



**The City of West Jordan
Municipal Building Authority
Meeting
June 09, 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. Business Items

- a. MBA Resolution No. 118 Adopting the FY2027 Annual Budget for the Municipal Building Authority of the City of West Jordan

3. Consent Items

- a. Approve Meeting Minutes
 - May 26, 2026 – Municipal Building Authority Meeting

4. Adjourn

Please note, at the conclusion of this meeting, the Board will convene 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 June 5, 2026

Cindy M. Quick, MMC, Secretary

REQUEST FOR BOARD ACTION

Action: Need Board to Take Action

Meeting Date Requested : 06/09/2026

Presenter: Becky Condie, Budget Analyst

Deadline of item : 06/09/2026

Department Sponsor: Admin. Services

Agenda Type: Business Items

Time Requested: 5 Minutes

(Board may elect to provide more or less time)

1. AGENDA SUBJECT

MBA Resolution No. 118 Adopting the FY2027 Annual Budget for the Municipal Building Authority of the City of West Jordan

2. EXECUTIVE SUMMARY

The Board is being asked to consider the adoption of the Annual Budget.

The Board formally accepted the FY2027 Proposed Budget in a regularly scheduled public meeting on May 5, 2026 and adopted a Tentative Budget on May 12, 2026. A public hearing was held to receive comments on the Tentative Budget on May 26, 2026 with no one making any public comment.

3. TIME SENSITIVITY / URGENCY

The Board is required by Utah State Code 17B-1-614 to adopt a budget prior to the beginning of the fiscal year.

4. FISCAL NOTE

Total budget: \$1,852,650

The annual budgeted revenue includes lease payments for the Public Works building from the general fund and the utility funds. This lease revenue is used to pay the principal, interest, and fees on the MBA 2016 Lease Revenue Bond according to the debt service schedule.

5. ADMINISTRATIVE STAFF ANALYSIS

Staff recommends approving MBA Resolution No. 118 adopting the Annual Budget for the Municipal Building Authority of the City of West Jordan for Fiscal Year 2027.

6. EXECUTIVE DIRECTOR RECOMMENDATION

Executive Director recommends approving MBA Resolution No. 118 adopting the Annual Budget for the Municipal Building Authority of the City of West Jordan for Fiscal Year 2027.

7. BOARD STAFF ANALYSIS

There are typically two steps in the budget process regarding required involvement from the MBA, as outlined in [Utah Code 17B-1-614](#). This agenda item is "Step 2."

- Step 1: Via resolution, adopt the tentative budget and establish a date for a Public Hearing and adoption of the final budget;
- Step 2: Hold a Public Hearing and adopt the final budget via resolution.

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)

- Resolution No. 118 Adopting the FY2027 Annual Budget for the MBA
- Attachment A – MBA FY 2027 Annual Budget

1 MUNICIPAL BUILDING AUTHORITY OF THE CITY OF WEST JORDAN

2
3
4 **RESOLUTION NO. 118**

5
6 **A RESOLUTION ADOPTING THE FINAL BUDGET FOR THE**
7 **MUNICIPAL BUILDING AUTHORITY OF THE CITY OF WEST**
8 **JORDAN FOR FISCAL YEAR 2027.**
9

10 WHEREAS, Section 17B-1-614 of Utah Code, as amended, requires adoption of final
11 budgets before June 30th of each year, except as provided in Sections 59-2-919 through 59-2-
12 923; and
13

14 WHEREAS, the tentative budget accepted and adopted by the Board for the Municipal
15 Building Authority of the City of West Jordan has been open for public inspection since May 5,
16 2026 as required by law; and
17

18 WHEREAS, proper notice of the public hearing for the consideration of the adoption of
19 the final budget was published according to the requirements in Section 17B-1-609 of the Utah
20 State Code Annotated; and
21

22 WHEREAS, said public hearing was held on May 26, 2026, and public comment was
23 received; and
24

25 WHEREAS, after considering input from the public, the Board for the Municipal
26 Building Authority of the City of West Jordan desires to adopt its final budget for fiscal year
27 2027.
28

29 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE MUNICIPAL
30 BUILDING AUTHORITY OF THE CITY OF WEST JORDAN:
31

32 *Section 1.* The Board hereby adopts the final budget for the Municipal Building
33 Authority of the City of West Jordan for the fiscal year 2027 for the amounts listed in section 2,
34 plus any changes agreed upon at this evening's meeting.
35

36 *Section 2.* The budget for the Municipal Building Authority Fund described above
37 shows balanced revenues and expenditures in the following total amounts:
38

39 Municipal Building Authority of the City of West Jordan \$ 1,852,650
40

41 *Section 3.* This Resolution shall take effect immediately upon adoption.
42
43
44

ADOPTED by the Board of the Municipal Building Authority of the City of West Jordan
this 9th day of June, 2026.

BOARD OF THE MUNICIPAL BUILDING
AUTHORITY OF THE CITY OF WEST JORDAN

Bob Bedore
Chairperson

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the Board

"YES" "NO"

Board Chairperson Bob Bedore	☐	☐
Board Vice Chairperson Jessica Wignall	☐	☐
Board Member Kayleen Whitelock	☐	☐
Board Member Chad Lamb	☐	☐
Board Member Zach Jacob	☐	☐
Board Member Kent Shelton	☐	☐
Board Member Annette Harris	☐	☐



WWW.WESTJORDAN.UTAH.GOV

**MUNICIPAL
BUILDING
AUTHORITY**

ANNUAL BUDGET

**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	

1. Call to Order

Board: Chairperson Bob Bedore, Vice Chairperson Jessica Wignall, Board Member Annette Harris, Board Member Zach Jacob, Board Member Chad Lamb, Board Member Kent Shelton, Board Member Kayleen Whitelock

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

Chairperson Bedore called the meeting to order at 8:19 pm

2. Public Hearings

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

Budget Analyst Becky Condie reviewed the budget and public hearing process. She explained that the Municipal Building Authority collects lease payments from the General Fund and Utility Funds for use of the Public Works building, with those revenues used solely to pay debt service on the 2016 Lease Revenue Bond. She noted reserve funds would be held until the final bond payment, currently scheduled for 2039. The budget timeline was reviewed, noting the tentative budget was adopted on May 12, the public hearing was held that evening, and final budget adoption was anticipated on June 9, 2026.

Chairperson Bedore opened the public hearing at 8:21 pm

Comments:

None

Chairperson Bedore opened the public hearing at 8:21 pm

3. Consent Items

a. Approve Meeting Minutes

- May 5, 2026 – Municipal Building Authority
- May 12, 2026 – Municipal Building Authority

Motion: Vice Chairperson Wignall moved to APPROVE Consent Items as listed
Chairperson 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.

4. Adjourn

Chairperson Bedore adjourned the meeting at 8:22 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 26, 2026. This document constitutes the official minutes for the City of West Jordan Municipal Building Authority meeting.

Cindy M. Quick, MMC
Secretary

Approved this day of 2026