

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

**Board Members**

Von Christiansen  
David Moore  
Ginger McMullin  
Max Crandall

**Others**

Jason Scheuer – Executive Director

The meeting began at 12:05pm

Chairman Von Christiansen welcomed everyone. Executive Director Jason Scheuer offered a thought. Roll call - Von Christiansen (aye), Max Crandall (aye), David Moore (aye), Ginger McMullin (aye). Board Member Max Crandall made a motion to approve the board meeting minutes as sent. Board member Ginger McMullin seconded the motion. All were in favor.

Executive Director Jason Scheuer gave the updates on BHA programs:

- **Public Housing:** One vacancy- Tenant moved out during Thanksgiving weekend and already have a tenant lined up and should have the apartment ready to move in by January 1<sup>st</sup>.
- **USDA:** One vacancy- Country Village #3-Already have a tenant lined up and scheduled to move on January 1<sup>st</sup>.
- **Beaver Meadows:** One vacancy- Townhome 702 is being worked from an eviction and is scheduled to be finished soon. A tenant already is lined up to move on January 1<sup>st</sup>.
- **Crowns:** 8 Programs-Full
- **Development:** Aspen# 8 & 9 are open and being remodeled from a previous eviction. Aspen#9 is almost done with the remodel and up to code with the County and has a tenant already lined up to move in. Aspen#8 will get started once #9 is completely done. Milford Plaza #12 is vacant but already have a tenant lined up and reading to move January 1<sup>st</sup>.
- **Section-8:** Full-There are 27 vouchers: 22 Mainstream Voucher and 5 Housing Choice Vouchers. A meeting is scheduled with HUD tomorrow to discuss the possibility of issuing more vouchers.

In other business:

- **PTIF:** In 2017, something happens with the State Auditor's office's new software program that they did internally, and they unregistered Beaver Housing Authority as an entity with the State of Utah Lieutenant governor's office. Executive Director Jason Scheuer is resubmitting all the documents requested to re-register Beaver Housing Authority. USDA representative confirmed with Executive Director Jason Scheuer that the Reserve money can be transferred to PTIF to gain interest. There is also a plan in place where 3 separate accounts will be open and based them on the program.
- **Duplex and Hilltop Project Update:** All properties discussed are scheduled to be surveyed this week. Upon completion, the survey information will be provided to Executive Director Jason Scheuer, who will forward the materials to the engineers and architects for preliminary design review. The engineering team has requested directions on whether duplex or triplex configurations should be evaluated. The Executive Director has directed that both duplex and triplex concepts be developed and bid.

Executive Director met with a representative from Zion Bank to discuss financing options related to Beaver Housing Authority's existing loans and potential new projects. Zion Bank outlined the ability to utilize bond financing as an alternative to traditional loans, with an estimated interest rate of 4.5%. It's a 3% less interest rate than what UIB offers. It was also talked about funding for the new projects. Funding

options for upcoming development projects were also discussed. Once Beaver Housing Authority receives finalized project cost estimates and financial projections, staff will evaluate available financing structures and determine feasible next steps.

Chairman Von Christensen questioned UIB Docusign documents and board member Ginger McMullin confirmed that he needs to go into UIB and sign.

Chairman Von Christiansen adjourns the meeting at 12:20 pm.