



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

**MIDVALE CITY MUNICIPAL BUILDING AUTHORITY
MEETING AGENDA
June 15, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the **Midvale City Municipal Building Authority** will hold an electronic and in-person meeting on the **15th 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

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 address the Municipal Building Authority Board at this point by stepping to the microphone and giving his or her name for the record. **Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Governing Body.** Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. Items brought forward to the attention of the Municipal Building Authority Board will be turned over to staff to provide a response outside of the Municipal Building Authority meeting.

III. PUBLIC HEARING

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

ACTION: Approve Resolution No. 2021-04MBA Approving Amendments to the Midvale Municipal Building Authority FY2021 Budget

IV. CONSENT AGENDA

A. Consider Minutes of June 1, 2021 *[Rori Andreason, H.R. Director/City Recorder]*

V. ACTION ITEM

- A. Consider **Resolution No. 2021-05MBA** Approving the FY2022 Midvale Municipal Building Authority Final Budget beginning July 1, 2021, and ending June 30, 2022
[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 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: JUNE 10, 2021

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



MIDVALE CITY MUNICIPAL BUILDING AUTHORITY BOARD OF DIRECTORS SUMMARY REPORT

Meeting Date: June 15, 2021

ITEM TYPE: Action

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.

STAFF'S RECOMMENDATION AND MOTION:

I move we approve Resolution 2021-04MBA, approving amendments to the Midvale Municipal Building Authority FY2021 budget.

Attachments:

Resolution 2021-04MBA.

Proposed amendments.

**MIDVALE CITY MUNICIPAL BUILDING AUTHORITY
RESOLUTION 2021-04MBA**

**A BUDGET APPROPRIATION RESOLUTION OF THE MIDVALE CITY BUILDING
AUTHORITY, AMENDING THE BUDGET OF THE MIDVALE CITY MUNICIPAL BUILDING
AUTHORITY FOR THE FISCAL YEAR ENDING JUNE 30, 2021.**

WHEREAS, Utah State Code, Sections 10-6-109, 10-6-127, and 10-6-128 of the Uniform Fiscal Procedures Act for Utah Cities, requires that increases in appropriations for operating budgets be made by resolution of the governing body; and

WHEREAS, the required public notice was properly published in newspapers of general circulation in Salt Lake County; and

WHEREAS, pursuant to notice, the public hearing was held on the 15th day of June, 2021; and

WHEREAS, in compliance with statutory requirements, the Midvale City Municipal Building Authority amends the revenue and appropriation budgets as detailed on the attached schedule.

NOW THEREFORE BE IT RESOLVED, by the Midvale City Municipal Building Authority, that the above budget amendments be made for the appropriate budgets for the Fiscal Year ending June 30, 2021.

THIS RESOLUTION shall become effective immediately upon passage thereof.

**PASSED AND ADOPTED BY THE MIDVALE CITY MUNICIPAL BUILDING AUTHORITY,
STATE OF UTAH**, this 15th day of June, 2021.

Robert M. Hale
Chief Administrative Officer

Matt Dahl
Executive Director

ATTEST:

Rori L. Andreason, MMC
Secretary

Voting by the Board:

Bryant Brown
Paul Glover
Quinn Sperry
Heidi Robinson
Dustin Gettel

“Aye”

“Nay”

**Midvale City Municipal Building Authority
Budget Opening # 1
Resolution 2021-04MBA**

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	



MUNICIPAL BUILDING AUTHORITY MEETING

Minutes

Tuesday June 1, 2021

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

CHAIR: Robert M. Hale

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

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

Chair Hale called the meeting to order at 8:57 p.m.

Chair Hale said This meeting will be an electronic meeting, without a physical location pursuant to Utah Code 52-4-207, as amended by HB 5002. I, Mayor Robert Hale, as Chair of Redevelopment Agency, hereby make the determination that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based upon the fact that the City is unable to ensure compliance with the guidelines and public health protocols mandated by the state's current risk phase.

I. GENERAL BUSINESS

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

Chair Hale stated that this is the portion of the agenda that allows any person to express ideas, concerns, comments, or issues. If you would like to comment on a Public Hearing item, you will be allotted time during the Public Hearings portion of the meeting. This meeting will be an electronic meeting, without a physical location pursuant to Utah Code 52-4-207, as amended by HB 5002. I, Mayor Robert Hale, as Chair of Midvale City Council, hereby make the determination that conducting the meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based upon the fact that the City is unable

to ensure compliance with the guidelines and public health protocols mandated by the state's current risk phase.

Email your public comment to Laura Magness at Lmagness@midvale.com. 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 so City staff know when you want your public comment to be read into the record.

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 were no public comments.

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

III. PUBLIC HEARING

A. RECEIVE PUBLIC COMMENT REGARDING THE MIDVALE MUNICIPAL BUILDING AUTHORITY FY2022 FINAL BUDGET BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022

Kyle Maurer said 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.

Chair Hale opened the hearing to public comment. There were no public comments.

MOTION: Board Member Quinn Sperry **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.

IV. CONSENT AGENDA

A. CONSIDER APPROVAL OF THE May 4, 2021 MINUTES

B. SET DATE AND TIME [JUNE 15, 2021 AT 7:00 P.M.] FOR A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE FY2021 MIDVALE MUNICIPAL BUILDING AUTHORITY BUDGET

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. DISCUSSION ITEM

A. DISCUSS PROPOSED AMENDMENTS TO THE FY2021 MIDVALE MUNICIPAL BUILDING AUTHORITY BUDGET

Kyle Maurer said 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.

MBA Fund Proposed Adjustments

- **Decrease budgeted interest revenue \$4,500 (from \$7,600 to \$3,100).**
- **Increase paying agent/bond trustee fees \$2,000 (from \$600 to \$2,600).**
- **Offset – MBA Lease Payment From General Fund \$6,500.**

VI. ADJOURN

MOTION: Board Member Paul Glover **MOVED** to adjourn the meeting. Board Member Quinn Sperry **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 9:01 p.m.

Rori L. Andreason, MMC
City Recorder

Approved this 15th day of June 2021.



MIDVALE CITY MUNICIPAL BUILDING AUTHORITY BOARD OF DIRECTORS SUMMARY REPORT

Meeting Date: June 15, 2021

ITEM TYPE: Action

**SUBJECT: Resolution 2021-05MBA, Adopting the Fiscal Year 2022 Final Budget for the
Municipal Building Authority of Midvale City**

SUBMITTED BY: Kyle Maurer, Assistant City Manager

SUMMARY:

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. We presented tentative budgets for the MBA on May 4, 2021, which were adopted by the MBA Board. A public hearing was also held on that night for the tentative budget.

An additional public hearing was held on June 1, 2021.

A Resolution adopting the final budget for the MBA is hereby presented for your consideration on Tuesday, June 15, 2021.

PLAN COMPLIANCE: N/A

FISCAL IMPACT:

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

STAFF'S RECOMMENDATION AND MOTION:

Staff recommends approval of Resolution 2021-05MBA.

I move that we adopt Resolution 2021-05MBA, adopting the Fiscal Year 2022 Budget for the Midvale City Municipal Building Authority for the fiscal year ending June 30, 2022.

Attachments:

Resolution 2021-05MBA

Midvale City Municipal Building Authority Proposed Final Budget for Fiscal Year 2022.

**THE MUNICIPAL BUILDING AUTHORITY
OF MIDVALE CITY, UTAH
RESOLUTION NO. 2021-05MBA**

**A RESOLUTION ADOPTING THE BUDGET FOR THE MUNICIPAL BUILDING
AUTHORITY OF MIDVALE CITY, UTAH, FOR THE FISCAL YEAR ENDING JUNE 30,
2022.**

WHEREAS, the Municipal Building Authority of Midvale City, Utah, has been created and operates in accordance with the procedures and subject to the limitations of the Utah Municipal Building Authority Act, Title 17a, Chapter 3, Part 9, Utah Code Annotated 1953, as amended, in order to accomplish the purposes for which the City exists; and

WHEREAS, the Municipal Building Authority is organized not for gain but for purely civic, benevolent, charitable and philanthropic purposes; and

WHEREAS, the Board of Directors has the authority and responsibility to establish a budget for the Municipal Building Authority.

NOW, THEREFORE BE IT RESOLVED BY THE MUNICIPAL BUILDING AUTHORITY OF MIDVALE CITY, UTAH:

SECTION ONE: That the Municipal Building Authority budget for the fiscal year ending June 30, 2022, is hereby adopted as proposed in the attached exhibit.

SECTION TWO: That the Budget Officer is hereby directed to certify and file a copy of the final budget for each fund on the State provided forms, with the Auditor of the State of Utah within thirty (30) days after adoption.

SECTION THREE: That upon the final adoption, the budgets shall be in effect for the budget year and subject to later amendment as provided by law.

SECTION FOUR: That a certified copy of the adopted final budget shall be filed in the office of the City Recorder, 7505 S. Holden Street, Midvale, Utah and shall be available to the public during regular business hours. The adopted budget will also be posted and made available to the public on the City's website, www.midvalecity.org.

SECTION FIVE: That this Resolution shall become effective immediately upon the passage thereof.

PASSED AND ADOPTED BY THE MUNICIPAL BUILDING AUTHORITY OF MIDVALE CITY, UTAH, this 16th day of June, 2021.

Robert M. Hale, Chairperson

BUDGET OFFICER CERTIFICATION:

Matt Dahl, Budget Officer

ATTEST:

Rori L. Andreason, MMC, Midvale City Recorder

Voting by the Board	Aye	Nay
Board Member Quinn Sperry	_____	_____
Board Member Dustin Gettel	_____	_____
Board Member Paul Glover	_____	_____
Board Member Heidi Robinson	_____	_____
Board Member Bryant Brown	_____	_____

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

Fund 75 - Municipal Building Authority Fund Detail						
Account Name	FY2019	FY2020	FY2021 Estimated	FY2022 Proposed	Difference	% Change
Interest Income	\$ (2,973)	\$ (2,974)	\$ -	\$ 800	\$ 800	100%
Interest revenue - bond proceeds	18,283	14,101	3,100	-	(3,100)	-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	370,006	372,898	2,892	1%
Lease revenue - Head Start	22,000	24,000	24,000	24,000	-	0%
TOTAL REVENUE:	670,918	677,435	678,406	679,006	600	0%
Professional Services	510	535	2,600	3,100	500	19%
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%
TOTAL EXPENDITURES:	670,366	670,991	678,406	679,006	600	0%
REVENUES OVER/(UNDER) EXPENDITURES	\$ 552	\$ 6,444	\$ -	\$ -	\$ -	

1 Increase in bond trustee fees.

At a Glance:

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