



The Regular Electronic Meeting of the West Valley City Building Authority will be held on Tuesday, June 10, 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. May 6, 2025

5. Public Hearings:

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

Action: Consider Resolution 25-04, Amend the Budget of 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

- 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.

B. Accept Public Input Regarding the FY 2025-2026 Budget

Action: Consider Resolution 25-05, Adopt the Annual Budget of the Municipal Building Authority of West Valley City for the Fiscal Year Commencing July 1, 2025 and Ending June 30, 2026

6. Adjourn

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING –  
MAY 6, 2025**

**-1-**

THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN REGULAR SESSION ON TUESDAY, MAY 6, 2025, AT 6:58 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 TOM HUYNH.

**THE FOLLOWING MEMBERS WERE PRESENT:**

Tom Huynh, Chair  
Cindy Wood  
Will Whetstone  
Scott Harmon  
Don Christensen  
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 Sringmeyer, RDA Director  
Sam Johnson, Strategic Communications Director  
Tumi Young, Chief Code Enforcement Officer  
Paula Melgar, HR Director  
Ken Cushing, IT

**APPROVAL OF MINUTES OF REGULAR MEETING HELD APRIL 8, 2025**

The Board considered Minutes of the Regular Meeting held April 8, 2025. There were no changes, corrections or deletions.

Ms. Wood moved to approve the Minutes of the Regular Meeting held April 8, 2025. Ms. Lang seconded the motion.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING –  
MAY 6, 2025**

**-2-**

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

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

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

**RESOLUTION 25-03: ADOPT A TENTATIVE BUDGET AND SET FORTH  
PROPOSED APPROPRIATIONS FOR THE SUPPORT OF THE MUNICIPAL  
BUILDING 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**

Chairman Huynh presented proposed Resolution 25-03 that would adopt a Tentative Budget and Set Forth Proposed Appropriations for the Support of the Municipal Building 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 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 2025-2026.

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

Ms. Lang moved to approve Resolution 25-03.

Mr. Nordfelt seconded the motion.

A roll call vote was taken:

Ms. Wood	Yes
Mr. Whetstone	Yes
Mr. Harmon	Yes

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING –  
MAY 6, 2025**

**-3-**

Ms. Lang	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chair Huynh	Yes

Unanimous.

**MOTION TO ADJOURN**

Upon motion by Mr. Harmon, all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, MAY 6, 2025, WAS ADJOURNED AT 6:59 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 Municipal Building Authority of West Valley City held Tuesday, May 6, 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 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 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 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 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**

	<b>Adopted 2024-2025</b>	<b>Mar 2025 Openings</b>	<b>June 2025 Openings</b>
<b>BUILDING AUTHORITY:</b>			
Misc. Revenue	0	0	0
Interest Income	0	0	0
Shop/Fire Project	0	0	0
Theater Int R & R	0	0	0
Arena R & R Earnings	0	0	0
Marverik Center Refunding	0	0	0
Shop/Fire DS Reserve	0	0	0
Capitalized Interest	0	0	0
Funding Other Sources	0	769,315	814,062 <sup>1</sup>
<b>Total Revenues</b>	<b>0</b>	<b>769,315</b>	<b>814,062</b>
<b>Total Revenues</b>	<b>0</b>	<b>769,315</b>	<b>814,062</b>

**WEST VALLEY CITY BUILDING AUTHORITY - FUND 24  
EXPENDITURE STATEMENT**

	<b>Adopted 2024-2025</b>	<b>Mar 2025 Openings</b>	<b>June 2025 Openings</b>
<b>BUILDING AUTHORITY:</b>			
<b>Inter-Departmental Transfers-In:</b>			
Capital Reserve-Theater	(50,000)	(50,000)	(50,000)
Capital Reserve-Arena	(100,000)	(100,000)	(100,000)
Capital Reserve (FFC)	(30,000)	(30,000)	(30,000)
MBA S 2016 Fire 71,72,76 (GF)	(520,500)	(520,500)	(520,500)
MBA S 2017 (GF)	(3,320,650)	(3,320,650)	(3,320,650)
MBA S 2019 Parks/PW (CRoads)	(267,867)	(267,867)	(267,867)
MBA S 2019 Parks/PW (SW)	(267,867)	(267,867)	(267,867)
MBA S 2019 Parks/PW (GF)	(220,791)	(220,791)	(220,791)
MBA S 2022-Courts Reno	(385,750)	(385,750)	(385,750)
Maverik Center Refunding (RDA)	(2,376,000)	(2,376,000)	(2,376,000)
<b>Subtotal Transfers-In</b>	<b>(7,539,425)</b>	<b>(7,539,425)</b>	<b>(7,539,425)</b>
<b>EXPENDITURES:</b>			
Theater Capital Reserve	50,000	50,000	50,000
Arena Capital Reserve	100,000	100,000	100,000
Arena Capital Projects	0	0	0
Fitness Center Capital Reserve	30,000	30,000	30,000
MBA S 2016 Fire 71, 72 & 76	518,000	518,000	518,000
MBA S 2017 Parking, PD & Court	3,318,150	3,318,150	3,318,150
MBA S 2019 Parks/PW	754,025	754,025	754,025
MBA S 2022-Courts Reno	383,250	383,250	383,250
MBA S 2016 Arena Refund	2,376,000	2,376,000	2,376,000
Bond Issuance Costs/Fees	10,000	10,000	10,000
Transfers Out	0	769,315	814,062 <sup>1</sup>
<b>Subtotal Expenditures</b>	<b>7,539,425</b>	<b>8,308,740</b>	<b>8,353,487</b>
<b>Total Expenditures</b>	<b>0</b>	<b>769,315</b>	<b>814,062</b>

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  
APRIL 2025 - JUNE 2025  
BUILDING AUTHORITY OF WEST VALLEY CITY  
FISCAL YEAR 2024-2025

No.	Amount	Description	Source
1	\$ 44,747.02	Close Out the Theater R&R Reserve <i>(Reserves will be used to close both the Theater and WVA Foundation Funds)</i>	Theater R&R Reserve

**Previously Approved Budget Openings**

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



# BUILDING AUTHORITY BUDGET OPENINGS

*APRIL - JUNE 2025 (4<sup>th</sup> Quarter)*

Item: \_\_\_\_\_

Fiscal Impact: \_\_\_\_\_

Funding Source: \_\_\_\_\_

Account #: \_\_\_\_\_

Budget Opening Required: \_\_\_\_\_

**ISSUE:**

A Resolution adopting a final 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 final budget for the Municipal Building Authority of West Valley City for the 2025-2026 fiscal year after receiving public comment at a hearing on June 10, 2025.

**BACKGROUND:**

The Municipal Building 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.

**MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY**

**RESOLUTION NO. \_\_\_\_\_**

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

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

**WHEREAS**, the Building 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 Building 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 Building 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 Trustees of the Municipal Building Authority of West Valley City has determined that it is in the best interests of the citizens of West Valley City to adopt the annual Building Authority 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 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.

**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	Final 2025-2026	Percent Change
<b>BUILDING AUTHORITY:</b>						
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	
<b>Total Revenues</b>	<b>5,724,654</b>	<b>194,715</b>	<b>123,444</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>
<b>Total Revenues</b>	<b>5,724,654</b>	<b>194,715</b>	<b>123,444</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>

**WEST VALLEY CITY BUILDING AUTHORITY - FUND 24**  
**EXPENDITURE STATEMENT**

	Actual 2021-2022	Actual 2022-2023	Actual 2023-2024	Adopted 2024-2025	Final 2025-2026	Percent Change
<b>BUILDING AUTHORITY:</b>						
<b>Inter-Departmental Transfers-In:</b>						
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)	
<b>Subtotal Transfers-In</b>	<b>(5,953,675)</b>	<b>(7,536,073)</b>	<b>(7,276,108)</b>	<b>(7,539,425)</b>	<b>(7,481,325)</b>	<b>-0.8%</b>
<b>EXPENDITURES:</b>						
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	
<b>Subtotal Expenditures</b>	<b>5,922,590</b>	<b>12,998,815</b>	<b>7,555,880</b>	<b>7,539,425</b>	<b>7,481,325</b>	<b>-0.8%</b>
<b>Total Expenditures</b>	<b>(31,085)</b>	<b>5,462,743</b>	<b>279,772</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>





# Final Adopted Budget **BUILDING AUTHORITY**

Transfers In \$7,481,325

Debt Service \$7,481,325