brown **SECONDED** the motion. Chair Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

There were no public comments.

**MOTION:** Board Member Dustin Gettel **MOVED** to close the public hearing. Board Member Bryant Brown **SECONDED** the motion. Chair Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

**MOTION:** Board Member Dustin Gettel **MOVED** to approve Resolution 2023-02MBA adopting the Final Budget for the Midvale City Municipal Building Authority for the fiscal year ending June 30, 2024. The motion was **SECONDED** by Board Member Bryant Brown. Chair Stevenson called for discussion on the motion. There being none he called for a roll call vote. The voting was as follows:

Board Member Bryant Brown	Aye
Board Member Dustin Gettel	Aye
Board Member Paul Glover	Aye
Board Member Quinn Sperry	Aye
Board Member Heidi Robinson	Absent

#### IV. CONSENT AGENDA

##### A. CONSIDER MINUTES OF MAY 2, 2023

**MOTION:** Board Member Paul Glover **MOVED** to approve the consent agenda. The motion was **SECONDED** by Board Member Bryant Brown. Chair Stevenson called for discussion on the motion. There being none he called for a roll call vote. The voting was as follows:

Board Member Bryant Brown	Aye
Board Member Dustin Gettel	Aye
Board Member Paul Glover	Aye
Board Member Quinn Sperry	Aye

**Board Member Heidi Robinson Absent**

**V. ADJOURN**

**MOTION:** Board Member Paul Glover **MOVED** to adjourn the meeting. Board Member Dustin Gettel **SECONDED** the motion. Chair Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed **unanimously**.

The meeting adjourned at 9:27 p.m.

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**Rori L. Andreason, MMC**  
**City Recorder**

Approved this 6<sup>th</sup> day of December 2023.



## **MIDVALE MBA SUMMARY REPORT**

**Meeting Date: December 6, 2023**

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**SUBJECT:** **Consider Resolution No. 2023-03MBA Establishing a Time and Place for Holding the Midvale Municipal Building Authority Meetings for the 2024 Calendar Year**

**SUBMITTED BY:** **Rori Andreason, H.R. Director/City Recorder**

**SUMMARY:**  
Section 2.12.090 of the Midvale Municipal Code designates the city council to act as the Municipal Building Authority. The Municipal Building Authority meetings are scheduled on an as needed basis to be held in conjunction with regularly scheduled City Council meetings.

A Resolution has been prepared outlining the proposed Municipal Building Authority meeting schedule for the 2024 calendar year.

**FISCAL IMPACT: N/A**

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### **RECOMMENDED MOTION:**

**I move that we adopt Resolution No. 2023-03MBA A Resolution Establishing a Time and Place for Holding Municipal Building Authority Meetings for the 2024 Calendar Year.**

**Attachments: Proposed Resolution**

**MIDVALE CITY, UTAH  
RESOLUTION NO. 2023-03MBA**

**A RESOLUTION ESTABLISHING A TIME AND PLACE  
FOR HOLDING MIDVALE MUNICIPAL BUILDING  
AUTHORITY MEETINGS FOR THE 2024 CALENDAR YEAR**

**WHEREAS**, pursuant to Section 52-4-6 of Utah Code Annotated 1953 and the Midvale Municipal Code, Section 2.12, the Board of Trustees for the Midvale Municipal Building Authority hereby gives notice of their 2024 meeting schedule; and

**WHEREAS**, the Board desires to encourage residents of Midvale City to attend City meetings; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE MIDVALE MUNICIPAL BUILDING AUTHORITY:**

**Section 1.** The Board of Trustees hereby gives notice of the time and place for holding needed Municipal Building Authority meetings for the 2024 Calendar Year as follows:

**Municipal Building Authority:** The City Council, acting in its capacity as the Board of Trustees of the Municipal Building Authority of Midvale City will usually meet on Tuesdays, in conjunction with City Council meetings, as needed and for which public notice shall be given.

**Location of Meetings:** All meetings described above, except those meetings for which notice is given that the meeting will be held at a different location, will be held at City Hall, 7505 South Holden Street, Midvale, Utah.

**Section 2.** The Board directs the City Recorder to publish the 2024 meeting schedule in at least one newspaper of general circulation in Midvale City, State of Utah.

**Section 3.** This Resolution shall take effect immediately.

**APPROVED AND ADOPTED** this 6<sup>th</sup> day of December 2023.

\_\_\_\_\_  
Marcus Stevenson, Chair

ATTEST:

\_\_\_\_\_  
Rori L. Andreason, MMC  
City Recorder

<b>Voting by the Board:</b>	<b>“Aye”</b>	<b>“Nay”</b>
Quinn Sperry	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____