



The Regular Electronic Meeting of the West Valley City Municipal Building Authority will be held on Tuesday, May 7, 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 Tom Huynh
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. April 16, 2019 (Special Meeting)
5. Report of Chief Executive Officer
6. Resolutions:
 - A. 19-03: Adopt a Tentative Budget and Set Forth Proposed Appropriations for the Support of the Building Authority for the Fiscal Year Commencing July 1, 2019 and Ending June 30, 2020; Set June 4, 2019 as the Date for Public Hearing
7. Adjourn

- 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.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY SPECIAL MEETING –
APRIL 16, 2019**

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THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN SPECIAL SESSION ON TUESDAY, APRIL 16, 2019, AT 7:12 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 TOM HUYNH.

THE FOLLOWING MEMBERS WERE PRESENT:

Tom Huynh, Chair
Jake Fitisemanu
Karen Lang
Steve Buhler
Ron Bigelow
Don Christensen

ABSENT:

Lars Nordfelt, Vice-Chair

STAFF PRESENT:

Wayne Pyle, Chief Executive Officer
Nichole Camac, Secretary

Paul Isaac, Assistant City Manager/HR Director
Eric Bunderson, City Attorney
Layne Morris, CPD Director
Scott Buchanan, Acting Police Chief
John Evans, Fire Chief
Jeanette Carpenter, 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 APRIL 2, 2019

The Board considered Minutes of the Regular Meeting held April 2, 2019. There were no changes, corrections or deletions.

Ms. Lang moved to approve the Minutes of the Regular Meeting held April 2, 2019. Mr. Christensen seconded the motion.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY SPECIAL MEETING –
APRIL 16, 2019**

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

RESOLUTION NO. 19-02: AUTHORIZE THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY TO ACCEPT A TEMPORARY CONSTRUCTION EASEMENT FROM DALE LYNN JUSTICE FOR PROPERTY LOCATED AT 6412 WEST 4170 SOUTH

Wayne Pyle, Chief Executive Officer, discussed proposed Resolution 19-02 that would authorize the Municipal Building Authority of West Valley City to accept a Temporary Construction Easement from Dale Lynn Justice for property located at 6412 West 4170 South.

Written documentation previously provided to the City Council included information as follows:

As part of the additions to, and remodeling of the existing Fire Station No. 73, a decorative concrete post and panel wall will be constructed around the southerly boundary of the fire station site. There is currently an existing masonry around the other boundaries of the site. In order to facilitate construction of the new wall along the southerly property line, a Grant of Temporary Construction Easement is required. The existing six-foot chain link intended to be on the north boundary of the Dale Lynn Justice property encroaches a few feet onto the fire station property. As part of the project, the existing chain link fence will be removed and replaced with a new concrete post and panel wall on the property line.

Councilmember Buhler asked if there is any issue with correcting the property line boundary. Jake Arslanian, Public Works, stated that the applicant was supportive after seeing the design for the proposed fence.

Upon inquiry by Chair Huynh there were no further questions from members of the Authority, and he called for a motion.

Mr. Christensen moved to approve Resolution 19-02.

Mr. Buhler seconded the motion.

A roll call vote was taken:

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Bigelow	Yes

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY SPECIAL MEETING –
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Mr. Christensen	Yes
Chair Huynh	Yes

Unanimous.

MOTION TO ADJOURN

Upon motion by Ms. Lang, 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, APRIL 16, 2019, WAS ADJOURNED AT 7:17 PM. BY CHAIRMAN HUYNH.

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, April 16, 2019.

Nichole Camac
Secretary

Item: _____

Fiscal Impact: _____

Funding Source: _____

Account #: _____

Budget Opening Required: _____

ISSUE:

A resolution adopting a tentative budget for the Municipal Building Authority of West Valley City for the Fiscal Year commencing July 1, 2019 and ending June 30, 2020.

SYNOPSIS:

This resolution adopts the tentative budget for the Municipal Building Authority of West Valley City for the 2019-2020 fiscal year and sets a date for public comment at a hearing on June 4, 2019.

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 2019-2020.

RECOMMENDATION:

City staff recommends approval of the resolution.

MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY

RESOLUTION NO. _____

A RESOLUTION OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY ADOPTING A TENTATIVE BUDGET AND SETTING FORTH PROPOSED APPROPRIATIONS FOR THE SUPPORT OF THE BUILDING AUTHORITY FOR THE FISCAL YEAR COMMENCING JULY 1, 2019 AND ENDING JUNE 30, 2020 AND SETTING JUNE 4, 2019, AS THE DATE FOR PUBLIC HEARING.

WHEREAS, the Municipal Building Authority of West Valley City has filed with the Board of Trustees a tentative budget for the Building Authority (the “Tentative Budget”) for the fiscal year commencing July 1, 2019, and ending June 30, 2020; and

WHEREAS, the Municipal Building Authority desires to adopt the Tentative Budget and the proposed appropriations for the support of the Building Authority; and

WHEREAS, the Board of Trustees of the Municipal Building Authority has determined that it is in the best interests of the citizens of West Valley City to adopt the Tentative Budget for the 2019-2020 fiscal year;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Municipal Building Authority of West Valley City, Utah, as follows:

1. The amounts shown in Exhibit “A,” which is attached hereto and incorporated herein by this reference, are proposed for the corporate purposes and objects of the Municipal Building Authority for the fiscal year commencing July 1, 2019 and ending June 30, 2020 and are hereby adopted as the Tentative Budget for the Municipal Building Authority of West Valley City for the 2019-2020 fiscal year.
2. A public hearing to consider the Tentative Budget shall be held on June 4, 2019, at 6:30 p.m., in the West Valley City Council Chambers located at 3600 Constitution Boulevard, West Valley City, Utah. The City Recorder is hereby directed to publish or cause to be published, at least seven days prior to the hearing and in at least one issue of a newspaper of general circulation published in Salt Lake County, notice of such hearing as well as the location of the Recorder’s Office where the Tentative Budget will be available for public inspection during regular office hours.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2019.

MUNICIPAL BUILDING AUTHORITY OF
WEST VALLEY CITY

PRESIDENT

ATTEST:

SECRETARY

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24

REVENUE STATEMENT

	Actual 2015-2016	Actual 2016-2017	Actual 2017-2018	Adopted 2018-2019	Adopted 2019-2020	Percent Change
BUILDING AUTHORITY:						
Interest Income	35	118,421	954,645	0	0	
Shop/Fire Project	772	976	0	0	0	
Hale Construct Int R & R	951	1,259	354	0	0	
Maverik Center R & R Earnings	5,897	8,933	2,576	0	0	
Marverik Center Refunding	90	135	0	0	0	
Shop/Fire DS Reserve	0	0	20	0	0	
Capitalized Interest	0	0	0	0	2,815,050	
Funding Other Sources	0	87,201,636	0	0	0	
Total Revenues	7,744	87,331,360	957,595	0	2,815,050	0.0%
Appropriation from Fund Balance	301,379	0	0	63,157	63,157	
Total Revenues	309,124	87,331,360	957,595	63,157	2,878,207	0.0%

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24

EXPENDITURE STATEMENT

	Actual 2015-2016	Actual 2016-2017	Actual 2017-2018	Adopted 2018-2019	Adopted 2019-2020	Percent Change
BUILDING AUTHORITY:						
Inter-Departmental Transfers-In:						
Capital Reserve-Hale Center	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	0.0%
Capital Reserve-Maverik Center	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	0.0%
Capital Reserve (FFC)	(60,000)	(97,140)	(30,000)	(30,000)	(30,000)	0.0%
MBA S 2017 FFC Improv (GF)	0	0	(83,838)	(82,550)	(182,000)	0.0%
MBA S 2017 Parking Plaza(GF)	0	0	0	0	(868,000)	0.0%
MBA S 2017 Police & Courts(GF)	0	0	0	0	0	0.0%
PW Shop/Stn 75 (GF/DS)	(441,460)	(336,460)	(335,060)	(338,260)	0	-100.0%
Hale Theatre Bond (HCT)	(550,700)	(533,152)	(479,094)	0	0	0.0%
Fire Station Old 72 Bond (GF)	(225,400)	(244,348)	(306,306)	0	0	0.0%
MBA S 2016 Fire 71,72,76 (GF)	0	0	0	(277,500)	(517,500)	100.0%
MBA S 2019 Parks/PW (CRoads)	0	0	0	0	(362,000)	100.0%
MBA S 2019 Parks/PW (SW)	0	0	0	0	(362,000)	100.0%
Maverik Center Refunding (RDA)	(2,651,596)	(2,548,422)	(2,406,900)	(2,409,900)	(2,402,200)	-0.3%
Subtotal Transfers-In	(4,179,156)	(4,009,522)	(3,891,198)	(3,388,210)	(4,973,700)	46.8%
EXPENDITURES:						
Hale Center Capital Reserve	38,457	27,419	33,742	50,000	50,000	0.0%
Maverik Center Capital Reserve	603,802	220,513	188,672	200,000	200,000	0.0%
Maverik Center Capital Projects	32,367	63,156	63,142	63,157	63,157	0.0%
Fitness Center Capital Reserve	54,805	193,932	113,111	30,000	30,000	0.0%
MBA S 2017 FFC Improv	0	0	777,656	82,550	182,000	0.0%
MBA S 2017 Parking Plaza	0	0	545,490	0	1,433,150	0.0%
MBA S 2017 Police & Courts	0	0	1,039,034	0	2,247,400	0.0%
MBA S 2010 Fire Station/PW	0	333,400	332,000	335,200	0	-100.0%
MBA S 2016 Hale Ctr Thtr/Fire	1,212,000	2,447,376	785,400	0	0	0.0%
MBA S 2016 Fire 71, 72 & 76	0	0	277,500	277,500	517,500	100.0%
MBA S 2019 Parks/PW	0	0	0	0	722,473	100.0%
MBA S 2016 Maverik Ctr Refund	2,648,873	27,431,824	2,404,400	2,407,400	2,399,700	-0.3%
Bond Issuance Costs/Fees	7,500	1,130,590	(21,921)	5,560	6,527	17.4%
Transfers Out	0	52,100,686	244,000	0	0	100.0%
Subtotal Expenditures	4,597,804	83,948,895	6,782,225	3,451,367	7,851,907	127.5%
Total Expenditures	418,648	79,939,373	2,891,027	63,157	2,878,207	4457.2%