



The Regular Electronic Meeting of the West Valley City Building Authority will be held on Tuesday, May 2, 2023, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend in person or view this meeting live on YouTube at <https://www.youtube.com/user/WVCTV>.

WILLIAM WHETSTONE, CHAIR
SCOTT HARMON, VICE CHAIR

A G E N D A

1. Call to Order
2. Opening Ceremony
3. Roll Call
4. Approval of Minutes:
 - A. April 4, 2023
5. Report of Chief Executive Officer
6. Resolutions:
 - A. 23-02: Adopt a Tentative Budget and Set Forth Proposed Appropriations for the Support of the Municipal Building Authority for the Fiscal Year Commencing July 1, 2023 and Ending June 30, 2024 and Set June 6, 2023 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 THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING –
APRIL 4, 2023**

-1-

THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY MET IN REGULAR SESSION ON TUESDAY, APRIL 4, 2022, AT 7:23 P.M. IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS ALSO HELD ELECTRONICALLY VIA ZOOM. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN WILLIAM WHETSTONE.

THE FOLLOWING MEMBERS WERE PRESENT:

William Whetstone, Chair
Jake Fitisemanu
Scott Harmon
Tom Huynh
Don Christensen
Lars Nordfelt
Karen Lang

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder (*electronically*)
Nicole Cottle, Assistant City Manager/ General Counsel
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Lehman, Acting CED Director
Layne Morris, CPD Director
Dan Johnson, Public Works Director
Nancy Day, Parks and Recreation Director
John Flores, HR Director (*electronically*)
Mark Nord, RDA Director
Sam Johnson, Strategic Communications Director (*electronically*)
Ken Cushing, IT (*electronically*)

APPROVAL OF MINUTES OF ANNUAL MEETING HELD JANUARY 3, 2023

The Board considered Minutes of the Annual Meeting held January 3, 2023. There were no changes, corrections or deletions.

Mr. Harmon moved to approve the Minutes of the Annual Meeting held January 3, 2023.
Mr. Huynh seconded the motion.

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING –
APRIL 4, 2023**

-2-

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

PUBLIC HEARINGS

A. ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2022-2023 BUDGET

Wayne Pyle informed a public hearing had been advertised for the Regular Municipal Building Authority Meeting scheduled April 4, 2023, in order for the Authority to hear and consider public comments regarding re-opening the FY 2022-2023 Budget.

Written documentation previously provided to the City Council included information as follows:

A Public Notice was posted March 23, 2023, in public view at City Hall, the Family Fitness Center and UCCC; also, posted on the Public Notice Website and West Valley City's Website. Notice was given that a public hearing is to be held April 4, 2023, at 6:30 p.m., West Valley City Hall, 3600 Constitution Blvd., West Valley City, Utah.

Chairman Whetstone opened the Public Hearing. There being no one to speak in favor or opposition, Chairman Whetstone closed the Public Hearing.

ACTION: CONSIDER RESOLUTION 23-01, AMEND THE BUDGET OF WEST VALLEY CITY MUNICIPAL BUILDING AUTHORITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023 TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS

The Municipal Building Authority previously held a public hearing regarding proposed Resolution 23-01 that would amend the budget of West Valley City Municipal Building Authority for the fiscal year beginning July 1, 2022 and ending June 30, 2023 to reflect changes in the budget from increased revenues and authorize the disbursement of funds.

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

Ms. Lang moved to approve Resolution 23-01.

Mr. Christensen seconded the motion.

A roll call vote was taken:

**MINUTES OF THE MUNICIPAL BUILDING AUTHORITY REGULAR MEETING –
APRIL 4, 2023**

-3-

Mr. Fitisemanu	Yes
Mr. Harmon	Yes
Mr. Huynh	Yes
Ms. Lang	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Chair Whetstone	Yes

Unanimous.

MOTION TO ADJOURN

Upon motion by Ms. Lang, all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, APRIL 4, 2023, WAS ADJOURNED AT 7:26 PM. BY CHAIRMAN HARMON.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the Municipal Building Authority of West Valley City held Tuesday, April 4, 2023.

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, 2023, and ending June 30, 2024.

SYNOPSIS:

This resolution adopts the tentative budget for the Municipal Building Authority of West Valley City for the 2023-2024 fiscal year and sets a date for public comment at a hearing on June 6, 2023.

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 2023-2024

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, 2023 AND ENDING JUNE 30, 2024 AND SETTING JUNE 6, 2023, 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, 2023, and ending June 30, 2024; 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 2023-2024 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, 2023 and ending June 30, 2024 and are hereby adopted as the Tentative Budget for the Municipal Building Authority of West Valley City for the 2023-2024 fiscal year.
2. A public hearing to consider the Tentative Budget shall be held on June 6, 2023, 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 _____, 2023.

MUNICIPAL BUILDING AUTHORITY OF
WEST VALLEY CITY

PRESIDENT

ATTEST:

SECRETARY

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
REVENUE STATEMENT

	Actual 2019-2020	Actual 2020-2021	Actual 2021-2022	Adpoted 2022-2023	Tentative 2023-2024	Percent Change
BUILDING AUTHORITY:						
Misc. Revenue	0	0	21,750	0	0	
Interest Income	402,923	35,884	21,691	0	0	
Funding Other Sources	0	0	5,681,213	0	0	
Total Revenues	402,923	35,884	5,724,654	0	0	0.0%
Total Revenues	402,923	35,884	5,724,654	0	0	0.0%

WEST VALLEY CITY BUILDING AUTHORITY - FUND 24
EXPENDITURE STATEMENT

	Actual 2019-2020	Actual 2020-2021	Actual 2021-2022	Adpoted 2022-2023	Tentative 2023-2024	Percent Change
BUILDING AUTHORITY:						
Inter-Departmental Transfers-In:						
Capital Reserve-Theater	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	
Capital Reserve-Arena	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)	
Capital Reserve (FFC)	(30,000)	(30,000)	(30,000)	(30,000)	(30,000)	
MBA S 2016 Fire 71,72,76 (GF)	(517,500)	(520,300)	(517,800)	(517,600)	(524,500)	
MBA S 2017 (GF)	(1,050,000)	(323,524)	(2,128,250)	(3,323,250)	(3,325,450)	
MBA S 2019 Parks/PW (CRoads)	(361,250)	(327,512)	(241,342)	(256,411)	(267,867)	
MBA S 2019 Parks/PW (SW)	(362,000)	(327,513)	(241,342)	(256,411)	(267,867)	
MBA S 2019 Parks/PW (GF)	0	(68,000)	(243,841)	(211,454)	(220,791)	
MBA S 2022-Courts Reno	0	0	0	0	(382,500)	
Maverik Center Refunding (RDA)	(2,402,200)	(2,402,400)	(2,401,100)	(2,400,700)	(2,375,000)	
Subtotal Transfers-In	(4,872,950)	(4,149,249)	(5,953,675)	(7,145,826)	(7,543,975)	5.6%
EXPENDITURES:						
Theater Capital Reserve	59,658	8,306	2,332	50,000	50,000	
Arena Capital Reserve	99,650	35,950	0	100,000	100,000	
Arena Capital Projects	63,156	31,578	0	0	0	
Fitness Center Capital Reserve	0	0	0	30,000	30,000	
MBA S 2010 Fire Station/PW	332,799	0	0	0	0	
MBA S 2016 Fire 71, 72 & 76	517,500	516,125	517,800	517,600	522,000	
MBA S 2017 Parking, PD & Court	3,862,550	2,125,750	2,125,750	3,320,750	3,322,950	
MBA S 2019 Parks/PW	722,473	720,525	724,025	721,776	754,025	
MBA S 2022-Courts Reno	0	0	0	0	380,000	
MBA S 2016 Arena Refund	2,399,700	2,404,075	2,398,600	2,398,200	2,375,000	
Bond Issuance Costs/Fees	42,964	50,964	154,083	7,500	10,000	
Transfers Out	0	0	0	0	0	
Subtotal Expenditures	8,100,450	5,893,273	5,922,590	7,145,826	7,543,975	5.6%
Total Expenditures	3,227,500	1,744,024	(31,085)	0	0	0.0%