



AGENCY MEETING May 12, 2026

8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

PARTICIPATE IN MEETING



VIEW THE MEETING



Welcome to the Municipal Building Authority meeting!

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WEST JORDAN PUBLIC MEETING RULES

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MUNICIPAL BUILDING AUTHORITY 7:20 pm (or as soon thereafter as possible)

1. CALL TO ORDER

2. BUSINESS ITEMS

- a. MBA Resolution No. 117 Adopting the Tentative Budget for the Municipal Building Authority for Fiscal Year 2027 and Setting May 26, 2026 as the Date for a Public Hearing Regarding the Adoption of the Final Budget Which Includes an Increase to Property Tax Revenue

3. ADJOURN

Please note, at the conclusion of this meeting, the Board will convene for its Redevelopment Agency meeting

CERTIFICATE OF POSTING

I certify that the foregoing agenda was posted at the principal office of the public body, on the Utah Public Notice website <https://www.utah.gov/pmn/>, on West Jordan City’s website <https://westjordan.primegov.com/public/portal>, and notification was sent to the Salt Lake Tribune, Deseret News, and West Jordan Journal.

Posted and dated May 8, 2026

Cindy M. Quick, MMC, Secretary

REQUEST FOR BOARD ACTION

Action: Need Board to Take Action

Meeting Date Requested : 05/12/2026

Presenter: Becky Condie, Budget Analyst

Deadline of item : 05/12/2025

Department Sponsor: Admin. Services

Agenda Type: BUSINESS ITEMS

Time Requested: 5 Minutes

(Board may elect to provide more or less time)

1. AGENDA SUBJECT

MBA Resolution No. 117 Adopting the Tentative Budget for the Municipal Building Authority for Fiscal Year 2027 and Setting May 26, 2026 as the Date for a Public Hearing Regarding the Adoption of the Final Budget

2. EXECUTIVE SUMMARY

The Board is being asked to formally adopt the FY2027 Tentative Budget and set May 26, 2026 as the date for a public hearing regarding the adoption of the final budget.

3. TIME SENSITIVITY / URGENCY

An annual budget must be adopted prior to June 30, 2026 to comply with Utah State Code 17B-1-614 "The Board is to adopt, by resolution, a budget for the ensuing fiscal year for each fund for which a budget is required under this part prior to the beginning of the fiscal year, except as provided in Sections 59-2-919 through 59-2-923."

4. FISCAL NOTE

Total budget: \$1,852,650

5. ADMINISTRATIVE STAFF ANALYSIS

Staff recommends approval of MBA Resolution No. 117 adopting the FY2027 Tentative Budget for the Municipal Building Authority.

6. EXECUTIVE DIRECTOR RECOMMENDATION

Executive Director (Mayor) recommends approval of MBA Resolution No. 117 adopting the FY2027 Tentative Budget for the Municipal Building Authority.

7. COUNCIL STAFF ANALYSIS

Timeline & Background Information

This item represents the second step in the FY2027 budget process for the Municipal Building Authority.

- **Step 1 – Receive the FY2027 Proposed Budget**

The FES Board formally accepted the FY2027 Proposed Budget on May 5, 2026.

- **Step 2 – Adopt the Tentative Budget and Set Public Hearing Date**

During this meeting, the Board is to consider adoption of the Tentative Budget and establish May 26, 2026 as the date for the public hearing regarding the proposed Final Budget and property tax increase.

- **Step 3 – Hold Public Hearing on the Budget and Property Tax Increase**

A public hearing is proposed for May 26, 2026 to receive public comment regarding the FY2027 budget and proposed property tax increase.

- **Step 4 – Consider Adoption of the Final Budget**

It is anticipated the Board will consider adoption of the FY2027 Final Budget during the June 23, 2026 regular meeting.

8. POSSIBLE BOARD ACTION

The Board may choose to take one of the following actions:

1. Approve the Resolution as written and as proposed OR with stated amendments;
2. Not Approve the Resolution;

9. PACKET ATTACHMENT(S)

Resolution No. 117

MBA Tentative Budget FY2027

1 MUNICIPAL BUILDING AUTHORITY OF THE CITY OF WEST JORDAN

2
3 **RESOLUTION NO. 117**

4
5 **A RESOLUTION ADOPTING THE TENTATIVE BUDGET FOR THE**
6 **FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027**
7 **AND SCHEDULING A PUBLIC HEARING TO RECEIVE COMMENT**
8 **BEFORE THE ADOPTION OF THE FINAL BUDGET.**
9

10 WHEREAS, the Board of the Municipal Building Authority of the City of West Jordan
11 (the Authority) is required to review, consider, and adopt the tentative budget in a regular or special
12 meeting called for that purpose; and
13

14 WHEREAS, the tentative budget adopted by the Board and all supporting schedules and
15 data shall be a public record in the City Recorder's Office and on the City website, available for
16 public inspection for a period of at least ten (10) days prior to the adoption of the Authority's final
17 budget; and
18

19 WHEREAS, at the meeting in which the tentative budget is adopted, the Board shall
20 establish the time and place to receive public comment on the budget and shall order that notice
21 thereof be published at least seven (7) days prior to the hearing as required in State law; and
22

23 WHEREAS, the purpose of the hearing is to receive public comment before adoption of
24 the final budget.
25

26 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE MUNICIPAL
27 BUILDING AUTHORITY OF THE CITY OF WEST JORDAN:
28

29 *Section 1.* The tentative budget for fiscal year 2027, submitted herewith, is hereby adopted
30 and is ordered to be filed and maintained as a public record, available for public inspection in the
31 City Recorder's Office at West Jordan City Hall located at 8000 South Redwood Road, First Floor,
32 West Jordan, Utah and the City website at www.westjordan.utah.gov until adoption of the final
33 budget.
34

35 *Section 2.* A public hearing to receive comment before the Authority's final budget is
36 adopted shall be held on Tuesday, May 26, 2026 at approximately 7:00 pm in the West Jordan
37 City Council Chambers located at 8000 South Redwood Road, Third Floor, West Jordan, Utah.
38

39 *Section 3.* The Council Office Clerk shall publish notice of said public hearing at least
40 seven days before the day of the hearing as required by Utah Code §17D-1-106(1)(d) which
41 references Utah Code §17B-1-609(1)(b).
42

43 *Section 4.* The budget for the Funds described above shows balanced revenues and
44 expenditures in the following total amounts:
45

46 Municipal Building Authority of the City of West Jordan \$ 1,852,650

ADOPTED by the Board of the Municipal Building Authority of the City of West Jordan
this 12th day of May 2026.

BOARD OF THE MUNICIPAL BUILDING
AUTHORITY OF THE CITY OF WEST JORDAN

Bob Bedore
Chairperson

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the Board

Board Chairperson Bob Bedore
Board Vice Chairperson Jessica Wignall
Board Member Annette Harris
Board Member Bob Bedore
Board Member Zach Jacob
Board Member Kent Shelton
Board Member Kayleen Whitelock

"YES"

"NO"

ANNUAL BUDGET

MUNICIPAL
BUILDING
AUTHORITY



WEST JORDAN CITY

FY
2027



FISCAL YEAR

Municipal Building Authority

2027 Annual Budget

BOARD MEMBERS

Board Chair, District 2 Bob Bedore
Board Vice-Chair, At-Large Jessica Wignall
Board Member, At-Large Annette Harris
Board Member, At-Large Kayleen Whitelock
Board Member, District 1 Chad Lamb
Board Member, District 3 Zach Jacob
Board Member, District 4 Kent Shelton

ADMINISTRATION

Executive Director Mayor Dirk Burton
Chief Administrative Officer Korban Lee
Assistant Chief Administrative Officer Paul Jerome

BUDGET COMMITTEE

Mayor Dirk Burton
Chief Administrative Officer Korban Lee
Assistant Chief Administrative Officer Paul Jerome
Administrative Services Director Danyce Steck
Budget & Management Analyst Becky Condie
Police Chief Jeremy Robertson
Public Utilities Director Greg Davenport
Human Resources Manager Michael Wilkey

MUNICIPAL BUILDING AUTHORITY

FUND DESCRIPTION & PURPOSE

The purposes for which the Municipal Building Authority was founded and incorporated are to acquire, improve, or extend one or more projects and to finance their costs on behalf of the City of West Jordan, in accordance with the procedures and subject to the limitations of the Utah Municipal Building Authority Act (Utah Code Annotated) in order to accomplish the purposes for which the City exists.

Reserves are restricted for the final year's debt service.

GOVERNING BOARD

The Authority is managed by a Governing Board of seven trustees consisting of the members of the West Jordan City Council. Meetings are held at such times and places as needed, with an annual meeting held for the purpose of electing trustees and officers.

DEBT SERVICE SCHEDULE

Series 2016 Lease Revenue Bond

	Principal	Interest	Trustee	TOTAL
FY 2027	1,030,000	819,600	3,050	1,852,650
FY 2028	1,085,000	766,725	3,050	1,854,775
FY 2029	1,140,000	711,100	3,050	1,854,150
FY 2030	1,200,000	652,600	3,050	1,855,650
FY 2031	1,260,000	591,100	3,050	1,854,150
FY 2032 - 2036	7,330,000	1,925,800	15,250	9,271,050
FY 2037 - 2039	5,230,000	319,400	9,150	5,558,550

LEASE PAYMENT SCHEDULE BY FUND

	General Fund 48%	Water Fund 13%	Sewer Fund 16%	Solid Waste Fund 7%
FY 2027	889,272	240,845	296,424	129,686
FY 2028	890,292	241,121	296,764	129,834
FY 2029	889,992	241,040	296,664	129,791
FY 2030	890,712	241,235	296,904	129,896
FY 2032 - 2036	4,450,104	1,205,237	1,483,368	648,974
FY 2037 - 2039	2,668,104	722,612	889,368	389,099

	Storm Water Fund 14%	Streetlight Fund 2%
FY 2027	259,371	37,053
FY 2028	259,669	37,096
FY 2029	259,581	37,083
FY 2030	259,791	37,113
FY 2032 - 2036	1,297,947	185,421
FY 2037 - 2039	778,197	111,171

MUNICIPAL BUILDING AUTHORITY

BUDGET & FINANCIAL HISTORY

			Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Annual Budget FY 2027	Yr-to-Yr Budget Change Increase (Decrease)	
Revenue								
1	420-362201	Public Works Building Lease	\$ 1,848,876	\$ 1,852,900	\$ 1,851,351	\$ 1,852,650	\$ (250)	0%
2	420-361000	Interest Earnings	78,385	-	50,000	-	-	100%
3			1,927,261	1,852,900	1,901,351	1,852,650	(250)	100%
Expenditures								
4	420-481000	Principal	(930,000)	(980,000)	(980,000)	(1,030,000)	50,000	5%
5	420-482000	Interest- Ltd	(917,600)	(869,850)	(869,850)	(819,600)	(50,250)	-6%
6	420-483000	Agents Fee	(2,675)	(3,050)	(3,050)	(3,050)	-	0%
7			(1,850,275)	(1,852,900)	(1,852,900)	(1,852,650)	250	0%
8	Net change		\$ 76,986	\$ -	\$ 48,451	\$ -		
9	Beginning reserve balance		\$ 1,859,289	\$ 1,936,275	\$ 1,936,275	\$ 1,984,726		
	Net change		76,986	-	48,451	-		
10	Ending reserve balance		\$ 1,936,275	\$ 1,936,275	\$ 1,984,726	\$ 1,984,726		

ADDITIONAL DETAILS

Expenditures			
11 420-481000	Principal	1,030,000	Series 2016 bond principal payment
12 420-482000	Interest- Ltd	819,600	Series 2016 bond interest payment
13 420-483000	Agents Fee	1,650	Trustee fee
14		1,375	Continuing disclosure services
15		25	State corporation annual registration fee
16		1,852,650	