



The City of West Jordan
Municipal Building Authority
Meeting
May 26, 2026

PARTICIPATE IN MEETING



VIEW THE MEETING



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

Welcome to the Municipal Building Authority meeting!

While the Board encourages in-person attendance, you may attend virtually by using the links in the top right corner:

- To provide public comment, click **“Participate in Meeting”** (registration required)
- To observe the meeting, click **“View the Meeting”**

West Jordan Public Meeting Rules

To view meeting materials for any agenda item, click the item title to expand it, then select the view icon to access attachments, or visit <https://westjordan.primegov.com/public/portal>

Municipal Building Authority 7:20 pm (or as soon thereafter as possible)

1. Call to Order

2. Public Hearings

- a. Public Hearing to Receive Comment on the West Jordan Municipal Building Authority Fiscal Year 2027 Budget

3. Consent Items

- a. Approve Meeting Minutes
 - May 5, 2026 – Municipal Building Authority
 - May 12, 2026 – Municipal Building Authority

4. Adjourn

Please note that at the conclusion of this meeting, the Council will meet as the Board 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 and Valley Journal.

Posted and dated May 22, 2026

Cindy M. Quick, MMC, Secretary

REQUEST FOR BOARD ACTION

Action: Provide Information to the Board

Meeting Date Requested : 05/26/2026

Presenter: Becky Condie, Budget Analyst

Deadline of item : 05/26/2026

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Time Requested: 5 Minutes

(Board may elect to provide more or less time)

1. AGENDA SUBJECT

Public Hearing to Receive Comment on the West Jordan Municipal Building Authority Fiscal Year 2027 Budget

2. EXECUTIVE SUMMARY

The purpose of this item is to hold a public hearing and receive public comments prior to the adoption of the annual budget. It is recommended that the adoption of the annual budget take place at the meeting scheduled for June 9, 2026.

3. TIME SENSITIVITY / URGENCY

The public hearing date of May 26, 2026 was set by Resolution No. 117 adopted on May 12, 2026. The Board is required by Utah State Code [17B-1-614](#) to adopt an annual budget prior to the beginning of the fiscal year.

4. FISCAL NOTE

Total budget: \$1,852,650

5. ADMINISTRATIVE STAFF ANALYSIS

Staff recommends holding the public hearing to receive public comments and then adopting by resolution the annual budget at the next meeting.

The required budget process has been followed and is outlined below:

- May 5, 2026: Board accepted the Proposed MBA Budget
- May 12, 2026: Board adopted the Tentative MBA Budget and set the public hearing date
- May 26, 2026: Public hearing scheduled on the FY 2027 MBA Budget
- June 9, 2026: Anticipated Board adoption of the FY 2027 MBA Annual Budget

6. EXECUTIVE DIRECTOR RECOMMENDATION

Mayor recommends the public hearing to receive comment and then adoption of the annual budget at the next meeting.

7. BOARD STAFF ANALYSIS

Timeline & Background Information

This item represents **Step 3** of the budget process for the Municipal Building Authority (MBA).

- **Step 1 – Receive the FY2027 Proposed Budget**
The MBA Board formally accepted the FY2027 Proposed Budget on May 5, 2026.
- **Step 2 – Adopt the Tentative Budget and Set Public Hearing Date**
The MBA Board adopted the Tentative Budget on May 26, 2026.
- **Step 3 – Hold Public Hearing on the Budget and Property Tax Increase**

This item is the public hearing 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;
3. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Subcommittee or an Ad Hoc Committee;
6. Refer the item back to Board Staff or Administrative Staff

9. PACKET ATTACHMENT(S)

MBA FY2027 Tentative Budget



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	



Office of the City Council

8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5017

Municipal Building Authority of the City of West Jordan

Notice of Public Hearing

A public hearing will be held before the Municipal Building Authority of the City West Jordan on **Tuesday, May 26, 2026, at 7:20 pm** (*or as soon thereafter as possible*) at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088.**

The purpose of the hearing is to receive public comments regarding the following:

- West Jordan Municipal Building Authority Fiscal Year 2027 Budget

A copy of the budget is available for public inspection and can be viewed online at

<https://www.westjordan.utah.gov/finance-department/city-budget/>

If you are interested in participating in the public hearing, please visit the City of West Jordan website at <https://westjordan.primegov/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing councilcomments@westjordan.utah.gov. Please contact the Council Office at (801) 569-5017 for further information.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

Posted May 14, 2026
/s/ Cindy Quick
Council Office Clerk

1. Call to Order

Board: Chair Bob Bedore, Vice Chair Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock (absent)

Staff: Council Office Director Alan Anderson, City Attorney Josh Chandler, Budget & Management Analyst Rebecca Condie, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck

Acting Chair Wignall called the meeting to order at 7:23 pm and noted Board Member Bedore was joining remotely, and Board Member Whitelock was excused

2. Business Items

a. Accept the Proposed Budget for the Municipal Building Authority for Fiscal Year Ending June 30, 2027

Budget Analyst Becky Condie presented the proposed Fiscal Year 2027 budget for the Municipal Building Authority (MBA), explaining that the MBA exists solely to manage debt service for the Public Works building. Lease payments from the General Fund and utility funds are used to pay the annual bond debt service associated with the approximately \$25 million bond issued in 2016 for the facility.

Ms. Condie reviewed historical bond information, noting the 23-year bond term, 5% interest rate, and annual debt payments of approximately \$1.85 million. She explained that reserve funds would remain largely unchanged and would be held to make the final bond payment when the debt matures in 2039.

MOTION: Board Member Jacob moved to Accept the Budget for MBA FY2027.
Board Member Lamb seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Jessica Wignall

NO:

ABSENT: Kayleen Whitelock

The motion Passed 6-0.

3. Consent Items

a. Approve Meeting Minutes

- May 6, 2025 – Municipal Building Authority Meeting

MOTION: Board Member Lamb moved to **APPROVE** the minutes
Acting Chair Wignall seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Jessica Wignall

NO:

ABSENT: Kayleen Whitelock

The motion Passed 6-0.

4. Adjourn

The meeting adjourned at 7:28 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 5, 2026. This document constitutes the official minutes for the City of West Jordan Municipal Building Authority meeting.

/s/ Cindy M. Quick, MMC
Secretary

Approved this day of 2026

1. Call to Order

- BOARD:** Chair Bob Bedore, Vice Chair Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock
- STAFF:** Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Budget & Management Analyst Rebecca Condie, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck

Chair Bedore called the meeting to order at 8:00 pm

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**

Budget Analyst Becky Condie presented the proposed Municipal Building Authority (MBA) budget, explaining that the MBA owns the Public Works Building and uses lease payments from the City's General Fund and utility funds to pay debt service on the 2016 bond issuance. The proposed budget includes approximately \$1.8 million in lease revenue for bond and interest payments and maintains a \$1.9 million reserve balance until the final bond payment.

She noted the tentative budget would be considered with a public hearing scheduled for May 26 and final budget adoption proposed for June 9.

MOTION: Acting Chair Wignall moved to **APPROVE 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.**

Board Member Bedore seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock, Jessica Wignall

NO:

ABSENT:

The motion Passed 7-0.

3. Adjourn

Meeting adjourned at 8:03 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 12, 2026. This document constitutes the official minutes for the City of West Jordan Municipal Building Authority meeting.

/s/ Cindy M. Quick, MMC
Secretary

Approved this day of 2026