

**BEAVER HOUSING AUTHORITY
BOARD MEETING MINUTES
September 9, 2025**

Board Members

Von Christiansen
Max Crandall
Brent Blackner

Others

Jason Scheuer – Executive Director
Eva Osorio- Program Lead
Licia Barkdull- Administrative Assistant

The meeting began at 12:08pm

Chairman Von Christiansen welcomed everyone. Commissioner Brent Blackner offered a verse. Roll call - Von Christiansen (aye), Brent Blackner (aye), Max Crandall (aye).

Commissioner Max Crandall made a motion to approve the board meeting minutes as sent. Commissioner Brent Blackner seconded the motion. All were in favor. Commissioner Brent Blackner made a motion to approve the bills as presented. Commissioner Max Crandall seconded the motion. All were in favor.

Administrative Plan-Housing Choice Voucher & Mainstream Voucher (Section-8): Commissioner Brent Blackner made a motion to approve the resolution as presented. Commissioner Max Crandall seconded the motion. All were in favor.

ACOP (Admission and Continued Occupancy Policy) Public Housing- Commissioner Max Crandall made a motion to approve the resolution as presented. Commissioner Brent Blackner seconded the motion. All were in favor.

Beaver Housing Authority Personnel Policy- Commissioner Brent Blackner made a motion to approve the resolution as presented. Commissioner Max Crandall seconded the motion. All were in favor.

Beaver Housing Authority Procurement Policy- Commissioner Max Crandall made a motion to approve the resolution as presented. Commissioner Brent Blackner seconded the motion. All were in favor.

Beaver Housing Authority Bylaws - Commissioner Brent Blackner made a motion to approve the resolution as presented. Commissioner Max Crandall seconded the motion. All were in favor.

Crown @ Beaver City II Dissolution on LLC- Commissioner Max Crandall made a motion to approve the dissolution of the LLC. Commissioner Brent Blackner seconded the motion. All were in favor.

Crown @ Beaver County Dissolution on LLC- Commissioner Brent Blackner made a motion to approve the dissolution of the LLC. Commissioner Max Crandall seconded the motion. All were in favor.

Executive Director Jason Scheuer gave the updates on BHA programs. Public Housing is full. USDA- Country Village- has one vacancy. Beaver Meadows has one vacancy with a tenant already lined up

for lease signing. In Development -The Cook home in Milford Ut, tenants are in the process of moving out. Aspen #5 – BHA has the legal authority to remove all personal property due to eviction and abandonment. For Aspen 8 and 9, the tenant decided not to pursue an appeal and has chosen to leave voluntarily. Today marked the final day for him to remove his belongings. The White house is undergoing remodeling and already has a tenant lined up; it is expected to be ready for occupancy in about two weeks. Meanwhile, the PT home has been cleaned and is ready for new tenants, and calls are being made to potential applicants to schedule viewings. Section-8 is full. There are 28 vouchers: 23 Mainstream Voucher and 5 Housing Choice Vouchers. Beaver Housing Authority is working with HUD to secure additional funding to front-load more vouchers and expand availability.

Chairman Von Christiansen inquired about the current waiting period for Country Village and Beaver Meadows. Executive Director Jason Scheuer responded that the wait is typically six months to a year, explaining that this is due to program requirements and the difficulty of always matching the right applicant to the available units. Chairman Von Christiansen then asked whether, if new developments were undertaken within the next year, the units could be filled quickly. Executive Director Jason Scheuer assured him that the demand is strong enough to support rapid occupancy. He added that he is actively exploring various grants to assist with different phases of development, while also reviewing the development account as a potential funding source. As existing loans are paid off, significant cash flow will be freed, enabling the Beaver Housing Authority to self-fund many projects without relying heavily on outside entities such as Utah Housing, which imposes restrictions on tenant eligibility and guidelines. He emphasized that BHA remains committed to its mission of providing affordable housing, often renting units below fair market value. Chairman Von Christiansen also expressed interest in examining the potential costs of constructing a new development modeled after Public Housing, like the Hilltop property. In response, Executive Director Jason Scheuer noted that BHA currently holds 2.5 acres in Milford, approximately six lots in the Mountain Shadow subdivision, and some land north of Beaver Meadows. Beaver Housing Authority is considering purchasing additional acreage. By completing the five UIB loans and implementing rent increases, he explained, cash flow for development projects will further improve.

Chairman Von Christiansen adjourns the meeting at 12:45 pm.