



7505 South Holden Street  
Midvale, UT 84047  
(801) 567-7200  
[www.midvalecity.org](http://www.midvalecity.org)

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**MIDVALE CITY MUNICIPAL BUILDING AUTHORITY  
MEETING AGENDA  
June 21, 2016**

**PUBLIC NOTICE IS HEREBY GIVEN** that the **Midvale City Municipal Building Authority** will hold a regular meeting on the **21<sup>st</sup> day of June, 2016** at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

**7:00 PM OR IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING**

**I. GENERAL BUSINESS**

A. WELCOME AND ROLL CALL

**II. PUBLIC HEARINGS**

A. Consider Adoption of the proposed FY 2017 Budget for the Municipal Building Authority of Midvale City [*Kane Loader, City Manager; Laurie Harvey, Asst. City Manager/Admin. Services Director*]

**ACTION:** Approve Resolution No. 2016-02MBA adopting the proposed FY 2017 Budget for the Municipal Building Authority of Midvale City beginning July 1, 2016 and ending June 30, 2017.

**III. CONSENT AGENDA**

A. Approve minutes of May 3, 2016 [*Rori Andreason, H.R. Director/City Recorder*]

**IV. ADJOURN**

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working days advance notice of the meeting. TTY 711

A copy of the foregoing agenda was provided to the news media by email and/or fax; the agenda was posted in the City Hall Lobby, the 2<sup>nd</sup> Floor City Hall Lobby, on the City's website at [www.midvalecity.org](http://www.midvalecity.org) and the State Public Notice Website at <http://pmn.utah.gov>. Board Members may participate in the meeting via electronic communications. Board Members' participation via electronic communication will be broadcast and amplified so other Board Members and all other persons present in the Board Chambers will be able to hear or see the communication.

**PLEASE MAKE SURE ALL CELL PHONES ARE TURNED OFF DURING THE MEETING**

**DATE POSTED: JUNE 17, 2016**

**RORI L. ANDREASON, MMC  
H.R. DIRECTOR/CITY RECORDER**



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**MUNICIPAL BUILDING AUTHORITY  
OF MIDVALE CITY (MBA)  
Summary Report**

**Meeting Date: June 21, 2016**

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**SUBJECT: Resolution 2016-02MBA, Adopting the FY 2017 Budget for the  
Municipal Building Authority of Midvale City**

**SUBMITTED BY: Laurie Harvey, Asst. City Manager/Admin. Svcs. Director**

**SUMMARY:**

As we go through the process of adopting the FY 2017 budgets there are several procedural steps that you as the MBA Board are required to take in order to be compliant with state statute:

1. UCA 10-6-111(1) requires the Budget Officer to present a tentative budget for each fund within the city. The budgets must be submitted no later than the first regularly scheduled meeting in May. We presented tentative budgets for the MBA in a Public Hearing on Tuesday, May 3, 2016. We briefed you on the revenue estimates, provided an overview of the expenditures, and presented budget highlights along with any proposed program changes.
2. UCA 10-6-111(3) further requires the MBA Board to adopt the tentative budget at the first regularly scheduled board meeting in May, which you did. One modification to the Tentative Budget is proposed – an increase of \$24,000 in lease revenue from Salt Lake Community Action Program for the use of the former Middle School Seminary building, and a decrease of \$24,000 in lease revenue from Midvale City Hall.
3. A Resolution adopting the final budget for the MBA is hereby presented for your consideration on Tuesday, June 21, 2016.

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**FISCAL IMPACT: Revenues and expenditures totaling \$678,700**

**RECOMMENDED MOTION: I move that we approve Resolution 2016-02MBA, adopting the Fiscal Year 2017 Budget for the Municipal Building Authority of Midvale City.**

**THE MUNICIPAL BUILDING AUTHORITY  
OF MIDVALE CITY, UTAH  
RESOLUTION NO. 2016-02MBA**

**A RESOLUTION ADOPTING THE BUDGET FOR THE MUNICIPAL BUILDING AUTHORITY OF MIDVALE CITY, UTAH, FOR THE FISCAL YEAR ENDING JUNE 30, 2017.**

**WHEREAS**, the Municipal Building Authority of Midvale City, Utah, has been created and operates in accordance with the procedures and subject to the limitations of the Utah Municipal Building Authority Act, Title 17a, Chapter 3, Part 9, Utah Code Annotated 1953, as amended, in order to accomplish the purposes for which the City exists; and

**WHEREAS**, the Municipal Building Authority is organized not for gain but for purely civic, benevolent, charitable and philanthropic purposes; and

**WHEREAS**, the Board of Directors has the authority and responsibility to establish a budget for the Municipal Building Authority.

**NOW, THEREFORE BE IT RESOLVED BY THE MUNICIPAL BUILDING AUTHORITY OF MIDVALE CITY, UTAH:**

**SECTION ONE:** That the Municipal Building Authority budget for the fiscal year ending June 30, 2017, is hereby adopted as proposed in the attached exhibit.

**SECTION TWO:** That the Budget Officer is hereby directed to certify and file a copy of the final budget for each fund on the State provided forms, with the Auditor of the State of Utah within thirty (30) days after adoption.

**SECTION THREE:** That upon the final adoption, the budgets shall be in effect for the budget year and subject to later amendment as provided by law.

**SECTION FOUR:** That a certified copy of the adopted final budget shall be filed in the office of the City Recorder, 7505 S. Holden Street, Midvale, Utah and shall be available to the public during regular business hours. The adopted budget will also be posted and made available to the public on the City's website, www.midvalecity.org.

**SECTION FIVE:** That this Resolution shall become effective immediately upon the passage thereof.

**PASSED AND ADOPTED BY THE MUNICIPAL BUILDING AUTHORITY OF MIDVALE CITY, UTAH,** this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
JoAnn B. Seghini, Chairperson

BUDGET OFFICER CERTIFICATION:

\_\_\_\_\_  
Kane Loader, Budget Officer

ATTEST:

\_\_\_\_\_  
Rori L. Andreason, MMC, Midvale City Recorder

Voting by the Board	Aye	Nay
Board Member Quinn Sperry	___	___
Board Member Steven Brown	___	___
Board Member Paul Glover	___	___
Board Member Paul Hunt	___	___
Board Member Wayne Sharp	___	___



Management's Recommended Budget  
Midvale City Municipal Building Authority

Fiscal Year beginning July 1, 2016 and ending June 30, 2017

Tentative Budget Adopted May 3, 2016

### Municipal Building Authority (MBA) Budget Highlights

Bonds were issued by Midvale City's Municipal Building Authority (MBA) in October 2012, providing construction funds of \$7,653,500. Midvale City contributed \$1,506,500 to the MBA from the sale of the existing City Hall property (655 W. Center Street) and the Fire Station at 607 E. 7200 S. Additional contributions from other City funds include \$300,000 advance from the Redevelopment Agency, \$183,700 from Enterprise Funds, and \$123,100 from the General Fund.

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 FY 2015.

Debt service on the MBA bonds is paid by the MBA with lease revenue from other City funds. Outstanding MBA debt serviced by other funds is listed in the highlights for the General Fund and the Street Lighting Fund. Annual debt service is as follows:

City Hall and Park – approximately \$464,000 per year through October 2033, then \$390,000 through October 2038  
Street Lighting – approximately \$211,000 per year through October 2023

Debt service was structured to replace the existing debt service on the General Obligation Bonds issued in 1999 for construction of the police station and a fire station. That debt matures in September of 2019.

Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual 3/31/16	2015-16 Current year Projections	2016-17 Proposed Budget	Inc/(Dec) Budget 2017 vs Budget 2016
<b>MUNICIPAL BUILDING AUTHORITY</b>						
<b>MISCELLANEOUS REVENUE</b>						
Interest Income	(3,538)	5,000	1,427	-	2,500	(2,500)
Interest revenue - bond procee	12,933	10,000	3,523	7,045	2,500	(7,500)
Lease revenue - B&G Club	70,308	70,300	52,731	70,308	70,300	-
Lease revenue - Streetlighting	285,000	481,300	360,975	481,300	211,000	(270,300)
Lease revenue - City Hall	-	259,300	194,475	259,300	76,000	(183,300)
Lease revenue - Head Start	-	-	-	-	24,000	24,000
RMP Rebates	-	-	113,378	113,378	-	-
Adv from Trustee restricted	-	4,500	-	4,500	-	(4,500)
<b>Total MISCELLANEOUS REVENUE:</b>	<b>364,704</b>	<b>830,400</b>	<b>726,508</b>	<b>935,831</b>	<b>386,300</b>	<b>(444,100)</b>
<b>CONTRIBUTIONS</b>						
Contribution From Fund Balance	-	162,700	-	-	292,400	129,700
<b>Total CONTRIBUTIONS:</b>	<b>-</b>	<b>162,700</b>	<b>-</b>	<b>-</b>	<b>292,400</b>	<b>129,700</b>
<b>PROJECTS &amp; DEBT SERVICE</b>						
Professional Services	250	300	500	500	300	-
City Hall/Justice Court	2,696,285	86,700	(18,281)	(18,281)	-	(86,700)
City-wide street lighting proj	121,374	76,000	20,326	20,326	-	(76,000)
Demolition of old City Hall	2,485	153,000	8,990	153,000	-	(153,000)
Debt svc - principal	235,000	240,000	240,000	240,000	455,000	215,000
Debt svc - interest	235,056	230,300	230,306	230,300	223,400	(6,900)
Transfer to CIP	60,000	-	-	-	-	-
Contribution to Fund Balance	-	206,800	-	-	-	(206,800)
<b>Total PROJECTS &amp; DEBT SERVICE:</b>	<b>3,350,449</b>	<b>993,100</b>	<b>481,842</b>	<b>625,845</b>	<b>678,700</b>	<b>(314,400)</b>
<b>MUNICIPAL BUILDING AUTHORITY Revenue Total:</b>	<b>364,704</b>	<b>993,100</b>	<b>726,508</b>	<b>935,831</b>	<b>678,700</b>	<b>(314,400)</b>

Account Title	2014-15 Prior year Actual	2015-16 Current year Budget	2015-16 Current year Actual 3/31/16	2015-16 Current year Projections	2016-17 Proposed Budget	Inc/(Dec) Budget 2017 vs Budget 2016
MUNICIPAL BUILDING AUTHORITY Expenditure Total:	3,350,449	993,100	481,842	625,845	678,700	(314,400)
Net Total MUNICIPAL BUILDING AUTHORITY:	(2,985,746)	-	244,666	309,986	-	-
Net Grand Totals:	(2,985,746)	-	244,666	309,986	-	-



## MUNICIPAL BUILDING AUTHORITY MEETING

### *Minutes*

Tuesday, May 3, 2016  
Council Chambers  
7505 South Holden Street  
Midvale, UT 84047

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**CHAIR:** JoAnn Seghini

**BOARD MEMBERS:**

Board Member Wayne Sharp  
Board Member Stephen Brown  
Board Member Paul Glover  
Board Member Paul Hunt  
Board Member Quinn Sperry

**STAFF:** Kane Loader, City Manager; Phillip Hill, Assistant City Manager/Community Development Director; Laurie Harvey, Assistant City Manager/Admin. Services Director; Rori Andreason, H.R. Director/City Recorder; Lisa Garner, City Attorney; Bob Davis, Public Works Director; Danny Walz, RDA Director; Lesley Burns, City Planner; Dalin Hackett, Asst. Finance Director/City Treasurer; David Starkey, Senior Accountant; Annaliese Eichelberger, RDA Project Manager; and Jarin Blackham, IT Manager.

Chair Seghini called the meeting to order at 9:27 p.m.

**I. GENERAL BUSINESS**

**A. Roll Call** – Board Members Stephen Brown, Paul Glover, Paul Hunt, Quinn Sperry and Wayne Sharp were present at roll call.

**II. CONSENT AGENDA**

**A. APPROVE MINUTES OF DECEMBER 15, 2015**

**B. SET DATE AND TIME (JUNE 21, 2016 AT 7:00 PM) FOR A PUBLIC HEARING TO CONSIDER ADOPTION OF THE FY2017 BUDGET FOR THE MIDVALE MUNICIPAL BUILDING AUTHORITY OF MIDVALE CITY**

**MOTION:** Board Member Paul Hunt **MOVED** to approve the consent agenda. Board Member Paul Glover **SECONDED** the motion. Chair Seghini called for discussion on the motion. There being none, she called for a roll call vote. The voting was as follows:

Board Member Stephen Brown	Aye
Board Member Paul Glover	Aye
Board Member Paul Hunt	Aye
Board Member Wayne Sharp	Aye
Board Member Quinn Sperry	Aye

The motion passed unanimously.

**III. ACTION ITEM**

**A. APPROVE RESOLUTION NO. 2016-01MBA ADOPTING THE TENTATIVE BUDGET FOR THE MUNICIPAL BUILDING AUTHORITY OF MIDVALE CITY FOR FISCAL YEAR 2017**

Laurie Harvey reviewed the procedural steps necessary to adopt the Fiscal Year 2017 Budgets for the Municipal Building Authority. She reviewed the detail of the proposed FY 2017 budget.

**MOTION:** Board Member Stephen Brown **MOVED** that we approve Resolution No. 2016-01MBA, adopting the Tentative Budget for the Municipal Building Authority of Midvale City for the Fiscal Year ending June 30, 2017. Board Member Quinn Sperry **SECONDED** the motion. Chair Seghini called for discussion on the motion. There being none, she called for a roll call vote. The voting was as follows:

Board Member Stephen Brown	Aye
Board Member Paul Glover	Aye
Board Member Paul Hunt	Aye
Board Member Wayne Sharp	Aye
Board Member Quinn Sperry	Aye

The motion passed unanimously.

**IV. ADJOURN**

**MOTION:** Board Member Paul Hunt **MOVED** to adjourn the meeting. Board Member Wayne Sharp **SECONDED** the motion. Mayor Seghini called for discussion on the motion. There being none, she called for a vote. The motion passed unanimously.

The meeting adjourned at approximately 9:29 p.m.

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**Rori Andreason, MMC**  
**CITY RECORDER**

Approved this 21<sup>st</sup> day of June, 2016.