



The Regular Electronic Meeting of the West Valley City Building Authority will be held on Tuesday, April 8, 2025, at 6:30 PM, or as soon thereafter as the Redevelopment Agency Meeting is completed, in the Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at <https://www.youtube.com/user/WVCTV>.

TOM HUYNH, CHAIR
LARS NORDFELT, VICE CHAIR

A G E N D A

1. Call to Order- Chair Tom Huynh

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

A. January 14, 2025 (Annual Meeting)

5. Public Hearings:

A. Accept Public Input Regarding Re-Opening the FY 2024-2025 Budget

Action: Consider Resolution 25-01, Amend the Budget of Municipal Building Authority for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2025

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

6. Resolutions:

A. 25-02: Authorize the Execution of an Amendment to a Public Way Lease Agreement Between West Valley City, the Utah Transit Authority, and the Municipal Building Authority of West Valley City

7. Adjourn

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY ANNUAL MEETING –
JANUARY 14, 2025**

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THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN REGULAR ELECTRONIC SESSION FOR THE ANNUAL MEETING ON TUESDAY, JANUARY 14, 2025, AT 7:00 P.M. THE MEETING WAS CALLED TO ORDER BY VICE CHAIR TOM HUYNH.

THE FOLLOWING MEMBERS WERE PRESENT:

Scott Harmon- Chair (*electronically*)
Lars Nordfelt
Tom Huynh
Will Whetstone

ABSENT:

Don Christensen
Karen Lang

STAFF PRESENT:

Ifi Pili, City Manager
Nichole Camac, Secretary
John Flores, Assistant City Manager
Steve Pastorik, CD Director
Eric Bunderson, City Attorney
Brendan Grames, Acting CPD Director
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Jamie Young, Parks and Recreation Director
Dan Johnson, Public Works Director
Paula Melgar, HR Director
Nate Webster, Acting RDA Director
Sam Johnson, Strategic Communications Director
Travis Crosby, IT

APPROVAL OF MINUTES OF REGULAR MEETING HELD JUNE 4, 2024

The Board considered Minutes of the Regular Meeting held June 4, 2024. There were no changes, corrections or deletions.

Mr. Whetstone moved to approve the Minutes of the Regular Meeting of June 4, 2024. Mr. Nordfelt seconded the motion.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY ANNUAL MEETING –
JANUARY 14, 2025**
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A voice vote was taken and all members voted in favor of the motion.

ELECT CHAIRPERSON AND VICE CHAIRPERSON FOR 2025

Vice Chairman Huynh stated election of a Chairperson and Vice Chairperson for 2025 had been scheduled for consideration by the Board. He advised a rotation schedule had been used in the past to elect a Chair and Vice Chair, however this was an option for the Board and not mandatory.

Vice Chairman Huynh called for a motion.

Mr. Nordfelt moved to elect Tom Huynh as Chair of the Municipal Building Authority for 2025 and Lars Nordfelt as Vice Chair of the Municipal Building Authority for 2025. Mr. Harmon seconded the motion.

A voice vote was taken and all members voted in favor of the motion.

MOTION TO ADJOURN

Mr. Whetstone moved to adjourn at 7:02 PM.

THERE BEING NO FURTHER BUSINESS OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, THE ANNUAL MEETING OF TUESDAY, JANUARY 14, 2025, WAS ADJOURNED AT 7:02 PM BY VICE CHAIRMAN HUYNH.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Annual Meeting of the Municipal Building Authority of West Valley City held Tuesday, January 14, 2025.

Nichole Camac
Secretary

Item: _____
Fiscal Impact: _____
Funding Source: _____
Account #: _____
Budget Opening Required: _____

ISSUE:

Approve a resolution to re-open the fiscal year 2024-2025 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

SYNOPSIS:

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the Building Authority of West Valley to amend its budget during the year. The Building Authority of West Valley City may hold public hearings on budget amendments on a quarterly basis each fiscal year.

BACKGROUND:

A Public Notice was posted March 19, 2025, in public view at City Hall, the Family Fitness Center and UCCC; also, posted on the Public Notice Website and West Valley City's Website. Notice was given that a public hearing is to be held April 8, 2025, at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

RECOMMENDATION:

City staff recommends approval of the resolution amending the budget of the Building Authority of West Valley City for the fiscal year beginning July 1, 2024 and ending June 30, 2025, to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY

RESOLUTION NO._____

**A RESOLUTION AMENDING THE BUDGET OF THE
MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY
CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2024
AND ENDING JUNE 30, 2025 TO REFLECT CHANGES IN
THE BUDGET.**

WHEREAS, the Board of Trustees of the Municipal Building Authority of West Valley City adopted a resolution approving the budget of the Municipal Building Authority for the fiscal year beginning July 1, 2024 and ending June 30, 2025, in accordance with the requirements of state law; and

WHEREAS, the Treasurer of the Municipal Building Authority has prepared the proposed amendments to the adopted budget for consideration by the Board of Trustees and inspection by the public; and

WHEREAS, said proposed amendments reflect changes in the budget from increased revenues and transfers as reflected; and

WHEREAS, notice was duly given of a public hearing to be held on April 8, 2025 to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on April 8, 2025 in accordance with said notice, at which hearing all interested parties were afforded an opportunity to be heard for or against said proposed amendments; and

WHEREAS, all conditions precedent to the amendment of the budget have been accomplished;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Municipal Building Authority of West Valley City, Utah as follows:

Section 1. The budget amendments attached hereto and made a part of this Resolution are hereby adopted and incorporated into the budget of the Municipal Building Authority of West Valley City for the fiscal year beginning July 1, 2024 and ending June 30, 2025, in accordance with the requirements of state law.

Section 2. The Secretary is directed to have this Resolution certified by the Treasurer and filed with the State Auditor, as required by law.

Section 3. The Resolution takes effect upon passage.

PASSED and APPROVED this _____ day of _____, 2025.

MUNICIPAL BUILDING AUTHORITY
OF WEST VALLEY CITY

PRESIDENT

ATTEST:

SECRETARY

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
REVENUE STATEMENT

	Adopted 2024-2025	Mar 2025 Openings
BUILDING AUTHORITY:		
Misc. Revenue	0	0
Interest Income	0	0
Shop/Fire Project	0	0
Theater Int R & R	0	0
Arena R & R Earnings	0	0
Marverik Center Refunding	0	0
Shop/Fire DS Reserve	0	0
Capitalized Interest	0	0
Funding Other Sources	0	769,315 1,2
Total Revenues	0	769,315
Total Revenues	0	769,315

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
EXPENDITURE STATEMENT

	Adopted 2024-2025	Mar 2025 Openings
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BUILDING AUTHORITY:

Inter-Departmental Transfers-In:

Capital Reserve-Theater	(50,000)	(50,000)
Capital Reserve-Arena	(100,000)	(100,000)
Capital Reserve (FFC)	(30,000)	(30,000)
MBA S 2016 Fire 71,72,76 (GF)	(520,500)	(520,500)
MBA S 2017 (GF)	(3,320,650)	(3,320,650)
MBA S 2019 Parks/PW (CRoads)	(267,867)	(267,867)
MBA S 2019 Parks/PW (SW)	(267,867)	(267,867)
MBA S 2019 Parks/PW (GF)	(220,791)	(220,791)
MBA S 2022-Courts Reno	(385,750)	(385,750)
Maverik Center Refunding (RDA)	(2,376,000)	(2,376,000)
Subtotal Transfers-In	(7,539,425)	(7,539,425)

EXPENDITURES:

Theater Capital Reserve	50,000	50,000
Arena Capital Reserve	100,000	100,000
Arena Capital Projects	0	0
Fitness Center Capital Reserve	30,000	30,000
MBA S 2016 Fire 71, 72 & 76	518,000	518,000
MBA S 2017 Parking, PD & Court	3,318,150	3,318,150
MBA S 2019 Parks/PW	754,025	754,025
MBA S 2022-Courts Reno	383,250	383,250
MBA S 2016 Arena Refund	2,376,000	2,376,000
Bond Issuance Costs/Fees	10,000	10,000
Transfers Out	0	769,315 1,2
Subtotal Expenditures	7,539,425	8,308,740
Total Expenditures	0	769,315

As authorized by the Uniform Fiscal Procedures Act for Utah Cities, the operating budget of West Valley City is periodically amended to accommodate regular and necessary changes in expenditures and revenues that occur throughout the fiscal year. These budget modifications are called "budget openings". They are considered by the City Council and accompanied by a public hearing to provide authorization to expend resources for grants received, rollovers of projects from the prior years, emergency expenditures, take advantage of economic opportunities, or other expenditures deemed to be appropriate and timely. Regular budget openings are necessary to maintain regular and orderly city operations and stay in compliance with State laws.

BUDGET OPENING
JANUARY 2025 - MARCH 2025
BUILDING AUTHORITY OF WEST VALLEY CITY
FISCAL YEAR 2024-2025

No.	Amount	Description	Source
1	\$ 557,831.82	Reimbursement to City for Construction Projects <i>(Reimbursement for Expenses Paid from City Funds for MBA Bonds 2019 Public Works and Parks Bldgs)</i>	Bond Proceeds
2	\$ 211,483.00	Correcting FY 23-24 JE #829328 - Leases for Ladder Trucks USB #19 & Zions #1 <i>(Funds Transferred in error to the Building Authority and Should have been Transferred to CIP)</i>	Building Authority Fund Balance

Item #:	_____
Fiscal Impact:	\$0
Funding Source:	n/a
Account #:	n/a
Budget Opening Required:	No

ISSUE:

A resolution authorizing the execution of an Amendment to Public Way Lease Agreement with the Utah Transit Authority (UTA)

SYNOPSIS:

An amendment to the lease agreement with UTA associated with the Midvalley Bus Rapid Transit (BRT) project.

BACKGROUND:

West Valley City executed a Public Way Lease Agreement with UTA on June 13, 2023 (Resolution 23-82).

UTA is building the Midvalley Connector BRT that will connect Murray Central Frontrunner/Trax Station to the SLCC Redwood Campus and West Valley Central Station at the bus hub near City Hall.

The lease agreement provided UTA with the right to operate and construct the BRT in the City and defined the roles with respect to design and construction, and operation and maintenance. Under the agreement the City agreed to lease to UTA property defined in the agreement, including a portion of the former America First Credit Union parking lot, and City Hall parking lot for the expansion of the existing bus hub. The City also leased portions of City streets whereon UTA Facilities will be built at and in between bus stations.

The value of the leased property and roadway areas were determined by appraisals. The City donated the leased property to UTA as an in-kind contribution to the project. The agreement showed a total value of the leased property at \$510,000. This was an error. The value of the leased portion of the former America First Credit Union property and City Hall parking lot was determined by appraisal to be \$510,000, and the value of the leased portion of the public right-of-way was determined by appraisal to be \$95,000. The agreement modification amends the total value of the leased property to be \$605,000.

While this amendment does not cost the City any additional funds, it enables UTA to count the full appraised value of the leased property as a contribution to the project in their project accounting.

A portion of the leased property is owned by West Valley City, and a small portion is owned by the Municipal Building Authority of West Valley City.

RECOMMENDATION:

Execute the agreement

SUBMITTED BY:

Dan Johnson, Public Works Director

MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION OF
AN AMENDMENT TO A PUBLIC WAY LEASE
AGREEMENT BETWEEN WEST VALLEY CITY, THE
UTAH TRANSIT AUTHORITY, AND THE MUNICIPAL
BUILDING AUTHORITY OF WEST VALLEY CITY.**

WHEREAS, a Public Way Lease Agreement (the “Agreement”) was previously approved between West Valley City, the Municipal Building Authority of West Valley City, and the Utah Transit Authority (the “Parties”); and

WHEREAS, the Parties desire to amend the Agreement to update the appraised value of the property subject to the Agreement; and

WHEREAS, an amendment to the Agreement (the “First Amendment”) has been prepared for execution by and between the Parties; and

WHEREAS, the Board of Trustees of the Municipal Building Authority of West Valley City, Utah does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to authorize the execution of the Amendment.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees that the Amendment is hereby approved, and that the President is hereby authorized to execute said Amendment for and on behalf of West Valley City, subject to approval of the final form of the Amendment by the City Attorney’s office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2025.

**MUNICIPAL BUILDING AUTHORITY OF
WEST VALLEY CITY**

PRESIDENT

ATTEST:

SECRETARY

AMENDMENT TO PUBLIC WAY LEASE AGREEMENT (WEST VALLEY CITY)

This Amendment (“Amendment”) to the Public Way Lease Agreement (the “Lease Agreement”) is entered into as of _____ day of _____, 2025 (the “Execution Date”), by and between the UTAH TRANSIT AUTHORITY, a large public transit district organized pursuant to the laws of the State of Utah (hereinafter “UTA”), the MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, a political subdivision of the state of Utah, and WEST VALLEY CITY CORPORATION, a Utah municipality and political subdivision (hereinafter “West Valley City”).

RECITALS

WHEREAS, West Valley City owns and has jurisdiction over a network of streets within its municipal boundaries; and

WHEREAS, UTA is engaged in a project (“Project”) to design, construct, and operate the Midvalley Bus Rapid Transit that will follow a route through West Valley City (the “BRT” or “MVX”), which will serve the residents of West Valley City; and

WHEREAS, the Parties entered into a Lease Agreement dated June 13, 2023 relating to the lease of City property to UTA for public transit use; and

WHEREAS, the Parties desire to update the appraised value of the lease, which was an in-kind contribution of the City to the Project.

AGREEMENT

NOW THEREFORE, based on the stated Recitals, which are incorporated herein by reference, and for and in consideration of the mutual covenants and agreements hereinafter set forth, the mutual benefits to the Parties to be derived herefrom, and for other valuable consideration, the receipt and sufficiency of which the Parties acknowledge, it is hereby agreed as follows:

1. Amendment. Paragraph 2.5 of the Lease Agreement is repealed and replaced with the following:

The appraised value of the lease described above is valued at \$605,000.00. West Valley City is donating the rights set forth in this Agreement to UTA at no cost, as an in-kind contribution to the Project.

2. Except as specifically amended by this Amendment, all terms, conditions, and provisions of the Lease Agreement dated June 13, 2023 shall continue unmodified and in full force and effect.

// Signature page to follow //

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed in duplicate as of the date first herein written.

UTAH TRANSIT AUTHORITY

APPROVED AS TO FORM:

Timothy G. Merrill
Assistant Attorney General

By: _____

Jay Fox
Executive Director

By: _____

Andrea Pullos
Project Manager III

WEST VALLEY CITY

ATTEST AND COUNTERSIGN:

By: _____

Karen Lang
Mayor

City Recorder

APPROVED AS TO FORM

Brandon Hill

Attorney

ATTEST AND COUNTERSIGN:

**MUNICIPAL BUILDING AUTHORITY
OF WEST VALLEY CITY**

Secretary

By: _____

William Whetstone
Chair/ President