



The Regular Electronic Meeting of the West Valley City Municipal Building Authority will be held on Tuesday, May 4, 2021, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed.

Pursuant to Utah Code Ann. § 52-4-207(4), West Valley City has determined that this meeting will be held electronically without an anchor location given the ongoing Novel Coronavirus (COVID-19) pandemic. West Valley City has determined the pandemic presents a substantial risk to the health and safety of those who may be present at an anchor location. This meeting will be held electronically. Members of the press and public are invited to view this meeting live on YouTube at <https://www.youtube.com/user/WVCTV>.

JAKE FITISEMANU, CHAIR
DON CHRISTENSEN, VICE CHAIR

A G E N D A

1. Call to Order- Chair Jake Fitisemanu
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. January 5, 2021(Annual)
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. Resolutions:

- A. 21-01: Adopt a Tentative Budget and Set Forth Proposed Appropriations for the Support of the Municipal Building Authority for the Fiscal Year Commencing July 1, 2021 and Ending June 30, 2022 and Set June 1, 2021 as the Date for the Public Hearing

7. Adjourn

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY ANNUAL MEETING –
JANUARY 5, 2021**

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THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN REGULAR SESSION FOR THE ANNUAL MEETING ON TUESDAY, JANUARY 5, 2021, AT 7:06 P.M. THE MEETING WAS CALLED TO ORDER BY CHAIR LARS NORDFELT.

THIS MEETING WAS HELD ELECTRONICALLY.

THE FOLLOWING MEMBERS WERE PRESENT:

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

ABSENT:

Tom Huynh

STAFF PRESENT:

Wayne T Pyle, Chief Executive Officer
Nichole Camac, Secretary

Steve Pastorik, Acting CED Director/Planning and Zoning 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

APPROVAL OF MINUTES OF REGULAR MEETING HELD JUNE 2, 2020

The Board considered Minutes of the Regular Meeting held June 2, 2020. There were no changes, corrections or deletions.

Ms. Lang moved to approve the Minutes of the Regular Meeting of June 2, 2020. Mr. Buhler seconded the motion.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY ANNUAL MEETING –
JANUARY 5, 2021**

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

ELECT CHAIRPERSON AND VICE CHAIRPERSON FOR 2021

Chairman Nordfelt stated election of a Chairperson and Vice Chairperson for 2021 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 Nordfelt called for a motion.

Ms. Lang moved to elect Jake Fitisemanu as Chair of the Municipal Building Authority for 2021 and Don Christensen as Vice Chair of the Municipal Building Authority for 2021. Mr. Buhler seconded the motion.

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

MOTION TO RECOVENE IN CLOSED SESSION

Upon motion by Mr. Christensen, the Agency/Council reconvened in Closed Session to discuss Pending Litigation and Professional Competency.

THERE BEING NO FURTHER BUSINESS OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, THE ANNUAL MEETING OF TUESDAY, JANUARY 5, 2021, WAS ADJOURNED AT 7:14 PM BY CHAIRMAN NORDFELT.

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 5, 2021.

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, 2021 and ending June 30, 2022.

SYNOPSIS:

This resolution adopts the tentative budget for the Municipal Building Authority of West Valley City for the 2021-2022 fiscal year and sets a date for public comment at a hearing on June 1, 2021.

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 2021-2022

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, 2021 AND ENDING JUNE 30, 2022 AND SETTING JUNE 1, 2021, 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, 2021, and ending June 30, 2022; 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 2021-2022 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, 2021 and ending June 30, 2022 and are hereby adopted as the Tentative Budget for the Municipal Building Authority of West Valley City for the 2021-2022 fiscal year.
2. A public hearing to consider the Tentative Budget shall be held on June 1, 2021, at 6:30 p.m., in the West Valley City Council Chambers located at 3600 Constitution Boulevard, West Valley City, Utah. This hearing may also be conducted electronically. The City Recorder is hereby directed to give notice of said hearing as required by state law.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2021.

MUNICIPAL BUILDING AUTHORITY OF
WEST VALLEY CITY

PRESIDENT

ATTEST:

SECRETARY

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24

REVENUE STATEMENT

	Actual	Actual	Actual	Adopted	Tentative	Percent
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Change
BUILDING AUTHORITY:						
Interest Income	954,645	856,276	402,923	0	0	
Harman Hall Int R & R	354	0	0	0	0	
Maverik Center R & R Earnings	2,576	0	0	0	0	
Shop/Fire DS Reserve	20	0	0	0	0	
Capitalized Interest	0	0	0	1,804,726	0	
Funding Other Sources	0	12,197,609	0	0	0	
Total Revenues	957,595	13,053,885	402,923	1,804,726	0	-100.0%
Appropriation from Fund Balance	0	0	63,157	31,578	0	
Total Revenues	957,595	13,053,885	466,080	1,836,304	0	-100.0%

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24

EXPENDITURE STATEMENT

	Actual	Actual	Actual	Adopted	Tentative	Percent
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Change
BUILDING AUTHORITY:						
Inter-Departmental Transfers-In:						
Capital Reserve-Harman Hall	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	0.0%
Capital Reserve-Maverik Center	(200,000)	(200,000)	(100,000)	(100,000)	(100,000)	0.0%
Capital Reserve (FFC)	(30,000)	(30,000)	(30,000)	(30,000)	(30,000)	0.0%
PW Shop/Stn 75 (GF/DS)	(335,060)	(338,260)	0	0	0	0.0%
Hale Theatre Bond (HCT)	(479,094)	0	0	0	0	0.0%
Fire Station Old 72 Bond (GF)	(306,306)	0	0	0	0	0.0%
MBA S 2016 Fire 71,72,76 (GF)	0	(277,500)	(517,500)	(520,300)	(517,800)	-0.5%
MBA S 2017 (GF)	(83,838)	(82,550)	(1,050,000)	(323,524)	(2,128,250)	557.8%
MBA S 2019 Parks/PW (CRoads)	0	0	(361,250)	(327,512)	0	-100.0%
MBA S 2019 Parks/PW (SW)	0	0	(362,000)	(327,513)	(241,342)	-26.3%
MBA S 2019 Parks/PW (Sanit)	0	(332,800)	0	0	(241,342)	100.0%
MBA S 2019 Parks/PW (GF)	0	0	0	(68,000)	(243,841)	258.6%
Maverik Center Refunding (RDA)	(2,406,900)	(2,409,900)	(2,402,200)	(2,402,400)	(2,401,100)	-0.1%
Subtotal Transfers-In	(3,891,198)	(3,721,010)	(4,872,950)	(4,149,249)	(5,953,675)	43.5%
EXPENDITURES:						
Harman Hall Capital Reserve	33,742	71,384	59,658	50,000	50,000	0.0%
Maverik Center Capital Reserve	188,672	230,009	99,650	100,000	100,000	0.0%
Maverik Center Capital Projects	63,142	63,156	63,156	31,578	0	-100.0%
Fitness Center Capital Reserve	113,111	0	0	30,000	30,000	0.0%
MBA S 2010 Fire Station/PW	332,000	335,200	332,799	0	0	0.0%
MBA S 2016 Hale Ctr Thtr/Fire	785,400	0	0	0	0	0.0%
MBA S 2016 Fire 71, 72 & 76	277,500	277,500	517,500	520,300	517,800	-0.5%
MBA S 2017 Parking, PD & Court	2,362,180	2,274,150	3,862,550	2,125,750	2,125,750	0.0%
MBA S 2019 Parks/PW	0	0	722,473	720,525	724,025	0.5%
MBA S 2016 Maverik Ctr Refund	2,404,400	2,407,400	2,399,700	2,399,900	2,398,600	-0.1%
Bond Issuance Costs/Fees	(21,921)	270,410	42,964	7,500	7,500	0.0%
Transfers Out	244,000	11,832,800	0	0	0	0.0%
Subtotal Expenditures	6,782,225	17,762,009	8,100,450	5,985,553	5,953,675	-0.5%
Total Expenditures	2,891,027	14,040,999	3,227,500	1,836,304	0	-100.0%