



WEST VALLEY CITY

The Special Electronic Meeting of the West Valley City Building Authority will be held on Tuesday, May 26, 2026, at 6:30 PM, or as soon thereafter as the Special 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>.

LARS NORDFELT, CHAIR
CINDY WOOD, VICE CHAIR

AGENDA

1. Call to Order
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. April 14, 2026
5. Public Hearings:

- 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.

- A. Accept Public Comment Regarding the Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027

Actions: Consider Resolution 26-02, Adopt a Tentative Budget for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027 and Set June 9, 2026 as the Date for the Public Hearing and Adoption of the Final Budget

6. Adjourn



THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN SPECIAL SESSION ON TUESDAY, APRIL 14, 2026, AT 7:04 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 CHAIRPERSON DON CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

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

STAFF PRESENT:

Ifo Pili, Chief Executive Officer
Nichole Camac, Secretary
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
Sam Johnson, Strategic Communications Director
Craig Thomas, Community and Culture Director
Paula Melgar, HR Director (*electronically*)
Tumi Young, Chief Code Enforcement Officer
Harold Moleni, Administrative Analyst
Travis Crosby, IT

APPROVAL OF MINUTES OF THE ANNUAL MEETING HELD JANUARY 13, 2026

The Agency considered Minutes of the Annual Meeting held January 13, 2026. There were no changes, corrections or deletions.

Mr. Huynh moved to approve the Minutes of the Annual Meeting held January 13, 2026. Ms. Lang seconded the motion.

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 2025-2026 BUDGET

Chairperson Nordfelt informed a public hearing had been advertised for the Regular Municipal Building Authority Meeting scheduled April 14, 2026, in order for to hear and consider public comments regarding Re-Opening the FY 2025-2026 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.

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

ACTION: RESOLUTION NO. 26-01, AMEND THE BUDGET OF THE WEST VALLEY CITY MUNICIPAL BUILDING AUTHORITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026 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 26-01 that would amend the Budget of the West Valley City Municipal Building Authority for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds.

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

Ms. Lang moved to approve Resolution 26-01.

Mr. Christensen seconded the motion.

A roll call vote was taken:

Ms. Wood		Yes
Mr. Whetstone	Yes	
Mr. Harmon		Yes
Mr. Huynh		Yes
Ms. Lang		Yes
Mr. Christensen		Yes
Chairman Nordfelt		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, APRIL 14, 2026, WAS ADJOURNED AT 7:06 PM. BY CHAIRPERSON NORDFELT.

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 14, 2026.

Nichole Camac
Secretary

Description: FY 2026-27 MBA Tentative Budget Adoption

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, 2026, and ending June 30, 2027.

Summary:

This resolution adopts the tentative budget for the Municipal Building Authority of West Valley City for the 2026-2027 fiscal year. A public hearing for the tentative budget has been noticed and scheduled for May 26, 2026. A public hearing and adoption of the final budget has been scheduled for June 9, 2026.

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 2026-2027.

Recommendation:

City staff recommends approval of the resolution.

Department: Finance

Submitted By:

Date Submitted:



Diversity - Community - Prosperity - Attractiveness - Reputation

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, 2026 AND ENDING JUNE 30, 2027 AND SETTING JUNE 9, 2026, 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, 2026, and ending June 30, 2027; 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 2026-2027 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, 2026 and ending June 30, 2027 and are hereby adopted as the Tentative Budget for the Municipal Building Authority of West Valley City for the 2026-2027 fiscal year.
2. A public hearing to consider the Tentative Budget shall be held on June 9, 2026, 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 _____, 2026.

MUNICIPAL BUILDING AUTHORITY OF
WEST VALLEY CITY

PRESIDENT

ATTEST:

SECRETARY

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

	Actual 2022-2023	Actual 2023-2024	Actual 2024-2025	Adopted 2025-2026	Tentative 2026-2027	Percent Change
BUILDING AUTHORITY:						
Interest Income	194,715	123,444	95,918	0	0	
Total Revenues	194,715	123,444	95,918	0	0	0.0%

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

	Actual 2022-2023	Actual 2023-2024	Actual 2024-2025	Adopted 2025-2026	Tentative 2026-2027	Percent Change
BUILDING AUTHORITY:						
Inter-Departmental Transfers-In:						
Capital Reserve-Theater	(50,000)	(50,000)	(50,000)	0	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)	(517,600)	(524,500)	(520,500)	(523,900)	(523,650)	
MBA S 2017 (GF)	(3,323,250)	(3,325,450)	(3,320,650)	(3,321,150)	(3,318,400)	
MBA S 2019 Parks/PW (CRoads)	(256,411)	(267,867)	(267,867)	(267,601)	(268,844)	
MBA S 2019 Parks/PW (SW)	(256,411)	0	0	(267,601)	(268,844)	
MBA S 2019 Parks/PW (GF)	(211,454)	(220,791)	(220,791)	(220,573)	(221,587)	
MBA S 2022-Courts Reno	(390,247)	(382,500)	(385,750)	(383,500)	(386,000)	
Maverik Center Refunding (RDA)	(2,400,700)	(2,375,000)	(2,376,000)	(2,367,000)	(2,369,750)	
Subtotal Transfers-In	(7,536,073)	(7,276,108)	(7,271,558)	(7,481,325)	(7,487,075)	0.1%
EXPENDITURES:						
Theater Capital Reserve	42,344	191,155	0	0	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	517,600	522,000	518,000	521,400	521,150	
MBA S 2017 Parking, PD & Court	3,320,751	3,322,950	3,318,150	3,318,650	3,315,900	
MBA S 2019 Parks/PW	721,775	754,025	754,025	753,275	756,775	
MBA S 2022-Courts Reno	380,174	380,000	383,250	381,000	383,500	
MBA S 2016 Arena Refund	2,398,200	2,375,000	2,376,000	2,367,000	2,369,750	
Bond Issuance Costs/Fees	57,972	10,750	90,798	10,000	10,000	
Sold Services	0	0	(267,867)			
Transfers Out	5,560,000	0	814,062	0	0	
Subtotal Expenditures	12,998,815	7,555,880	7,986,418	7,481,325	7,487,075	0.1%
Total Expenditures	5,462,743	279,772	714,860	0	0	0.0%