



The Regular Electronic Meeting of the West Valley City Housing Authority will be held on Tuesday, June 10, 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>.

WILL WHETSTONE, CHAIR
SCOTT HARMON, VICE CHAIR

A G E N D A

1. Call to Order- Chair Will Whetstone
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. May 6, 2025
5. Public Hearings:
 - A. Accept Public Input Regarding Re-Opening the FY 2024-2025 Budget

Action: Consider Resolution 25-03, Amend the Budget of the Housing 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
 - B. Accept Public Input Regarding the FY 2025-2026 Budget

Action: Consider Resolution 25-04, Adopt the Annual Budget of the Housing Authority of West Valley City for the Fiscal Year Commencing July 1, 2025 and Ending June 30, 2026
6. Adjourn

- 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.

MINUTES OF THE HOUSING AUTHORITY REGULAR MEETING – MAY 6, 2025

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THE HOUSING AUTHORITY OF WEST VALLEY CITY MET IN REGULAR SESSION ON TUESDAY, MAY 6, 2025, AT 6:56 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS ALSO HELD ELECTRONICALLY VIA ZOOM. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN WILLIAM WHETSTONE.

THE FOLLOWING MEMBERS WERE PRESENT:

William Whetstone, Chair
Cindy Wood
William Whetstone
Scott Harmon
Tom Huynh
Lars Nordfelt
Karen Lang

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Tumi Young, Chief Code Enforcement Officer
Paula Melgar, HR Director
Sam Johnson, Strategic Communications Director
Ken Cushing, IT

APPROVAL OF MINUTES OF SPECIAL MEETING HELD APRIL 25, 2025

The Board considered Minutes of the Special Meeting held April 25, 2025. There were no changes, corrections or deletions.

Mr. Christensen moved to approve the Minutes of the Special Meeting held April 25, 2025.
Mr. Huynh seconded the motion.

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

MINUTES OF THE HOUSING AUTHORITY REGULAR MEETING – MAY 6, 2025

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ACCEPT PUBLIC COMMENT REGARDING THE TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2026

Chairman Whetstone stated a public hearing had been scheduled regarding the tentative budget for the Fiscal Year Commencing July 1, 2025 and Ending June 30, 2026.

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

RESOLUTION 25-02: ADOPT A TENTATIVE BUDGET AND SET FORTH PROPOSED APPROPRIATIONS FOR THE SUPPORT OF THE HOUSING AUTHORITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2025 AND SET JUNE 10, 2025 AS THE DATE FOR THE PUBLIC HEARING

Chairman Whetstone presented proposed Resolution 25-02 that would adopt a Tentative Budget and Set Forth Proposed Appropriations for the Support of the Housing Authority for the Fiscal Year Commencing July 1, 2025 and Ending June 30, 2026 and Set June 10, 2025 as the Date for the Public Hearing

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

The Housing 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 2025-2026.

Upon inquiry by Chairman Whetstone there were no further questions from members of the Authority, and he called for a motion.

Mr. Nordfelt moved to approve Resolution 25-02.

Mr. Huynh seconded the motion.

A roll call vote was taken:

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

MINUTES OF THE HOUSING AUTHORITY REGULAR MEETING – MAY 6, 2025

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Chair Whetstone

Yes

Unanimous.

MOTION TO ADJOURN

Upon motion by Ms. Lang, all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE HOUSING AUTHORITY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, MAY 6, 2025, WAS ADJOURNED AT 6:58 PM. BY CHAIRMAN WHETSTONE.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the Housing Authority of West Valley City held Tuesday, May 6, 2025.

Nichole Camac
Secretary

Item: _____
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A
Budget Opening Required: ☐

ISSUE:

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 Housing Authority to amend its budget during the year. The West Valley City Housing Authority holds public hearings on budget amendments quarterly.

BACKGROUND:

A Public Notice was posted May 21, 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 June 10, 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 West Valley City Housing 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.

HOUSING AUTHORITY OF WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE BUDGET OF THE
HOUSING 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.**

WHEREAS, the Board of Commissioners of the Housing Authority of West Valley City adopted a resolution approving the budget of the Housing 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 Housing Authority has prepared the proposed amendments to the adopted budget for consideration by the Board of Commissioners and inspection by the public; and

WHEREAS, notice was duly given of a public hearing to be held on June 10, 2025, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on June 10, 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 Commissioners of the Housing 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 Housing 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.

HOUSING AUTHORITY
OF WEST VALLEY CITY

CHAIR

ATTEST:

SECRETARY

**HOUSING AUTHORITY - FUND 26
REVENUE STATEMENT**

	Adopted 2024-2025	June 2025 Openings
OPERATING REVENUES		
VOUCHERS:		
Interest Income	0	0
Fraud Receivables	0	0
Misc. Revenue	0	0
Voucher Payment Admin	520,000	520,000
Voucher Payment HAPS	4,680,000	6,580,000 1
SL Home/CDBG	0	0
Total Vouchers	5,200,000	7,100,000
Total Operating Revenue	5,200,000	7,100,000

**HOUSING AUTHORITY - FUND 26
EXPENSE STATEMENT**

	Adopted 2024-2025	June 2025 Openings
OPERATING EXPENSES		
GENERAL		
General Admin/Proj Cost	347,584	347,584
Vouchers	(347,584)	(347,584)
General Subtotal	0	0
VOUCHERS		
Administration	520,000	520,000
Vouchers - Regular	4,680,000	6,580,000 1
Vouchers Subtotal	5,200,000	7,100,000
SLCO HOME/CDBG		
Administration	0	0
slco Home/CDBG Subtotal	0	0
Total Operating Expenses	5,200,000	7,100,000

**H A - CAMPBELL COURT FUND 28
REVENUE STATEMENT**

	Adopted 2024-2025	June 2025 Openings
Campbell Court	350,000	350,000
Interest Income	0	0
Sale of Assets	0	0
Total Revenue	350,000	350,000

**H A - CAMPBELL COURT FUND 28
EXPENSE STATEMENT**

	Adopted 2024-2025	June 2025 Openings
Campbell Court	350,000	350,000
Total Expenses	350,000	350,000

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
APR 2025 - JUN 2025
HOUSING AUTHORITY
FISCAL YEAR 2024-2025

No.	Amount	Description	Source
1	\$ 1,900,000.00	Housing Authority Additional Funding FY 2024-25 <i>(Additional Funding from HUD)</i>	HUD

ITEM# _____

**ISSUE PAPER
WEST VALLEY CITY HOUSING AUTHORITY
ADOPTION OF FY 2024-2025 BUDGET**

ISSUE:

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

SYNOPSIS:

This resolution adopts the final budget for the Housing Authority of West Valley City for the 2025-2026 fiscal year after receiving public comment at a hearing on June 10, 2025.

BACKGROUND:

The Housing Authority adopted a tentative budget that was 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 adopting this final budget for FY 2025-2026.

RECOMMENDATION:

City staff recommends approval of the Resolution

HOUSING AUTHORITY OF WEST VALLEY CITY

RESOLUTION NO. _____

**A RESOLUTION ADOPTING THE ANNUAL
BUDGET FOR THE HOUSING AUTHORITY OF
WEST VALLEY CITY FOR THE FISCAL YEAR
COMMENCING JULY 1, 2025 AND ENDING JUNE
30, 2026.**

WHEREAS, as required by law, the Housing Authority of West Valley City (the “Housing Authority”) submitted a proposed annual budget (the “Budget”) to the Housing Authority Board of Commissioners for review and revision before final approval; and

WHEREAS, the Housing Authority held a public hearing on June 10, 2025, to consider final adoption of the Budget for the 2025-2026 fiscal year; and

WHEREAS, the Housing Authority caused a notice of public hearing to be disseminated and made the Budget available to the public in accordance with state law; and

WHEREAS, the Housing Authority has considered all written and oral statements made at the public hearing objecting to or supporting the Budget, based upon the testimony received at the public hearing; and

WHEREAS, the Board of Commissioners of the Housing Authority has determined that it is in the best interests of the citizens of West Valley City to adopt the annual Housing Authority Budget for the 2025-2026 fiscal year;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of West Valley City that the final budget, attached hereto as Exhibit “A,” is hereby adopted for the fiscal year commencing July 1, 2025 and ending June 30, 2026.

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

HOUSING AUTHORITY OF WEST
VALLEY CITY

CHAIR

ATTEST:

SECRETARY

**HOUSING AUTHORITY - FUND 26
REVENUE STATEMENT**

	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Adopted 2024-2025	Final 2025-2026	Percent Change
OPERATING REVENUES						
VOUCHERS:						
Interest Income	8,575	64,125	96,611	0	0	
Fraud Receivables	32,022	5,450	11,150	0	0	
Misc. Revenue	11,124	17,005	20,451	0	0	
Voucher Payment Admin	529,349	514,100	539,013	520,000	520,000	
Voucher Payment HAPS	4,065,434	4,473,787	5,273,317	4,680,000	4,680,000	
SL Home/CDBG	0	19,261	0	0	0	
Total Vouchers	4,646,504	5,093,728	5,940,542	5,200,000	5,200,000	0.0%
Total Operating Revenue	4,646,504	5,093,728	5,940,542	5,200,000	5,200,000	0.0%

**HOUSING AUTHORITY - FUND 26
EXPENSE STATEMENT**

	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Adopted 2024-2025	Final 2025-2026	Percent Change
OPERATING EXPENSES						
GENERAL						
General Admin/Proj Cost	(56,826)	(14,324)	(8,989)	347,584	344,768	
Vouchers	0	0	0	(347,584)	(344,768)	
General Subtotal	(56,826)	(14,324)	(8,989)	0	0	0.0%
VOUCHERS						
Administration	428,313	459,369	482,625	520,000	520,000	
Vouchers - Regular	4,139,831	4,590,820	5,191,516	4,680,000	4,680,000	
Vouchers Subtotal	4,568,144	5,050,189	5,674,141	5,200,000	5,200,000	0.0%
SLCO HOME/CDBG						
Administration	40,342	19,261	0	0	0	
slco Home/CDBG Subtotal	40,342	19,261	0	0	0	0.0%
Total Operating Expenses	4,551,660	5,055,126	5,665,152	5,200,000	5,200,000	0.0%

**H A - CAMPBELL COURT FUND 28
REVENUE STATEMENT**

	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Adopted 2024-2025	Final 2025-2026	Percent Change
Campbell Court	298,005	316,146	426,528	350,000	350,000	
Interest Income	0	0	0	0	0	
Sale of Assets	0	0	0	0	0	
Total Revenue	298,005	316,146	426,528	350,000	350,000	100.0%

**H A - CAMPBELL COURT FUND 28
EXPENSE STATEMENT**

	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Adopted 2024-2025	Final 2025-2026	Percent Change
Campbell Court	410,264	477,775	462,252	350,000	350,000	
Total Expenses	410,264	477,775	462,252	350,000	350,000	100.0%



Final Adopted Budget **HOUSING AUTHORITY**

Revenue \$5,550,000

Expenses \$5,550,000