



The Regular Electronic Meeting of the West Valley City Building Authority will be held on Tuesday, May 6, 2025, at 6:30 PM, or as soon thereafter as the City Council 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. April 8, 2025
5. Public Hearings:
 - A. Accept Public Comment Regarding the Tentative Budget for the Fiscal Year Commencing July 1, 2025 and Ending June 30, 2026

Actions: Consider Resolution 25-03, Adopt a Tentative Budget for the Fiscal

- 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.

Year Commencing July 1, 2025 and Ending June 30, 2026 and Set June 10, 2025
as the Date for a Public Budget Hearing

6. Adjourn

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING –
APRIL 8, 2025**

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THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN REGULAR ELECTRONIC SESSION FOR THE ANNUAL MEETING ON TUESDAY, APRIL 8, 2025, AT 7:14 P.M. THE MEETING WAS CALLED TO ORDER BY CHAIR TOM HUYNH.

THE FOLLOWING MEMBERS WERE PRESENT:

Tom Huynh- Chair
Scott Harmon
Lars Nordfelt
Will Whetstone
Don Christensen
Karen Lang
Cindy Wood

STAFF PRESENT:

Ifi Pili, City Manager
Nichole Camac, Secretary
John Flores, Assistant City Manager
Steve Pastorik, CD Director
Eric Bunderson, City Attorney
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
Jonathan Springmeyer, ED Director
Sam Johnson, Strategic Communications Director
Travis Crosby, IT

APPROVAL OF MINUTES OF ANNUAL MEETING HELD JANUARY 14, 2025

The Board considered Minutes of the Annual Meeting held January 14, 2025. There were no changes, corrections or deletions.

Ms. Lang moved to approve the Minutes of the Regular Meeting of January 14, 2025. Mr. Christensen seconded the motion.

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

PUBLIC HEARINGS

A. ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2024-2025 BUDGET

Chairperson Huynh informed a public hearing had been advertised for the Regular Municipal Building Authority Meeting scheduled April 8, 2025, in order for to hear and consider public comments regarding Re-Opening the FY 2024-2025 Budget.

Written documentation previously provided to the City Council included information as follows:

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the City of West Valley to amend its budget during the year. The West Valley City Municipal Building Authority holds, as needed on a quarterly basis, public hearings to amend the annual budget.

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.

Chairperson Huynh opened the Public Hearing. There being no one to speak in favor or opposition, Chairperson Huynh closed the Public Hearing.

ACTION: RESOLUTION NO. 25-02, AMEND THE BUDGET OF THE WEST VALLEY CITY MUNICIPAL BUILDING AUTHORITY 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

The Board previously held a public hearing regarding proposed Resolution 25-02 that would amend the Budget of the West Valley City Municipal Building Authority 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.

Upon inquiry by Chairperson Huynh there were no further questions from members of the City Council, and he called for a motion.

Mr. Nordfelt moved to approve Resolution 25-01.

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Mr. Christensen seconded the motion.

A roll call vote was taken:

Ms. Wood	Yes
Mr. Whetstone	Yes
Mr. Harmon	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chairperson Huynh	Yes

Unanimous.

RESOLUTION 25-02: AUTHORIZE THE EXECUTION OF AN AMENDMENT TO A PUBLIC WAY LEASE AGREEMENT BETWEEN THE CITY, THE UTAH TRANSIT AUTHORITY, AND THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY

Chairperson Huynh presented proposed resolution 25-02 that would authorize the Execution of an Amendment to a Public Way Lease Agreement Between the City, the Utah Transit Authority, and the Municipal Building Authority of West Valley City

Written documentation previously provided to the City Council included information as follows:

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.

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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.

Upon inquiry by Chairperson Huynh there were no further questions from members of the City Council, and he called for a motion.

Mr. Whetstone moved to approve Resolution 25-02

Ms. Wood seconded the motion.

A roll call vote was taken:

Ms. Wood	Yes
Mr. Whetstone	Yes
Mr. Harmon	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chairperson Huynh	Yes

Unanimous.

MOTION TO ADJOURN

Ms. Lang moved to adjourn at 7:18 PM.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING –
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THERE BEING NO FURTHER BUSINESS OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, APRIL 8, 2025, WAS ADJOURNED AT 7:16 PM BY CHAIRMAN HUYNH.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the Municipal Building Authority of West Valley City held Tuesday, April 8, 2025.

Nichole Camac
Secretary

DRAFT

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

ISSUE:

A Resolution adopting a tentative budget for the Municipal Building Authority of West Valley City for the Fiscal Year commencing July 1, 2025, and ending June 30, 2026.

SYNOPSIS:

This resolution adopts the tentative budget for the Municipal Building Authority of West Valley City for the 2025-2026 fiscal year and sets a date for public comment at a hearing on June 10, 2025.

BACKGROUND:

The Municipal Building Authority will adopt a tentative budget that will be made available for public inspection during regular office hours in the City's Recorder's office and gave notice of a hearing to receive public comment, before the final adoption of this tentative budget for FY 2025-20256

RECOMMENDATION:

City staff recommends approval of the Resolution

MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY

RESOLUTION NO. _____

A RESOLUTION OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY ADOPTING A TENTATIVE BUDGET AND SETTING FORTH PROPOSED APPROPRIATIONS FOR THE SUPPORT OF THE BUILDING AUTHORITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2026 AND SETTING JUNE 10, 2025, AS THE DATE FOR PUBLIC HEARING.

WHEREAS, the Municipal Building Authority of West Valley City has filed with the Board of Trustees a tentative budget for the Building Authority (the “Tentative Budget”) for the fiscal year commencing July 1, 2025, and ending June 30, 2026; and

WHEREAS, the Municipal Building Authority desires to adopt the Tentative Budget and the proposed appropriations for the support of the Building Authority; and

WHEREAS, the Board of Trustees of the Municipal Building Authority has determined that it is in the best interests of the citizens of West Valley City to adopt the Tentative Budget for the 2025-2026 fiscal year.

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

1. The amounts shown in Exhibit “A,” which is attached hereto and incorporated herein by this reference, are proposed for the corporate purposes and objects of the Municipal Building Authority for the fiscal year commencing July 1, 2025 and ending June 30, 2026 and are hereby adopted as the Tentative Budget for the Municipal Building Authority of West Valley City for the 2025-2026 fiscal year.
2. A public hearing to consider the Tentative Budget shall be held on June 10, 2025, at 6:30 p.m., in the West Valley City Council Chambers located at 3600 Constitution Boulevard, West Valley City, Utah. This hearing shall also be conducted electronically. The City Recorder is hereby directed to give notice of said hearing as required by state law.

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

MUNICIPAL BUILDING AUTHORITY OF
WEST VALLEY CITY

PRESIDENT

ATTEST:

SECRETARY

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
REVENUE STATEMENT

	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Adopted 2024-2025	Tentative 2025-2026	Percent Change
BUILDING AUTHORITY:						
Misc. Revenue	21,750	0	0	0	0	
Interest Income	21,691	194,715	123,444	0	0	
Funding Other Sources	5,681,213	0	0	0	0	
Total Revenues	5,724,654	194,715	123,444	0	0	0.0%
Total Revenues	5,724,654	194,715	123,444	0	0	0.0%

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
EXPENDITURE STATEMENT

	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Adopted 2024-2025	Tentative 2025-2026	Percent Change
BUILDING AUTHORITY:						
Inter-Departmental Transfers-In:						
Capital Reserve-Theater	(50,000)	(50,000)	(50,000)	(50,000)	0	
Capital Reserve-Arena	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	
Capital Reserve (FFC)	(30,000)	(30,000)	(30,000)	(30,000)	(30,000)	
MBA S 2016 Fire 71,72,76 (GF)	(517,800)	(517,600)	(524,500)	(520,500)	(523,900)	
MBA S 2017 (GF)	(2,128,250)	(3,323,250)	(3,325,450)	(3,320,650)	(3,321,150)	
MBA S 2019 Parks/PW (CRoads)	(241,342)	(256,411)	(267,867)	(267,867)	(267,601)	
MBA S 2019 Parks/PW (SW)	(241,342)	(256,411)	0	(267,867)	(267,601)	
MBA S 2019 Parks/PW (GF)	(243,841)	(211,454)	(220,791)	(220,791)	(220,573)	
MBA S 2022-Courts Reno	0	(390,247)	(382,500)	(385,750)	(383,500)	
Maverik Center Refunding (RDA)	(2,401,100)	(2,400,700)	(2,375,000)	(2,376,000)	(2,367,000)	
Subtotal Transfers-In	(5,953,675)	(7,536,073)	(7,276,108)	(7,539,425)	(7,481,325)	-0.8%
EXPENDITURES:						
Theater Capital Reserve	2,332	42,344	191,155	50,000	0	
Arena Capital Reserve	0	0	0	100,000	100,000	
Fitness Center Capital Reserve	0	0	0	30,000	30,000	
MBA S 2016 Fire 71, 72 & 76	517,800	517,600	522,000	518,000	521,400	
MBA S 2017 Parking, PD & Court	2,125,750	3,320,751	3,322,950	3,318,150	3,318,650	
MBA S 2019 Parks/PW	724,025	721,775	754,025	754,025	753,275	
MBA S 2022-Courts Reno	0	380,174	380,000	383,250	381,000	
MBA S 2016 Arena Refund	2,398,600	2,398,200	2,375,000	2,376,000	2,367,000	
Bond Issuance Costs/Fees	154,083	57,972	10,750	10,000	10,000	
Transfers Out	0	5,560,000	0	0	0	
Subtotal Expenditures	5,922,590	12,998,815	7,555,880	7,539,425	7,481,325	-0.8%
Total Expenditures	(31,085)	5,462,743	279,772	0	0	0.0%



Building Authority

Transfers In \$7,481,325

Debt Service \$7,481,325