



MUNICIPAL BUILDING AUTHORITY MEETING

Minutes

Tuesday May 5, 2026

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Dustin Gettel

BOARD MEMBERS: Board Member Paul Glover
Board Member Heidi Robinson - Excused
Board Member Denece Mikolash
Board Member Bonnie Billings
Board Member Bryant Brown

STAFF: Matt Dahl, City Manager; Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Adam Olsen, Community Development Director; Mariah Hill, Administrative Services Director; Chief April Morse, UPD; Chief Jason Mazuran, UPD; and Juan Rosario, Systems Administrator.

Chair Gettel called the meeting to order at 8:50 p.m.

I. GENERAL BUSINESS

A. WELCOME AND ROLL CALL - Board Members Denece Mikolash, Bonnie Billings, Bryant Brown, and Paul Glover were present at roll call. Board Member Heidi Robinson was excused

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. CONSENT AGENDA

A. CONSIDER MINUTES OF DECEMBER 2, 2025

MOTION: Board Member Paul Glover **MOVED** to Approve the Consent Agenda. The motion was **SECONDED** by Board Member Bryant Brown. Chair Gettel called for discussion on the motion. There being none he called for a roll call vote.

The voting was as follows:

Board Member Bryant Brown	Aye
Board Member Denece Mikolash	Aye
Board Member Paul Glover	Aye
Board Member Bonnie Billings	Aye
Board Member Heidi Robinson	Absent

The motion passed unanimously.

IV. ACTION ITEM

A. CONSIDER RESOLUTION NO. 2026-01MBA ADOPTING THE FY2027 MUNICIPAL BUILDING AUTHORITY TENTATIVE BUDGET BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027.

Mariah Hill said the process of adopting the Fiscal Year 2027 budget requires several steps that you, as Board Members, are required to take.

UCA 10-6-111(1) requires the Budget Officer to present a tentative budget for each fund within the City, including Special Revenue Funds. The budgets must be submitted no later than the first regularly scheduled meeting in May. Staff will update the Board on the revenue estimates and provide a brief overview of the expenditures and highlights or program changes at the meeting.

Staff recommends adopting the attached Tentative Budget for the Midvale City Municipal Building Authority for Fiscal Year 2027.

PLAN COMPLIANCE: N/A

FISCAL IMPACT:

Budgeted revenues - \$392,994. Budgeted expenditures - \$392,994.

Municipal Building Authority

FUND DESCRIPTION

The MBA issued bonds in October 2012 which provided construction funds of \$7,653,500. Midvale City contributed \$1,506,500 to the MBA from the sale of the former City Hall property (655 W Center St) and the Fire Station at 607 E 7200 S. Contributions from other City funds totaled \$606,800. Combining these funding sources, \$9,766,800 was available for three major capital projects: City Hall/Justice Court, City Park improvements, and City-wide Street Lighting. All three projects were completed in fiscal year 2015.

Debt service on the MBA bonds is paid by the MBA with lease revenue from other City funds. In 2013, the MBA acquired a building in the City Park and leased it to the Boys & Girls Club. In 2017, the MBA acquired the former Midvale Middle School seminary building on Wasatch St. and leased it to the Community Action Program. Revenue from these leases reduces the annual lease payment required from the General Fund.

BUDGET

Municipal Building Authority						
	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Lease Revenue - Boys and Girls Club	70,308	72,308	70,308	70,308	-	0.0%
Lease Revenue - Streetlighting Fund ¹	211,000	-	-	-	-	0.0%
Lease Revenue - Midvale City ¹	352,724	279,008	282,445	280,686	(1,759)	-0.6%
Lease Revenue - Head Start	24,000	22,000	24,000	24,000	-	0.0%
Interest revenue - Bond Proceeds	1,145	516	-	-	-	-
Interest Earnings	39,801	30,593	18,000	18,000	-	0.0%
TOTAL REVENUES	\$ 698,978	\$ 404,425	\$ 394,753	\$ 392,994	\$ (1,759)	-0.4%
Expenditures:						
Operating:						
Professional Services	3,260	2,518	3,100	3,100	582	0.0%
Debt Service						
Debt Service - Principal ¹	520,000	245,000	255,000	260,000	15,000	2.0%
Debt Service - Interest ¹	152,931	143,216	136,653	129,894	(13,322)	-4.9%
Total Debt Service	672,931	388,216	391,653	389,894	1,678	-0.4%
TOTAL EXPENDITURES	\$ 676,191	\$ 390,734	\$ 394,753	\$ 392,994	\$ 2,260	-0.4%
FUND BALANCE - CONTRIBUTION TO (USE OF)	22,787	13,691	-	-	-	-

1. The streetlight portion of the Series 2012 Bonds matured in FY2025

AT A GLANCE:**TOTAL BUDGET: \$392,994 | FULL-TIME EQUIVALENT EMPLOYEES: 0**

MOTION: Board Member Bryant Brown MOVED to Approve Resolution No. 2026-01MBA, Adopting the FY2027 Municipal Building Authority Tentative Budget beginning July 1, 2026, and Ending June 30, 2027. The motion was SECONDED by Board Member Paul Glover. Chair Gettel called for discussion on the motion. There being none he called for a roll call vote.

The voting was as follows:

Board Member Bryant Brown	Aye
Board Member Denece Mikolash	Aye
Board Member Paul Glover	Aye
Board Member Bonnie Billings	Aye
Board Member Heidi Robinson	Absent

The motion passed unanimously.

V. ADJOURN

MOTION: Board Member Paul Glover MOVED to adjourn the meeting. Board Member Bonnie Billings SECONDED the motion. Chair Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 8:53 p.m.



Rori L. Andreason, MMC
City Recorder

Approved June 2, 2026.

