



The Regular Annual Electronic Meeting of the West Valley City Municipal Building Authority will be held on Tuesday, January 7, 2020, 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. Opening Ceremony- Chair Tom Huynh
2. Roll Call
3. Approval of Minutes:
 - A. August 20, 2019 Special Meeting
4. Report of Chief Executive Officer
5. Public Hearings:
 - A. Accept Public Input Regarding Re-Opening the FY 2019-2020 Budget

Action: Consider Resolution 20-01, Amend the Budget of the Municipal Building Authority of West Valley City for the Fiscal Year Beginning July 1, 2019 and Ending June 30, 2020 to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds

- 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. New Business

A. Elect Chair for 2020

B. Elect Vice Chair for 2020

7. Adjourn

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY SPECIAL MEETING –
AUGUST 20, 2019**

-1-

THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN SPECIAL SESSION ON TUESDAY, AUGUST 20, 2019, AT 7:54 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
Lars Nordfelt, Vice-Chair
Steve Buhler
Ron Bigelow
Don Christensen

ABSENT:

Jake Fitisemanu
Karen Lang

STAFF PRESENT:

Paul Isaac, Acting Chief Executive Officer
Nichole Camac, Secretary

Eric Bunderson, City Attorney
Layne Morris, CPD Director
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Jason Erikson, Acting 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 4, 2019

The Board considered Minutes of the Regular Meeting held June 4, 2019. There were no changes, corrections or deletions.

Mr. Buhler moved to approve the Minutes of the Regular Meeting held June 4, 2019. Mr. Bigelow seconded the motion.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY SPECIAL MEETING –
AUGUST 20, 2019**

-2-

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

**RESOLUTION NO. 19-06: AUTHORIZE THE MUNICIPAL BUILDING
AUTHORITY TO APPROVE AGREEMENT FOR THIRD PARTY DOCUMENTS
AND APPROVALS**

Paul Isaac, Acting Chief Executive Officer, discussed proposed Resolution 19-06 that would authorize the Municipal Building Authority to approve agreement for Third Party Documents and Approvals.

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

The Office Tower is nearly complete and the Developer needs to finalize the financing for the remainder of the construction. The lender securing the final construction financing for the Office Tower requested the City and the Municipal Building Authority's consent to the assignment of certain rights under the Parking Structure Management Agreement and the Skybridge License Agreement for protection of Office Tower parking and access in the event of bankruptcy or foreclosure.

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

Mr. Christensen moved to approve Resolution 19-06.

Mr. Buhler seconded the motion.

A roll call vote was taken:

Mr. Buhler	Yes
Mr. Bigelow	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chairman Huynh	Yes

Unanimous.

MOTION TO ADJOURN

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

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY SPECIAL MEETING –
AUGUST 20, 2019**

-3-

THERE BEING NO FURTHER BUSINESS OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, THE SPECIAL MEETING OF TUESDAY, AUGUST 20, 2019, WAS ADJOURNED AT 7:56 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, August 20, 2019.

Nichole Camac
Secretary

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

ISSUE:

Approve a resolution to re-open the fiscal year 2019-2020 budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

SYNOPSIS:

State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allows the Building Authority of West Valley to amend its budget during the year. The 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 December 12, 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 January 7, 2020 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 Building Authority of West Valley City for the fiscal year beginning July 1, 2019 and ending June 30, 2020, 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, 2019
AND ENDING JUNE 30, 2020 TO REFLECT CHANGES IN
THE BUDGET FROM INCREASED REVENUES AND
AUTHORIZE THE DISBURSEMENT OF FUNDS.**

WHEREAS, on June 4, 2019 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, 2019 and ending June 30, 2020, 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 January 7, 2020, to consider the proposed amendments; and

WHEREAS, a public hearing to consider the proposed amendments was held on January 7, 2020 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, 2019 and ending June 30, 2020, 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 _____, 2020.

MUNICIPAL BUILDING AUTHORITY
OF WEST VALLEY CITY

PRESIDENT

ATTEST:

SECRETARY

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
REVENUE STATEMENT

	Adopted 2019-2020	Dec 2019 Openings
BUILDING AUTHORITY:		
Interest Income	0	0
Shop/Fire Project	0	0
Harman Hall Int R & R	0	0
Maverik Center R & R Earnings	0	0
Marverik Center Refunding	0	0
Shop/Fire DS Reserve	0	0
Capitalized Interest	2,815,050	2,815,050
Funding Other Sources	0	0
Total Revenues	2,815,050	2,815,050
Appropriation from Fund Balance	63,157	152,157
Total Revenues	2,878,207	2,967,207

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
EXPENDITURE STATEMENT

	Adopted 2019-2020	Dec 2019 Openings
BUILDING AUTHORITY:		
Inter-Departmental Transfers-In:		
Capital Reserve-Harman Hall	(50,000)	(50,000)
Capital Reserve-Maverik Center	(100,000)	(100,000)
Capital Reserve (FFC)	(30,000)	(30,000)
MBA S 2017 (GF)	(1,050,000)	(1,050,000)
PW Shop/Stn 75 (GF/DS)	0	0
Hale Theatre Bond (HCT)	0	0
Fire Station Old 72 Bond (GF)	0	0
MBA S 2016 Fire 71,72,76 (GF)	(517,500)	(517,500)
MBA S 2019 Parks/PW (CRoads)	(362,000)	(362,000)
MBA S 2019 Parks/PW (SW)	(362,000)	(362,000)
Maverik Center Refunding (RDA)	(2,402,200)	(2,402,200)
Subtotal Transfers-In	(4,873,700)	(4,873,700)

EXPENDITURES:

Harman Hall Capital Reserve	50,000	139,000	1
Maverik Center Capital Reserve	100,000	100,000	
Maverik Center Capital Projects	63,157	63,157	
Fitness Center Capital Reserve	30,000	30,000	
MBA S 2017 FFC Improv	182,000	182,000	
MBA S 2017 Parking Plaza	1,433,150	1,433,150	
MBA S 2017 Police & Courts	2,247,400	2,247,400	
MBA S 2010 Fire Station/PW	0	0	
MBA S 2016 Hale Ctr Thtr/Fire	0	0	
MBA S 2016 Fire 71, 72 & 76	517,500	517,500	
MBA S 2019 Parks/PW	722,473	722,473	

MBA S 2016 Maverik Ctr Refund	2,399,700	2,399,700
Bond Issuance Costs/Fees	6,527	6,527
Transfers Out	0	0
Subtotal Expenditures	<u>7,751,907</u>	<u>7,840,907</u>
Total Expenditures	<u>2,878,207</u>	<u>2,967,207</u>

BUDGET OPENING
OCTOBER 2019 - DECEMBER 2019
BUILDING AUTHORITY OF WEST VALLEY CITY
FISCAL YEAR 2019-2020

No.	Amount	Description	Source
1	\$ 89,000.00	Harman Hall R&R <i>(Harman Hall Repairs and Maintenance)</i>	Harman Hall R&R Reserve

11/25/2019

AGENCY & AUTHORITY OFFICER ROTATION LIST**Redevelopment Agency**

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2020	Don Christensen	Karen Lang
2021	Karen Lang	Steve Buhler
2022	Steve Buhler	Tom Huynh
2023	Tom Huynh	Lars Nordfelt
2024	Lars Nordfelt	Jake Fitisemanu
2025	Jake Fitisemanu	Don Christensen
2026	Don Christensen	Karen Lang

Housing Authority

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2020	Steve Buhler	Tom Huynh
2021	Tom Huynh	Lars Nordfelt
2022	Lars Nordfelt	Jake Fitisemanu
2023	Jake Fitisemanu	Don Christensen
2024	Don Christensen	Karen Lang
2025	Karen Lang	Steve Buhler
2026	Steve Buhler	Tom Huynh

Building Authority

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2020	Lars Nordfelt	Jake Fitisemanu
2021	Jake Fitisemanu	Don Christensen
2022	Don Christensen	Karen Lang
2023	Karen Lang	Steve Buhler
2024	Steve Buhler	Tom Huynh
2025	Tom Huynh	Lars Nordfelt
2026	Lars Nordfelt	Jake Fitisemanu

11/25/2019

AGENCY & AUTHORITY OFFICER ROTATION LIST

Redevelopment Agency

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2020	Don Christensen	Karen Lang
2021	Karen Lang	Steve Buhler
2022	Steve Buhler	Tom Huynh
2023	Tom Huynh	Lars Nordfelt
2024	Lars Nordfelt	Jake Fitisemanu
2025	Jake Fitisemanu	Don Christensen
2026	Don Christensen	Karen Lang

Housing Authority

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2020	Steve Buhler	Tom Huynh
2021	Tom Huynh	Lars Nordfelt
2022	Lars Nordfelt	Jake Fitisemanu
2023	Jake Fitisemanu	Don Christensen
2024	Don Christensen	Karen Lang
2025	Karen Lang	Steve Buhler
2026	Steve Buhler	Tom Huynh

Building Authority

<u>Year</u>	<u>Chair</u>	<u>Vice Chair</u>
2020	Lars Nordfelt	Jake Fitisemanu
2021	Jake Fitisemanu	Don Christensen
2022	Don Christensen	Karen Lang
2023	Karen Lang	Steve Buhler
2024	Steve Buhler	Tom Huynh
2025	Tom Huynh	Lars Nordfelt
2026	Lars Nordfelt	Jake Fitisemanu