



WEST VALLEY CITY

The Regular Electronic Meeting of the West Valley City Building Authority will be held on Tuesday, April 14, 2026, 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>.

LARS NORDFELT, CHAIR
CINDY WOOD, VICE CHAIR

AGENDA

1. Call to Order- Chairman Lars Nordfelt

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

A. 01.13.2026 Annual Meeting

- 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 days prior to the meeting at cityclerk@wvc.utah.gov.
 - Election of City Council members will be held at the meeting.
5. Public Hearings:
- Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

A. Accept Public Input Regarding Re-Opening the FY 2025-2026 Budget

Action: Consider Resolution 26-01, Amend the Budget of 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

6. Adjourn



WEST VALLEY CITY

Municipal Building Authority Annual Meeting
Minutes

January 13, 2026

THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN REGULAR SESSION ON TUESDAY, JANUARY 13, 2026, AT 7:05 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 CHAIR TOM HUYNH.

THE FOLLOWING MEMBERS WERE PRESENT:

Tom Huynh, Chair
Lars Nordfelt
Don Christensen
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
Travis Crosby, IT

APPROVAL OF MINUTES OF REGULAR MEETING HELD OCTOBER 14, 2025

MINUTES OF MUNICIPAL BUILDING AUTHORITY ANNUAL MEETING– JANUARY 13,

2026

-2-

The Authority considered Minutes of the Regular Meeting held October 14, 2025. There were no changes, corrections or deletions.

Mr. Christensen moved to approve the Minutes of the Regular Meeting held October 14, 2025. Mr. Harmon seconded the motion.

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

ELECT CHAIRPERSON AND VICE CHAIRPERSON FOR 2026

Chair Huynh stated election of a Chairperson and Vice Chairperson for 2026 had been scheduled for consideration by the Authority. He advised a rotation schedule had been used in the past to elect a Chair and Vice Chair, however this was an option for the Authority and not mandatory.

Chair Huynh called for a motion.

Mr. Christensen moved to elect Lars Nordfelt as Chair of the Municipal Building Authority for 2026 and Cindy Wood as Vice Chair of the Municipal Building Authority for 2026. Mr. Whetstone seconded the motion.

A roll call vote was taken:

Ms. Wood		Yes
Mr. Whetstone	Yes	
Mr. Harmon		Yes
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 ANNUAL MEETING OF TUESDAY, JANUARY 13, 2026, WAS ADJOURNED AT 7:06 PM. BY CHAIRPERSON HUYNH.

**MINUTES OF MUNICIPAL BUILDING AUTHORITY ANNUAL MEETING– JANUARY 13,
2026**

-3-

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Annual Meeting of the Municipal Building Authority of West Valley City held Tuesday, January 13, 2026.

Nichole Camac
Secretary



Description: FY 25-26 3rd Quarter Budget Openings

Fiscal Impact:

Funding Source:

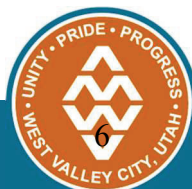
Account #:

Budget Opening Required: ☐

Issue: Approve an ordinance to re-open the fiscal year 2025-2026 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

Summary: 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 holds public hearings on budget amendments on a quarterly basis each fiscal year.

Background: A Public Notice was posted March 18, 2026, 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 14, 2026, at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.



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, 2025
AND ENDING JUNE 30, 2026 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, 2025 and ending June 30, 2026, 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 April 14, 2026 to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on April 14, 2026 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, 2025 and ending June 30, 2026, 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 _____, 2026.

MUNICIPAL BUILDING AUTHORITY
OF WEST VALLEY CITY

PRESIDENT

ATTEST:

SECRETARY

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
REVENUE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Mar 2026 Openings
BUILDING AUTHORITY:			
Misc. Revenue	0	0	0
Interest Income	0	0	0
Funding Other Sources	0	0	0
Total Revenues	0	0	0
Appropriation from Fund Balance	0	300,000	1,150,389 ¹
Total Revenues	0	300,000	1,150,389

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Mar 2026 Openings
BUILDING AUTHORITY:			
Inter-Departmental Transfers-In:			
Capital Reserve-Theater	0	0	0
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)	(523,900)	(523,900)	(523,900)
MBA S 2017 (GF)	(3,321,150)	(3,321,150)	(3,321,150)
MBA S 2019 Parks/PW (CRoads)	(267,601)	(267,601)	(267,601)
MBA S 2019 Parks/PW (SW)	(267,601)	(267,601)	(267,601)
MBA S 2019 Parks/PW (GF)	(220,573)	(220,573)	(220,573)
MBA S 2022-Courts Reno	(383,500)	(383,500)	(383,500)
Maverik Center Refunding (RDA)	(2,367,000)	(2,367,000)	(2,367,000)
Subtotal Transfers-In	(7,481,325)	(7,481,325)	(7,481,325)
EXPENDITURES:			
Theater Capital Reserve	0	0	0
Arena Capital Reserve	100,000	100,000	950,389 ¹
Fitness Center Capital Reserve	30,000	30,000	30,000
MBA S 2016 Fire 71, 72 & 76	521,400	521,400	521,400
MBA S 2017 Parking, PD & Court	3,318,650	3,318,650	3,318,650
MBA S 2019 Parks/PW	753,275	753,275	753,275
MBA S 2022-Courts Reno	381,000	381,000	381,000
MBA S 2016 Arena Refund	2,367,000	2,367,000	2,367,000
Bond Issuance Costs/Fees	10,000	10,000	10,000
Transfers Out	0	300,000	300,000
Subtotal Expenditures	7,481,325	7,781,325	8,631,714
Total Expenditures	0	300,000	1,150,389

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
JANUARY 2026 - MARCH 2026
BUILDING AUTHORITY OF WEST VALLEY CITY
FISCAL YEAR 2025-2026

No.	Amount	Description	Source
1	\$ 850,389.00	Arena Elevator Replacements/Modernization (<i>Freight Elevators #1 & 4 and Passenger Elevators #2 & 3</i>)	Building Authority Arena R&R Reserves

Previously Approved Budget Openings

BUDGET OPENING
JULY 2025 - SEPTEMBER 2025
BUILDING AUTHORITY OF WEST VALLEY CITY

No.	Amount	Description	Source
1	\$ 300,000.00	Arena Renovations (<i>Arena Exterior Grand Staircase LED Lights Upgrade - City Match</i>)	Building Authority Arena R&R Reserves Transfer to CIP