



7505 South Holden Street  
Midvale, UT 84047  
(801) 567-7200  
[www.midvalecity.org](http://www.midvalecity.org)

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**MIDVALE CITY MUNICIPAL BUILDING AUTHORITY  
MEETING AGENDA  
June 1, 2021**

**PUBLIC NOTICE IS HEREBY GIVEN** that the **Midvale City Municipal Building Authority** will hold an electronic and in-person meeting on the **1<sup>st</sup> day of June 2021** follows:

**Electronic & In-Person City Council Meeting**

This meeting will be held electronically and in-person. Those choosing to attend the meeting in person will be required to wear a face mask (covering their mouth and nose) and practice social distancing. The City seeks to provide safe options for the public to participate in-person and electronically that comply with state and local regulations, as well as common sense.

The meeting will be broadcast on the following: [www.MidvaleCity.org/YouTube](http://www.MidvaleCity.org/YouTube)

If you would like to provide public comments electronically, please email your comments to [Lmagness@midvale.com](mailto:Lmagness@midvale.com) 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. When commenting, please:

- Limit your comments to 400 words (the equivalent of 3 minutes)
- Include your first and last name • Include your city of residence (optional)
- Include the name of the Agenda item

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**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 comment in person or submit their comment via email to [Lmagness@midvale.com](mailto:Lmagness@midvale.com) 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 HEARINGS**

- A. Receive Public Comment regarding the Midvale Municipal Building Authority FY2022 Final Budget beginning July 1, 2021 and ending June 30, 2022 [*Kyle Maurer, Assistant City Manager*]

**IV. CONSENT AGENDA**

- A. Consider Minutes of May 4, 2021 [*Rori Andreason, H.R. Director/City Recorder*]
- B. Set Date and Time [June 15, 2021 at 7:00 p.m.] for a Public Hearing to Consider Proposed Amendments to the FY2021 Midvale Municipal Building Authority Budget [*Kyle Maurer, Assistant City Manager*]

**V. DISCUSSION ITEM**

- A. Discuss Proposed Amendments to the FY2021 Midvale Municipal Building Authority Budget **[Kyle Maurer, Assistant City Manager]**

**VI. 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](http://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.*

**DATE POSTED: MAY 27, 2021**

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



## **MIDVALE CITY MUNICIPAL BUILDING AUTHORITY BOARD OF DIRECTORS SUMMARY REPORT**

**Meeting Date: June 1, 2021**

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**ITEM TYPE: Public Hearing**

**SUBJECT: Receive Public Comment Regarding the Midvale Municipal Building Authority  
FY2022 Tentative Budget Beginning July 1, 2021 and Ending June 30,  
2022.**

**SUBMITTED BY: Kyle Maurer, Assistant City Manager**

**SUMMARY:**

MBA Board staff has prepared a tentative budget for review. This is an opportunity for the public to give input to the MBA Board regarding the tentative budget.

**PLAN COMPLIANCE: N/A**

**FISCAL IMPACT:**

Budgeted revenues - \$679,006. Budgeted expenditures - \$679,006.

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**STAFF'S RECOMMENDATION AND MOTION:**

N/A – This is an opportunity for the MBA Board to receive public comment on the tentative budget.

**Attachments:**

FY2022 Proposed Tentative 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

| Account Name                              | FY2019           | FY2020           | FY2021 Amended Budget | FY2022 Proposed  | Difference     | % Change  |
|-------------------------------------------|------------------|------------------|-----------------------|------------------|----------------|-----------|
| Interest Income                           | 2,973            | 2,974            | -                     | (800)            | (800)          | 100%      |
| Interest revenue - bond proceeds          | (18,283)         | (14,101)         | (7,600)               | -                | 7,600          | -100%     |
| Lease revenue - B&G Club                  | (72,308)         | (70,308)         | (70,300)              | (70,308)         | (8)            | 0%        |
| Lease revenue - Streetlighting            | (211,000)        | (211,000)        | (211,000)             | (211,000)        | -              | 0%        |
| Lease revenue - City Hall                 | (350,300)        | (361,000)        | (363,506)             | (372,898)        | (9,392)        | 3%        |
| Lease revenue - Head Start                | (22,000)         | (24,000)         | (24,000)              | (24,000)         | -              | 0%        |
| <b>TOTAL REVENUE:</b>                     | <b>(670,918)</b> | <b>(677,435)</b> | <b>(676,406)</b>      | <b>(679,006)</b> | <b>(2,600)</b> | <b>0%</b> |
| Professional Services                     | 510              | 535              | 600                   | 3,100            | 2,500          | 417%      |
| Debt svc - principal                      | 465,000          | 475,000          | 490,000               | 500,000          | 10,000         | 2%        |
| Debt svc - interest                       | 204,856          | 195,456          | 185,806               | 175,906          | (9,900)        | -5%       |
| <b>TOTAL EXPENDITURES:</b>                | <b>670,366</b>   | <b>670,991</b>   | <b>676,406</b>        | <b>679,006</b>   | <b>2,600</b>   | <b>0%</b> |
| <b>REVENUES OVER/(UNDER) EXPENDITURES</b> | <b>\$ 552</b>    | <b>\$ 6,444</b>  | <b>\$ -</b>           | <b>\$ -</b>      | <b>\$ -</b>    |           |

**1** Increase in bond trustee fees.

### At a Glance:

**Total Budget: \$679,006 | Full-Time Equivalent Employees: 0**



**MBA MEETING**  
**Minutes**  
**Tuesday May 4, 2021**

**Council Chambers**  
**7505 South Holden Street**  
**Midvale, Utah 84047**

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**CHAIR:** Robert M. Hale

**BOARD MEMBERS:** Board Member Quinn Sperry  
Board Member Bryant Brown  
Board Member Heidi Robinson  
Board Member Paul Glover  
Board Member Dustin Gettel

**STAFF:** Matt Dahl, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Lisa Garner, City Attorney; Kyle Maurer, Assistant City Manager; Nate Rockwood Community Development Director; Glen Kennedy, Public Works Director; Laura Magness, Communications Director; Cody Hill; RDA Manager; Matt Pierce, IT Director; and Noah Lee, IT Technician.

Chair Hale called the meeting to order at 10:52 p.m.

This meeting will be held electronically and in-person. Those choosing to attend the meeting in person will be required to wear a face mask (covering their mouth and nose) and practice social distancing. The City seeks to provide safe options for the public to participate in-person and electronically that comply with state and local regulations, as well as common sense.

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- Limit your comments to 400 words (the equivalent of 3 minutes)
- Include your first and last name • Include your city of residence (optional)
- Include the name of the Agenda item

**I. GENERAL BUSINESS**

**A. Roll Call** - Board Members Dustin Gettel, Quinn Sperry, Bryant Brown, Heidi Robinson, and Paul Glover were present at roll call.

Public Comments are read into the record by City staff during the “Public Comments” And “Public Hearings” portions of the meeting. City staff will only read into the record the equivalent of three minutes. So, please be concise with your statements. Thank you for your input!

**II. PUBLIC COMMENTS** - There was no one who desired to speak.

**MOTION:** Board Member Quinn Sperry **MOVED** to open the public hearing. The motion was **SECONDED** by Board Member Bryant Brown. Chair Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

**III. PUBLIC HEARINGS**

**A. CONSIDER THE MUNICIPAL BUILDING AUTHORITY OF MIDVALE CITY FY2022 TENTATIVE BUDGET BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022**

Kyle Maurer said the process of adopting the Fiscal Year 2022 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 2022.

**FISCAL IMPACT:**

Budgeted revenues - \$679,006. Budgeted expenditures - \$679,006.

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.

## FY2022 Tentative MBA Budget

- 2013 City Hall/Park/Street Light Bond
- Lease revenue from Boys & Girls Club and Head Start.
- Streetlighting fund pays for streetlight portion of bond.
- Major change - \$2,500 increase for bond trustee fees.

| Account Name                              | FY2021 Amended Budget | FY2022 Proposed  | Difference     | % Change  |
|-------------------------------------------|-----------------------|------------------|----------------|-----------|
| Interest Income                           | -                     | (800)            | (800)          | 100%      |
| Interest revenue - bond proceeds          | (7,600)               | -                | 7,600          | -100%     |
| Lease revenue - B&G Club                  | (70,300)              | (70,308)         | (8)            | 0%        |
| Lease revenue - Streetlighting            | (211,000)             | (211,000)        | -              | 0%        |
| Lease revenue - City Hall                 | (363,506)             | (372,898)        | (9,392)        | 3%        |
| Lease revenue - Head Start                | (24,000)              | (24,000)         | -              | 0%        |
| <b>TOTAL REVENUE:</b>                     | <b>(676,406)</b>      | <b>(679,006)</b> | <b>(2,600)</b> | <b>0%</b> |
| Professional Services                     | 600                   | 3,100            | 2,500          | 417%      |
| Debt svc - principal                      | 490,000               | 500,000          | 10,000         | 2%        |
| Debt svc - interest                       | 185,806               | 175,906          | (9,900)        | -5%       |
| <b>TOTAL EXPENDITURES:</b>                | <b>676,406</b>        | <b>679,006</b>   | <b>2,600</b>   | <b>0%</b> |
| <b>REVENUES OVER/(UNDER) EXPENDITURES</b> |                       |                  |                |           |
|                                           | \$ -                  | \$ -             | \$ -           |           |

**1** Increase in bond trustee fees.

### At a Glance:

**Total Budget: \$679,006 / Full-Time Equivalent Employees: 0**

Chair Hale opened the hearing to public comment. There was no one who desired to speak.

**MOTION:** Board Member Quinn Sperry **MOVED** to close the public hearing. The motion was **SECONDED** by Board Member Bryant Brown. Chair Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

**ACTION:** **ADOPT RESOLUTION NO. 2021-01MBA ADOPTING THE MUNICIPAL BUILDING AUTHORITY FY2022 TENTATIVE BUDGET BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022**

**MOTION:** Board Member Dustin Gettel **MOVED** to Adopt Resolution No. 2021-01MBA Adopting the Tentative Budget for the Midvale City Municipal Building Authority for the fiscal year beginning July 1, 2022 and ending June 30, 2022. The motion was **SECONDED** by Board Member Heidi Robinson. 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 Bryant Brown    **Aye**  
Board Member Dustin Gettel    **Aye**  
Board Member Paul Glover    **Aye**  
Board Member Quinn Sperry    **Aye**  
Board Member Heidi Robinson **Aye**

**The motion passed unanimously.**

**IV. CONSENT AGENDA**

**A. CONSIDER APPROVAL OF THE APRIL 20, 2020 MINUTES**

**B. SET DATE AND TIME [JUNE 1, 2021 AT 7:00 P.M.] FOR A PUBLIC HEARING TO CONSIDER THE MUNICIPAL BUILDING AUTHORITY FY2022 FINAL BUDGET BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022.**

**MOTION: Board Member Quinn Sperry MOVED to approve the consent agenda. The motion was SECONDED by Board Member Bryant Brown. 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 Bryant Brown   | Aye |
| Board Member Dustin Gettel  | Aye |
| Board Member Paul Glover    | Aye |
| Board Member Quinn Sperry   | Aye |
| Board Member Heidi Robinson | Aye |

**The motion passed unanimously.**

**V. ADJOURN**

**MOTION: Board Member Quinn Sperry 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 10:56 p.m.

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**Rori L. Andreason, MMC**  
**City Recorder**

Approved this 1<sup>st</sup> day of June 2021.





## **MIDVALE CITY MUNICIPAL BUILDING AUTHORITY BOARD OF DIRECTORS SUMMARY REPORT**

**Meeting Date: June 1, 2021**

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**ITEM TYPE: Discussion**

**SUBJECT: End of Fiscal Year Budget Amendments for Fiscal Year 2021**

**SUBMITTED BY: Kyle Maurer, Assistant City Manager**

**SUMMARY:**

Staff has identified a number of budget amendments that are needed to ensure good budgeting practices are followed and appropriate financial controls are maintained. The budget amendment involves receiving \$6,500 in additional lease revenue from Midvale City, reducing projected interest income by \$4,500, and increasing professional services by \$2,000.

**PLAN COMPLIANCE: N/A**

**FISCAL IMPACT:**

Budgeted revenues and expenditures will increase by \$2,000.

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**STAFF'S RECOMMENDATION AND MOTION:**

This item is for discussion only. Action on the proposed amendments will occur at a future MBA board meeting.

**Attachments:**

Proposed amendments.

| Midvale City Municipal Building Authority                    |            |                           |               |                    |                      |                                                                                                   |
|--------------------------------------------------------------|------------|---------------------------|---------------|--------------------|----------------------|---------------------------------------------------------------------------------------------------|
| Budget Opening # 1                                           |            |                           |               |                    |                      |                                                                                                   |
| GL Account                                                   | Department | GL Account Description    | FY2021 Budget | Proposed Amendment | 2021 Adjusted Budget | Explanation                                                                                       |
| General Fund                                                 |            |                           |               |                    |                      |                                                                                                   |
| Revenues                                                     |            |                           |               |                    |                      |                                                                                                   |
| 75-3610-100-000                                              | MBA        | Interest Revenue          | 7,600         | (4,500)            | 3,100                | Reduce interest earnings to match actual.                                                         |
| 75-3620-200-000                                              | MBA        | Lease Revenue - City Hall | 363,506       | 6,500              | 370,006              | Increase MBA Lease Revenue charge to fund decrease in interest revenue and professional services. |
| TOTAL PROPOSED REVENUE BUDGET ADJUSTMENTS - MBA              |            |                           | \$ 371,106    | \$ 2,000           | \$ 373,106           |                                                                                                   |
| Expenditures                                                 |            |                           |               |                    |                      |                                                                                                   |
| 75-7500-310-000                                              | MBA        | Professional Services     | 600           | 2,000              | 2,600                | Increase to cover trustee paying agent fees.                                                      |
| TOTAL PROPOSED EXPENDITURE BUDGET ADJUSTMENTS - GENERAL FUND |            |                           | \$ 600        | \$ 2,000           | \$ 2,600             |                                                                                                   |