



The Regular Electronic Meeting of the West Valley City Housing Authority will be held on Tuesday, May 5, 2020, at 6:30 PM, or as soon thereafter as the Redevelopment Agency Meeting is completed. This meeting will be held electronically. Members of the Public and Press are invited to view the meeting live on YouTube at <https://www.youtube.com/user/WVCTV>

STEVE BUHLER, CHAIR
TOM HUYNH, VICE CHAIR

AGENDA

1. Call to Order- Chairman Steve Buhler
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. February 25, 2020 (Special Meeting)
5. Report of Executive Director
6. Resolutions:
 - A. 20-02: Adopt a Tentative Budget for the Support of the Housing Authority for the Fiscal Year Commencing July 1, 2020 and Ending June 30, 2021; Set June 2, 2020 as the Date for the 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 HOUSING AUTHORITY SPECIAL MEETING – FEBRUARY 25, 2020

THE WEST VALLEY CITY HOUSING AUTHORITY MET IN A SPECIAL SESSION FOR A MEETING ON TUESDAY, FEBRUARY 25, 2020, AT 6:56 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, Vice Chair
Karen Lang
Don Christensen
Lars Nordfelt
Ron Bigelow

ABSENT:

Jake Fitisemanu

STAFF PRESENT:

Wayne T Pyle, Executive Director
Nichole Camac, Secretary

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/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

APPROVAL OF MINUTES OF ANNUAL MEETING HELD JANUARY 7, 2020

The Board considered Minutes of the Annual Meeting held January 7, 2020. There were no changes, corrections or deletions.

Mr. Christensen moved to approve the Minutes of the Annual Meeting held January 7, 2020. Ms. Lang seconded the motion.

MINUTES OF HOUSING AUTHORITY SPECIAL MEETING – FEBRUARY 25, 2020

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

20-01: APPROVE A PURCHASE AND SALE AGREEMENT WITH THE HOUSING AUTHORITY OF SALT LAKE COUNTY FOR THE PURCHASE AND SALE OF CERTAIN REAL PROPERTY

Chairman Buhler discussed proposed Resolution 20-01 that would approve a Purchase and Sale Agreement with the Housing Authority of Salt Lake County for the purchase and sale of certain real property.

Written documentation previously provided to the Redevelopment Agency included information as follows:

The Salt Lake County Housing Authority has made a determination that it must divest itself of properties all across the county. Two of the properties the City has been watching are these four plex properties in Lake Park. These properties are part of a larger area of four plex units. They are representative of an area of high usage of public services and they sit directly in the middle of the potential redevelopment area. When the County Housing Authority put them on the market the RDA sought to get them under contract for the purpose of controlling an important piece of any redevelopment project. These units are rentable, however, the RDA will make an assessment as to whether they should be rented or demolished if the RDA Board elects to move forward with the purchase. In addition to the potential redevelopment activity in the area, this property sits in an opportunity zone. Opportunity zones require that any developer wishing to garner benefit from that program must invest in an area by the end of the year. As this process moves forward, the RDA is working to secure a potential development partner for the larger redevelopment effort. It is the RDA's belief that these properties would be purchased from it in short order.

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

Mr. Christensen moved to approve Resolution 20-01.

Mr. Nordfelt seconded the motion.

A roll call vote was taken:

Ms. Lang	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes

MINUTES OF HOUSING AUTHORITY SPECIAL MEETING – FEBRUARY 25, 2020

Chairman Buhler

Yes

Unanimous.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY HOUSING AUTHORITY THE SPECIAL MEETING OF TUESDAY, FEBRUARY 25, 2020, WAS ADJOURNED AT 6:58 P.M. BY CHAIRMAN BUHLER.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Meeting of the West Valley City Housing Authority held Tuesday, February 25, 2020.

Nichole Camac
Secretary

Item: _____

Fiscal Impact: _____

Funding Source: _____

Account #: _____

Budget Opening Required: _____

ISSUE:

A Resolution adopting a tentative budget for the Housing Authority of West Valley City for the Fiscal Year commencing July 1, 2020 and ending June 30, 2021.

SYNOPSIS:

This resolution adopts the tentative budget for the Housing Authority of West Valley City for the 2020-2021 fiscal year and sets a date for public comment at a hearing on June 2, 2020.

BACKGROUND:

The Housing 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 2020-2021.

RECOMMENDATION:

City staff recommends approval of the Resolution

WEST VALLEY CITY HOUSING AUTHORITY

RESOLUTION NO. _____

**A RESOLUTION OF THE WEST VALLEY CITY HOUSING
AUTHORITY ADOPTING A TENTATIVE BUDGET FOR THE
SUPPORT OF THE HOUSING AUTHORITY FOR THE FISCAL
YEAR COMMENCING JULY 1, 2020 AND ENDING JUNE 30, 2021
AND SETTING JUNE 2, 2020, AS THE DATE FOR PUBLIC
HEARING.**

WHEREAS, the West Valley City Housing Authority has filed with the Board of Commissioners a tentative budget for the Housing Authority (the "Tentative Budget") for the fiscal year commencing July 1, 2020 and ending June 30, 2021; and

WHEREAS, the Housing Authority desires to adopt the Tentative Budget for the support of the Housing Authority for the 2020-2021 fiscal year; and

WHEREAS, the Board of Commissioners of the Housing Authority has determined that it is in the best interests of the citizens of West Valley City to adopt the Tentative Budget for the 2020-2021 fiscal year;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the West Valley City Housing Authority as follows:

1. The tentative budget attached hereto is hereby adopted as the Tentative Budget for the Housing Authority for the fiscal year commencing July 1, 2020 and ending June 30, 2021.
2. A public hearing to consider the Tentative Budget shall be held on June 2, 2020, 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 _____, 2020.

WEST VALLEY CITY
HOUSING AUTHORITY

CHAIR

ATTEST:

SECRETARY

**HOUSING AUTHORITY - FUND 26
REVENUE STATEMENT**

	Actual 2016-2017	Actual 2017-2018	Actual 2018-2019	Adopted 2019-2020	Tentative 2020-2021	Percent Change
OPERATING REVENUES						
VOUCHERS:						
Interest Income	3,359	5,181	46,143	0	0	
Fraud Receivables	12,965	7,592	7,108	0	0	
Misc. Revenue	1,666	14	59,490	0	0	
Administrative Subsidy	320,555	320,463	314,698	0	0	
Portability Payments	35,893	36,970	1,677	0	0	
Campbell Court	0	221,332	239,874			
Housing Payments	2,927,550	3,153,966	3,093,891	3,500,000	3,300,000	
Total Vouchers	3,301,988	3,745,518	3,762,881	3,500,000	3,300,000	-5.7%
PUBLIC HOUSING:						
HUD Operating Subsidy	0	0	0	0	0	
Misc. Revenue	10,268	0	0	0	0	
Sale of Assets	2,549	17,962	0	0	0	
Total Public Housing	12,817	17,962	0	0	0	0.0%
Total Operating Revenue	3,314,805	3,763,480	3,762,881	3,500,000	3,300,000	-5.7%

**HOUSING AUTHORITY - FUND 26
EXPENSE STATEMENT**

	Actual 2016-2017	Actual 2017-2018	Adopted 2018-2019	Adopted 2019-2020	Tentative 2020-2021	Percent Change
OPERATING EXPENSES						
GENERAL						
General Admin/Proj Cost	1,596	319,560	59,761	297,168	309,908	
Vouchers	0	0	0	(297,168)	(309,908)	
Campbell Court	0	0	336,718	0	0	
Transfer Out	1,730,893	0	0	0	0	
General Subtotal	1,732,489	319,560	396,479	0	0	0.0%
VOUCHERS						
Administration	354,859	387,574	416,748	350,000	330,000	
Vouchers - Regular	3,048,843	3,255,552	3,174,391	3,150,000	2,970,000	
Vouchers Subtotal	3,403,701	3,643,126	3,591,139	3,500,000	3,300,000	-5.7%
PUBLIC HOUSING						
Administration	15,477	6,172	0	0	0	
Public Housing Subtotal	15,477	6,172	0	0	0	0.0%
Total Operating Expenses	5,151,667	3,968,858	3,987,618	3,500,000	3,300,000	-5.7%