



7505 South Holden Street
Midvale, UT 84047
(801) 567-7200
www.midvalecity.org

MIDVALE CITY MUNICIPAL BUILDING AUTHORITY MEETING AGENDA June 2, 2020

PUBLIC NOTICE IS HEREBY GIVEN that the **Midvale City Municipal Building Authority** will hold an electronic meeting on the **2nd day of June 2020** follows:

Electronic Municipal Building Authority Meeting

This meeting will be an electronic meeting, without a physical location, pursuant to Midvale City Resolution No. 2020-R-11. As restrictions take place across the state for limiting public gatherings, the City wants to make sure everyone interested in participating in City Council Meetings can do so. The meeting will be broadcast on the following links:

You Tube: https://www.youtube.com/channel/UCLDszK2kMUHuc3-bV-BBslQ?view_as=subscriber
Mixlr and City website: <https://www.midvalecity.org/how-do-i/listen-to-public-meetings>

If you would like to provide public comments, please email your comments to Lmagness@midvale.com or comment on Midvale City's Facebook page prior to the completion of the public comments portion of the meeting. You may also submit comments if the Mayor and City Council open a specific agenda item to public comment. These comments will be read aloud in the meeting and will be part of the public record.

7:00 PM OR IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING

I. GENERAL BUSINESS

A. WELCOME AND ROLL CALL

II. PUBLIC COMMENTS

Any person wishing to comment on any item not otherwise scheduled for public hearing on the Agenda may submit their comment via email to Lmagness@midvale.com or on Midvale City's Facebook page prior to the completion of this portion of the meeting. Items brought forward to the attention of the Board will be turned over to staff to provide a response outside of the Meeting.

III. PUBLIC HEARING

A. Receive public comments on the Proposed Municipal Building Authority of Midvale City Budget for the Fiscal Year beginning July 1, 2020 and ending June 30, 2021 [*Kyle Maurer, Admin Services Director*]

IV. CONSENT AGENDA

A. Consider Minutes of May 5, 2019 [*Rori Andreason, H.R. Director/City Recorder*]

V. 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 day 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 also posted at the following locations on the date and time as posted above: City Hall Lobby, on the City's website at 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 Council Chambers will be able to hear or see the communication.

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

DATE POSTED: MAY 28, 2020

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



MIDVALE CITY MBA SUMMARY REPORT

Meeting Date: June 2, 2020

ITEM TYPE: Public Hearing

SUBJECT: Public Hearing Regarding the Fiscal Year 2021 Municipal Building Authority Budget

SUBMITTED BY: Kyle Maurer, Administrative Services Director

SUMMARY:

The purpose of this public hearing is to present the proposed FY 2021 budget for the Municipal Building Authority for public discussion prior to adoption on June 16, 2020. The Midvale City Municipal Building Authority's recommended budget is attached.

PLAN COMPLIANCE: N/A

FISCAL IMPACT:

Fiscal impact is included in the attached document.

STAFF'S RECOMMENDATION AND MOTION:

N/A – This is a public hearing. No motion is needed.

Attachments:

Proposed fiscal year 2021 budget.

Municipal Building Authority (MBA)

FUND DESCRIPTION

The MBA issued bonds in October 2012 which provided construction funds of \$7,653,500. Midvale City contributed \$1,506,500 to the MBA from the sale of the former City Hall property (655 W Center St) and the Fire Station at 607 E 7200 S. Contributions from other City funds totaled \$606,800. 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 fiscal year 2015.

Debt service on the MBA bonds is paid by the MBA with lease revenue from other City funds. In 2013, the MBA acquired the building in the City Park and leased it to the Boys & Girls Club. In 2017, the MBA acquired the former Midvale Middle School seminary building on Wasatch St. and leased it to the Community Action Program. Revenue from these leases reduces the annual lease payment required from the General Fund.

BUDGET

Municipal Building Authority						
	Actual FY2018	Actual FY2019	Estimated FY2020	Recommended FY2021	Difference	Percent Change
Revenues:						
Lease Revenue - Boys and Girls Club	70,308	72,308	70,300	70,300	-	0.0%
Lease Revenue - Streetlighting Fund	211,000	211,000	211,000	211,000	-	0.0%
Lease Revenue - Midvale City	76,000	350,300	361,000	363,506	2,506	0.7%
Lease Revenue - Head Start	24,000	22,000	24,000	24,000	-	0.0%
Interest Earnings	11,528	15,310	8,100	7,600	(500)	-6.2%
TOTAL REVENUES	\$ 392,836	\$ 670,918	\$ 674,400	\$ 676,406	\$ 2,006	0.3%
Expenditures:						
Operating						
Professional Services	260	510	600	600	90	0.0%
Debt Service						
Debt Service - Principal	465,000	465,000	475,000	490,000	25,000	3.2%
Debt Service - Interest	214,156	204,856	195,500	185,806	(19,050)	-5.0%
Total Debt Service	679,156	669,856	670,500	675,806	5,950	0.8%
TOTAL EXPENDITURES	\$ 679,416	\$ 670,366	\$ 671,100	\$ 676,406	\$ 6,040	0.8%
NET REVENUES OVER/(UNDER) EXPENDITURES	(286,580)	551	3,300	-	(4,034)	

At a Glance:

Total Budget: \$676,406 | Full-Time Equivalent Employees: 0



MUNICIPAL BUILDING AUTHORITY MEETING
Minutes

Tuesday May 5, 2020
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Chair Robert M. Hale

BOARD MEMBERS:

Board Member Bryant Brown - Excused
Board Member Dustin Gettel
Board Member Quinn Sperry
Board Member Heidi Robinson
Board Member Paul Glover

STAFF: Kane Loader, City Manager; Matt Dahl, Assistant City Manager; Kyle Maurer, Admin Services Director; Nate Rockwood, CD Director; Rori Andreason, H.R. Director/City Recorder; Lisa Garner, City Attorney; Glen Kennedy, Public Works Director; and Juan Rosario, Systems Administrator.

Chair Hale called the meeting to order at 9:36 p.m.

I. GENERAL BUSINESS

A. Roll Call – Board Members Paul Glover, Heidi Robinson, Quinn Sperry, Dustin Gettel were present at roll call. Board Member Bryant Brown was excused.

II. A. PUBLIC COMMENTS

There was no one who desired to speak.

MOTION: Board Member Quinn Sperry **MOVED** to open the public hearing. Board Member Paul Glover **SECONDED** the motion. Chair Hale called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Board Member Dustin Gettel	Aye
Board Member Paul Glover	Aye
Board Member Quinn Sperry	Aye
Board Member Bryant Brown	Excused
Board Member Heidi Robinson	Aye

The motion passed unanimously.

III. PUBLIC HEARING

A. CONSIDER ADOPTION OF THE MIDVALE CITY MUNICIPAL BUILDING AUTHORITY TENTATIVE BUDGET FOR THE FISCAL YEAR

BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021

**ACTION: APPROVE RESOLUTION NO. 2020-01MBA ADOPTING THE
MIDVALE CITY MUNICIPAL BUILDING AUTHORITY TENTATIVE
BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2020
AND ENDING JUNE 30, 2021**

Kyle Maurer said the process of adopting the Fiscal Year 2021 budgets require several steps that you, as Board Members, are required to take.

UCA 10-6-111(1) requires the Budget Officer to present a tentative budget for each fund within the City, including Special Revenue Funds. The budgets must be submitted no later than the first regularly scheduled meeting in May. Staff will update the Board on the revenue estimates and provide a brief overview of the expenditures and highlights or program changes at the meeting.

Staff recommends adopting the attached Tentative Budget for the Midvale City Municipal Building Authority for Fiscal Year 2021.

FISCAL IMPACT:

Budgeted revenues - \$676,406. Budgeted expenditures - \$676,406.

Fund Description

The MBA issued bonds in October 2012 which provided construction funds of \$7,653,500. Midvale City contributed \$1,506,500 to the MBA from the sale of the former City Hall property (655 W Center St) and the Fire Station at 607 E 7200 S. Contributions from other City funds totaled \$606,800. 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 fiscal year 2015.

Debt service on the MBA bonds is paid by the MBA with lease revenue from other City funds. In 2013, the MBA acquired the building in the City Park and leased it to the Boys & Girls Club. In 2017, the MBA acquired the former Midvale Middle School seminary building on Wasatch St. and leased it to the Community Action Program. Revenue from these leases reduces the annual lease payment required from the General Fund.

Municipal Building Authority Proposed FY2021 Budget:

Fund Description

The MBA issued bonds in October 2012 which provided construction funds of \$7,653,500. Midvale City contributed \$1,506,500 to the MBA from the sale of the former City Hall property (655 W Center St) and the Fire Station at 607 E 7200 S. Contributions from other City funds totaled \$606,800. 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 fiscal year 2015. Debt service on the MBA bonds is paid by the MBA with lease revenue from other City funds. In 2013, the MBA acquired the building in the City Park and leased it to the Boys & Girls Club. In

2017, the MBA acquired the former Midvale Middle School seminary building on Wasatch St. and leased it to the Community Action Program. Revenue from these leases reduces the annual lease payment required from the General Fund.

Budget

Revenues:	Actual FY2018	Actual FY2019	Budget FY2020	Estimated FY2020	Recommended FY2021	Difference	Percent Change
Lease Revenue Boys & Girls Club	70,308	72,308	70,300	70,300	70,300	(2,008)	0.0%
Lease Revenue Street lighting Fund	211,000	211,000	211,000	211,000	211,000	0	0.0%
Lease Revenue Midvale City	76,000	350,300	361,000	361,000	363,506	13,206	.07%
Lease Revenue Head Start	24,000	22,000	24,000	24,000	24,000	2,000	0.0%
Interest Earnings	11,528	15,310	8,100	14,000	7,600	(7,710)	-6.2%
Total Revenues	392,836	670,918	674,400	680,300	676,406	5,488	0.3%
Expenditures:							
Operating							
Professional Services	260	510	600	600	600	90	0.0%
Debt Service							
Debt Service Principal	465,000	465,000	475,000	475,000	490,000	25,000	3.2%
Debt Service Interest	214,156	204,856	195,500	195,500	185,806	(19,050)	-5.0%
Total Debt Service	679,156	669,856	670,500	670,500	675,806	5,950	.08%
Total Expenditures	679,416	670,366	671,100	671,100	676,406	6,040	.08%
Net Revenues over/under Expenditures	(286,580)	551	3,300	9,200	-	(1551)	

MOTION: Board Member Dustin Gettel MOVED to close the public hearing. Board Member Paul Glover SECONDED the motion. Chair Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

MOTION: Board Member Quinn Sperry MOVED to approve Resolution No. 2020-01MBA Adopting the Midvale Municipal Building Authority Tentative budget for the Fiscal Year starting July 1, 2020 and ending June 30, 2021. Board Member Heidi Robinson SECONDED the motion. Chair Hale called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Board Member Dustin Gettel	Aye
Board Member Paul Glover	Aye
Board Member Quinn Sperry	Aye
Board Member Bryant Brown	Excused
Board Member Heidi Robinson	Aye

The motion passed unanimously.

IV. CONSENT AGENDA

A. APPROVE MINUTES OF APRIL 21, 2019

B. SET DATE AND TIME [JUNE 2, 2020 AT 7:00 PM] FOR A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE MIDVALE MUNICIPAL BUILDING AUTHORITY BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021

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

Board Member Dustin Gettel	Aye
Board Member Paul Glover	Aye
Board Member Quinn Sperry	Aye
Board Member Bryant Brown	Excused
Board Member Heidi Robinson	Aye

The motion passed unanimously.

V. ADJOURN

MOTION: Board Member Paul Glover MOVED to adjourn the meeting. Board Member Bryant Brown SECONDED the motion. Chair Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at approximately 9:41 p.m.

Rori Andreason, MMC
CITY RECORDER

Approved this 2nd day of June 2020.