



WEST VALLEY CITY

The Regular Electronic Meeting of the West Valley City Building Authority will be held on Tuesday, June 9, 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- Chair Lars Nordfelt

2. Opening Ceremony

3. Roll Call

4. Approval of Minutes:

A. May 26, 2026

- 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 801-963-3203 or cityclerk@wvc-ut.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 26-03, 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

B. Accept Public Input Regarding the FY 2026-2027 Budget

Action: Consider Resolution 26-04, Adopt the Annual Budget of the Municipal Building Authority of West Valley City for the Fiscal Year Commencing July 1, 2026 and Ending June 30, 2027

6. Adjourn



Description: FY 25-26 4th 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 May 20, 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 June 9, 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 June 9, 2026 to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on June 9, 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	June 2026 Openings
BUILDING AUTHORITY:				
Misc. Revenue	0	0	0	0
Interest Income	0	0	0	0
Funding Other Sources	0	0	0	0
Total Revenues	0	0	0	0
Appropriation from Fund Balance	0	300,000	1,150,389	1,300,389 ¹
Total Revenues	0	300,000	1,150,389	1,300,389

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
EXPENDITURE STATEMENT

	Adopted 2025-2026	Sept 2025 Openings	Mar 2026 Openings	June 2026 Openings
BUILDING AUTHORITY:				
Inter-Departmental Transfers-In:				
Capital Reserve-Theater	0	0	0	0
Capital Reserve-Arena	(100,000)	(100,000)	(100,000)	(100,000)
Capital Reserve (FFC)	(30,000)	(30,000)	(30,000)	(30,000)
MBA S 2016 Fire 71,72,76 (GF)	(523,900)	(523,900)	(523,900)	(523,900)
MBA S 2017 (GF)	(3,321,150)	(3,321,150)	(3,321,150)	(3,321,150)
MBA S 2019 Parks/PW (CRoads)	(267,601)	(267,601)	(267,601)	(267,601)
MBA S 2019 Parks/PW (SW)	(267,601)	(267,601)	(267,601)	(267,601)
MBA S 2019 Parks/PW (GF)	(220,573)	(220,573)	(220,573)	(220,573)
MBA S 2022-Courts Reno	(383,500)	(383,500)	(383,500)	(383,500)
Maverik Center Refunding (RDA)	(2,367,000)	(2,367,000)	(2,367,000)	(2,367,000)
Subtotal Transfers-In	(7,481,325)	(7,481,325)	(7,481,325)	(7,481,325)
EXPENDITURES:				
Theater Capital Reserve	0	0	0	0
Arena Capital Reserve	100,000	100,000	950,389	950,389
Fitness Center Capital Reserve	30,000	30,000	30,000	180,000
MBA S 2016 Fire 71, 72 & 76	521,400	521,400	521,400	521,400
MBA S 2017 Parking, PD & Court	3,318,650	3,318,650	3,318,650	3,318,650
MBA S 2019 Parks/PW	753,275	753,275	753,275	753,275
MBA S 2022-Courts Reno	381,000	381,000	381,000	381,000
MBA S 2016 Arena Refund	2,367,000	2,367,000	2,367,000	2,367,000
Bond Issuance Costs/Fees	10,000	10,000	10,000	10,000
Transfers Out	0	300,000	300,000	300,000
Subtotal Expenditures	7,481,325	7,781,325	8,631,714	8,781,714
Total Expenditures	0	300,000	1,150,389	1,300,389

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
APRIL 2026 - JUNE 2026
BUILDING AUTHORITY OF WEST VALLEY CITY
FISCAL YEAR 2025-2026

No.	Amount	Description	Source
1	\$ 150,000.00	Family Fitness Center Water Heater Replacement <i>(The Water Heater at the Fitness Center is at end of life and will be replaced)</i>	Building Authority FFC 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

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



West Valley City Issue Paper

City Council Review

Description: FY 2026-27 MBA Final Budget Adoption

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, 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 and sets a date for public comment at a hearing on 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 ADOPTING THE ANNUAL
BUDGET FOR THE MUNICIPAL BUILDING
AUTHORITY OF WEST VALLEY CITY FOR THE
FISCAL YEAR COMMENCING JULY 1, 2026 AND
ENDING JUNE 30, 2027.**

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 9, 2026, to consider final adoption of the Budget for the 2026-2027 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 2026-2027 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, 2026, and ending June 30, 2027.

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	Final 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	Final 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%