

**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 REGULAR 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.

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

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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.

Mr. Christensen seconded the motion.

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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.

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

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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

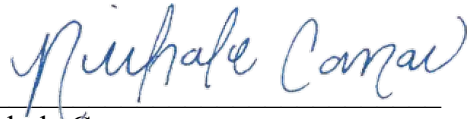
Ms. Lang moved to adjourn at 7:18 PM.

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.

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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