



The Regular Electronic Meeting of the West Valley City Municipal Building Authority will be held on Tuesday, April 2, 2019, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

TOM HUYNH, CHAIR
LARS NORDFELT, VICE CHAIR

A G E N D A

1. Call to Order- Chair Huynh
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. January 8, 2019 (Annual Meeting)
 - B. January 15, 2019 (Special Meeting)
5. Report of Chief Executive Officer

- 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 hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

6. Public Hearings:

A. Accept Public Input Regarding Re-Opening the FY 2018-2019 Budget

Action: Consider Resolution 19-01, Amend the Budget of the Municipal Building Authority of West Valley City for the Fiscal Year Beginning July 1, 2018 and Ending June 30, 2019 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

7. Adjourn

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY ANNUAL MEETING –
JANUARY 8, 2019**

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THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN REGULAR SESSION FOR THE ANNUAL MEETING ON TUESDAY, JANUARY 8, 2019, AT 7:10 P.M. IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIR STEVE BUHLER.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Buhler, Chair
Tom Huynh
Jake Fitisemanu
Ron Bigelow
Lars Nordfelt
Don Christensen

ABSENT:

Karen Lang

STAFF PRESENT:

Paul Isaac, Acting Chief Executive Officer/Assistant City Manager/HR Director
Nichole Camac, Secretary

Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Layne Morris, CPD Director
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Scott Freckleton, Acting Finance Director
Nancy Day, Parks and Recreation Director
Russ Willardson, Public Works Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department

**APPROVAL OF MINUTES OF REGULAR MEETING HELD JUNE 5, 2018 AND
SPECIAL MEETINGS HELD DECEMBER 4, 2018 AND DECEMBER 18, 2018**

The Board considered Minutes of the Regular Meeting held June 5, 2018 and Special Meetings held December 4, 2018 and December 18, 2018. There were no changes, corrections or deletions.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY ANNUAL MEETING –
JANUARY 8, 2019**

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Mr. Nordfelt moved to approve the Minutes of the Regular Meeting held June 5, 2018 and Special Meetings held December 4, 2018 and December 18, 2018. Mr. Huynh seconded the motion.

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

ELECT CHAIRPERSON FOR 2019

Chairman Buhler stated election of a Chairperson for 2019 had been scheduled for consideration by the Board. 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 Board and not mandatory.

Chairman Buhler called for a motion.

Mr. Nordfelt moved to elect Tom Huynh as Chair of the Municipal Building Authority for 2019. Mr. Huynh seconded the motion.

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

ELECT VICE CHAIRPERSON FOR 2019

Chairman Buhler stated election of a Vice Chairperson for 2019 had been scheduled for consideration by the Board. 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 Board and not mandatory.

Chairman Buhler called for a motion.

Mr. Fitisemanu moved to elect Lars Nordfelt as Vice Chair of the Municipal Building Authority for 2018. Mr. Christensen seconded the motion.

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

MOTION TO ADJOURN

Upon motion by Mr. Fitisemanu 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 8, 2019, WAS ADJOURNED AT 7:12M. BY CHAIRMAN BUHLER.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY ANNUAL MEETING –
JANUARY 8, 2019**

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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 8, 2019.

Nichole Camac
Secretary

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY SPECIAL MEETING –
JANUARY 15, 2019**

-1-

THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN REGULAR SESSION FOR A SPECIAL MEETING ON TUESDAY, JANUARY 15, 2019, AT 6:58 P.M. IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY VICE CHAIR LARS NORDFELT.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Buhler
Karen Lang
Jake Fitisemanu
Ron Bigelow
Lars Nordfelt, Vice Chair
Don Christensen

ABSENT:

Tom Huynh, Chair

STAFF PRESENT:

Wayne Pyle, Chief Executive Officer
Nichole Camac, Secretary

Paul Isaac, Assistant City Manager/HR Director
Steve Pastorik, Acting CED Director
Eric Bunderson, City Attorney
Layne Morris, CPD Director
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Nancy Day, Parks and Recreation Director
Russ Willardson, Public Works Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department

PUBLIC HEARING

- A. **ACCEPT PUBLIC INPUT WITH RESPECT TO THE PROPOSED BONDS, AND ANY POTENTIAL ECONOMIC IMPACT THAT THE IMPROVEMENTS, FACILITY OR PROPERTY FINANCED IN WHOLE OR IN PART WITH THE PROCEEDS OF THE BONDS MAY HAVE ON**

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY SPECIAL MEETING –
JANUARY 15, 2019**

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**THE PRIVATE SECTOR. ALL MEMBERS OF THE PUBLIC ARE
INVITED TO ATTEND AND PARTICIPATE.**

Wayne Pyle informed a public hearing had been advertised for the Special Municipal Building Authority Meeting scheduled January 15, 2019 in order for the City Council to hear and consider public comments with respect to the proposed bonds, and any potential economic impact that the improvements, facility or property financed in whole or in part with the proceeds of the bonds may have on the private sector. He noted that all members of the public are invited to attend and participate.

Vice Chair Lars Nordfelt opened the Public Hearing.

Calvin Forbes stated that he would like the Board to be aware of construction industry concerns.

Vice Chair Lars Nordfelt closed the Public Hearing

MOTION TO ADJOURN

Upon motion by Mr. Christensen all voted in favor to adjourn.

**THERE BEING NO FURTHER BUSINESS OF THE MUNICIPAL BUILDING
AUTHORITY OF WEST VALLEY CITY, THE SPECIAL MEETING OF TUESDAY,
JANUARY 15, 2019, WAS ADJOURNED AT 7:01 P.M. BY VICE CHAIR LARS
NORDFELT.**

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Meeting of the Municipal Building Authority of West Valley City held Tuesday, January 15, 2019.

Nichole Camac
Secretary

Item: _____
Fiscal Impact: _____
Funding Source: _____
Account #: _____
Budget Opening Required: _____

ISSUE:

Approve a resolution to re-open the fiscal year 2018-2019 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

SYNOPSIS:

Utah law allows the Building Authority to amend its budget during the year. The Municipal Building Authority of West Valley City may hold public hearings on budget amendments on a quarterly basis each fiscal year.

BACKGROUND:

A Public Notice was posted March 21, 2019 in (the Salt Lake Tribune and the Deseret Morning News) general circulation to the general public. Notice was given that a public hearing is to be held April 2, 2019 at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

RECOMMENDATION:

City staff recommends approval of the resolution amending the budget of the Municipal Building Authority of West Valley City for the fiscal year beginning July 1, 2018 and ending June 30, 2019, to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

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, 2018
AND ENDING JUNE 30, 2019 TO REFLECT CHANGES IN
THE BUDGET FROM INCREASED REVENUES AND
AUTHORIZE THE DISBURSEMENT OF FUNDS.**

WHEREAS, on June 5, 2018 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, 2018 and ending June 30, 2019, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended; 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 2, 2019, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on April 2, 2019 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 Directors of the Redevelopment Agency 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, 2018 and ending June 30, 2019, in accordance with the requirements of Title 10, Chapter 6, Utah Code Annotated 1953, as amended.

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 _____, 2019.

MUNICIPAL BUILDING AUTHORITY
OF WEST VALLEY CITY

PRESIDENT

ATTEST:

SECRETARY

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
REVENUE STATEMENT

	Adopted 2018-2019	Mar 2019 Openings
BUILDING AUTHORITY:		
Interest Income	0	0
Shop/Fire Project	0	0
Hale Construct Int R & R	0	0
Maverik Center R & R Earnings	0	0
Marverik Center Refunding	0	0
Funding Other Sources	0	12,197,609 3
Total Revenues	0	12,197,609
Appropriation from Fund Balance	63,157	2,257,307 1
Total Revenues	63,157	14,454,916

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
EXPENDITURE STATEMENT

	Adopted 2018-2019	Mar 2019 Openings
BUILDING AUTHORITY:		
Inter-Departmental Transfers-In:		
Capital Reserve-Hale Center	(50,000)	(50,000)
Capital Reserve-Maverik Center	(200,000)	(200,000)
Capital Reserve (FFC)	(30,000)	(30,000)
MBA S 2017 - FFC (GF)	(82,550)	(82,550)
PW Shop/Stn 75 (GF/DS)	(338,260)	(671,060) 2
Hale Theatre Bond (HCT)	0	0
Fire Station Old 72 Bond (GF)	0	0
Fire Station New72/71 Bond (GF)	(277,500)	(277,500)
Maverik Center Refunding	(2,409,900)	(2,409,900)
Subtotal Transfers-In	(3,388,210)	(3,721,010)
EXPENDITURES:		
Hale Center Capital Reserve	50,000	50,000
Maverik Center Capital Reserve	200,000	200,000
Maverik Center Capital Projects	63,157	63,157
Fitness Center Capital Reserve	30,000	30,000
MBA S 2017 - FFC	82,550	2,276,700 1
Bond Issuance Costs/Fees	5,560	5,560
Fire Station/PW	335,200	668,000 2
Hale Ctr Thtr/Fire	0	0
Fire Station New72/71	277,500	277,500
MBA S2019 PW/Parks Bldg		364,809 3
Transfers Out	0	11,832,800 3
Maverik Center Refunding	2,407,400	2,407,400
Subtotal Expenditures	3,451,367	18,175,926
Total Expenditures	63,157	14,454,916

BUDGET OPENING
JANUARY 2019 - MARCH 2019
BUILDING AUTHORITY OF WEST VALLEY CITY
FISCAL YEAR 2018-2019

No.	Amount	Description	Source
1	\$ 2,194,150.00	MBA Series 2017 Bond Interest for FY 2018-19 <i>(Interest portion was not included in the Adopted Budget)</i>	Building Authority Restricted Fund Balance Capitalized Interest
2	\$ 332,800.00	Defeasance of MBA Series 2010 Bonds <i>(Pay Off of MBA 2010 Bonds for Public Works Shops/Fire Station)</i>	Transfer from Sanitation Fund Balance
3	\$ 12,197,609.00	MBA Series 2019 (Funding for the Public Works/ Parks Bldg Project)	Bond Proceeds