



Cedar City Housing Authority
Board of Commissioners
Board Meeting
Thursday, August 22, 2024
364 South 100 East
12:00 noon

The Cedar City Housing Authority Board of Commissioners held a board meeting on Thursday, August 22, 2024, in their office at Mountain View Suites located at 364 South 100 East, at 12:00 noon. Those in attendance were Chairperson Margaret Miller and Commissioners Larry Pendleton, Georgia Beth Thompson, Commissioners Cal Robinson and Janeen Rasmusson. Also, in attendance were Executive Director, Heidi Miller and attorney, Jim Jensen.

Opening

The opening was given by Commissioner Georgia Beth Thompson.

Minutes

Minutes of the meeting held on May 23, 2024 were reviewed. A motion was made by Commissioner Pendleton to approve the minutes, the motion was seconded by Commissioner Robinson, then voted and passed unanimously.

Client Spotlight

Mrs. Miller informed the Board that the spotlight this month was the story of a local homeless client. This client had been in and out of the foster care system in Cedar City since a young age. At the age of 14, he decided to run away and never returned home. He stayed on Cedar Mountain during the summer and most of the winter. When it got too cold, he would return to the Cedar City or St. George area to spend as little time as possible in local shelters. Once the weather started to warm up, he would return to the mountain. He continued to live on Cedar Mountain for nearly 20 years. He says he found a deep cave that helped him stay warm during the coldest months. Finally, his age and health issues prompted him to apply for housing. He came to the office often during the summer months to check on his application. When he reached the top of the waiting list during the month of October, he was happy to have a warm place of his own. However, the following summer he decided that he wanted to go back to his old campsite to spend some time. While he was away, things on the mountain had changed, new property owners had installed fencing and trespassing signs. In an effort to avoid trespassing, he attempted to scale a steep cliff near his campsite. While doing this, he fell nearly 100 feet to the rocks below. Amazingly, he survived. He was rescued by search teams and air lifted to the hospital. After his release, he was grateful to have his own apartment. Although he visits the mountain often during the summer months, he is always happy to come home.

Last Meeting Follow-Up

Community Development Block Grant - Purchase

Mrs. Miller informed the Board that she had found a place to purchase with the remaining \$92,000 in CDBG funding. The new property was in the Countryside Terrace Subdivision, near the Cedar City Hospital. The Housing Authority owns another property in this complex. Mrs. Miller informed the Board that the appraised value given was lower than the asking price but the seller had agreed to it. Mrs. Miller will work to get the environmental completed and approved and move forward with the purchase.

Community Development Block Grant (CDBG)--Application

Mrs. Miller informed the Board that the final application for a new CDBG grant had been submitted. She anticipated that the final application would be approved by September. Mrs. Miller informed the Board that the CDBG program has been instrumental in increasing the number of units owned by the Cedar City Housing Authority. These units house moderate-income families and have worked out great for families over the low-income limits but unable to afford market rate rents. These three-bedroom townhomes are currently being rented for \$850 per month.

Duplex settlement problem

Mrs. Miller informed the Board she had not heard back from any of the local contractors that she or the Board members had reached out to. Therefore, she moved forward with the proposal from Superior Foundation Repair. Mrs. Miller said that she was impressed with the process. She visited another site where homes were being lifted to see the process. Once the holes are dug and equipment in place the buildings are slowly lifted. The slow lifting process insured that doors, windows, siding and bricks were not damaged. Commissioner Pendleton inquired about the number of the pillars or helicals on each side. Mrs. Miller said there were two on the west side and three on the north side of the building. Upon completion of lifting, all interior doors and windows open and close properly. Exterior bricks, siding and soffit slid back into place nicely. Mrs. Miller mentioned that as they dug near the foundation on the west side of the building they found two feet of concrete. Apparently there was an attempt to lift it in the past by digging a large hole and filling with cement. Removing nearly two feet of concrete took longer than they had anticipated. Mrs. Miller agreed to pay the extra labor involved in this removal. She encouraged any board members interested in seeing the building or other work done by Superior Foundation to let her know.

2025 Budget

The 2024-25 budget was reviewed. All major differences from previous year's budget were discussed.

- Projected rent for the Triplex was decreased because the small one-bedroom home would no longer be rented. This home was built in the 1900 and does not meet current standards.
- Project income for the Fields and Countryside Terrace increased because additional units were being purchased.
- Revenue and expenses for the CDBG program were moved to a different line on the budget. Projected funding decreased over last year. This decrease reflects the newly awarded grant amount.
- Interest income increased due to rising interest rates.

- Interest earned on the notes payable was reduced because a note was paid in full.
- Grant income was eliminated from the budget this year. Administrative grants are rarely available now. Grant funding has changed and is most often tied to specific project costs, not administration.
- PORT 15 funding exceeded budget. Funding from PORT 15 School Trust Land agreement is sporadic and unpredictable, therefore it is not included in annual budgets.
- Projected health insurance, property insurance and Utah State Retirement increased as a result of rate changes.

Section 8 program expenses not included in the annual budget were reviewed.

In addition, Mrs. Miller requested that an \$90,000 expenditure be approved as match funding for the new CDBG funding. Funds approved would be spent, in addition to the \$150,000 grant for the purchase of low-income housing.

There was a brief discussion about this small home and what would need to be updated to meet current standards so that it could be occupied. Mrs. Miller reported the problems she was aware of--the rear of the house was settling, the electrical system was partial plugs or fuses, the windows in the basement were not large enough for anyone to climb out, and the plumbing lines may be leaking. Mrs. Miller said she would check into options. Commissioner Pendleton mentioned that it could have asbestos that would require a permit to remove, if demolition was involved.

There was a brief discussion about the PORT 15 funding. As property is sold in this development, a portion of that income was supposed to be put into affordable housing programs. The Housing Authority receives an annual payment from Cedar City for the PORT 15 project. Commissioner Thompson suggested that Mrs. Miller work with the city attorney to better understand the Housing Authority portion of funding and when it can be expected.

Commissioner Thompson made a motion to approve the 2024-25 budget as presented. The motion was seconded by Commissioner Robinson, then voted and passed unanimously.

Other Business

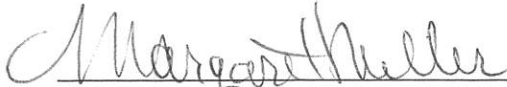
Commissioner Thompson inquired about the status of the box truck. Mrs. Miller said the box truck had been purchased. New batteries were installed and the air conditioner was fixed. Wes thinks it's going to be perfect for what is needed.

Mrs. Miller reminded board members that the next meeting was scheduled for November 14, 2024.

Adjourn

With no other business, a motion to adjourn was made by Commissioner Thompson and seconded by Commissioner Pendleton, then voted and passed unanimously.

IN WITNESS THEREOF, the minutes of the above meeting were approved and signed by the following Commissioners on the 14th day of November, 2024.


Chairperson Margaret Miller


Commissioner Georgia Beth Thompson


Commissioner Cal Robinson


Commissioner Janeen Rasmusson

Commissioner Larry Pendleton