



Cedar City Housing Authority
Board of Commissioners
Board Meeting
Thursday, August 28, 2025
364 South 100 East
12:00 noon

The Cedar City Housing Authority Board of Commissioners held a board meeting on Thursday, August 28, 2025, in their office at Mountain View Suites located at 364 South 100 East, at 12:00 noon. Those in attendance were Chairperson Margaret Miller, Commissioners Georgia Beth Thompson, Cal Robinson, and Larry Pendleton. Commissioner Janeen Rasmusson was excused. Also, in attendance were Executive Director, Heidi Miller and attorney, Jim Jensen.

Opening

The opening was given by Larry Pendleton.

Minutes

Minutes of the meeting held on June 26, 2025, were reviewed. Commissioner Thompson made a motion to approve the minutes. The motion was seconded by Commissioner Pendleton and passed unanimously.

Client Spotlight

For the spotlight, Mrs. Miller shared that Mountain View Suites is a wonderful place to live, and the tenants have created a strong sense of community. Many residents do not have family nearby or receive few, if any, visits, so they truly look after one another. While occasional disagreements arise, the tenants continue to support each other. One tenant, in particular, has dementia and needs help with many daily tasks. The other tenants step in whenever needed, allowing her to live independently. Despite her challenges, she remains cheerful and grateful each day, often expressing excitement simply to be alive and to call Mountain View Suites home.

Last Meeting Follow-Up

New Purchase

Mrs. Miller reminded the Board that, during the last meeting when the budget was reviewed, it was determined that there were sufficient reserve funds and that she should start looking for additional housing units to purchase. As part of Cedar City's affordable housing plan, the City committed to investing in housing units using the funds received from PORT 15 and RDA.

Mrs. Miller reported that she had researched the 4-plex near Turn Community Services mentioned in the last meeting. It had since been taken off the market. Before the listing was removed, she had made a list of likely repairs for a building of that age and felt the asking price of \$895,000 was very high given the potential for extensive repairs.

Mrs. Miller said she had also been looking at townhomes currently listed. The Housing Authority owns 5 townhomes in the Cedar Park subdivision, 2 in the Countryside Terrace subdivision, and 3 in the Fields subdivision. She asked if the Board had strong preferences about purchasing more in any of these subdivisions or if they would prefer a different location. Commissioner Thompson asked whether any of the units had stairs or a bedroom on the ground floor and if there was a need for such units. Mrs. Miller said there is a need for ground-level units, but they are hard to find. Commissioner Thompson also asked about finding a small duplex or multifamily property with ground-level units. Mrs. Miller said she would like to do that, but such properties are rare and may not always align with funding opportunities. She said she would continue to look. There was a short discussion about the convenience of having units close together, the amenities and HOA fees, the year built, and necessary repairs at each complex. Commissioner Pendleton mentioned that a garage would be ideal since parking areas are generally small and inadequate. He said the most important factors to consider are parking, need, and maintenance.

A motion was made by Commissioner Pendleton that Mrs. Miller move forward with a purchase at her discretion, considering all the items discussed. The motion was seconded by Commissioner Thompson and passed unanimously.

Mrs. Miller also mentioned a vacant piece of land near TURN Community Services. The Housing Authority has worked closely with TURN for many years. If it were possible to purchase property near their office, it would be very beneficial for their clients. The land is currently listed at \$250,000 for 0.3 acres. At this time, it did not seem like a good investment, but she will watch the listing.

Mrs. Miller will continue to monitor the 4-plex that had been listed at \$825,000 but has since been taken off the market. It would be a good property to own, but given the age and required repairs, the price seemed high.

Playground

Mrs. Miller reminded the Board that the Housing Authority had received a \$62,500 grant from State Bank of Southern Utah to purchase playground equipment for the Cedar Garden Villa apartment complex. She had been in discussions with GameTime Playgrounds and learned that GameTime offers matching grants if purchased during the winter season. If the matching funds are awarded, there may be enough funding to also upgrade the playground at Cedar Park Apartments. Mrs. Miller requested that the Board thank any State Bank Board members for the grant if they have the opportunity.

Other Business

Mrs. Miller informed the Board that State Bank of Southern Utah had reached out to the Housing Authority about the number of checks deposited each month. They suggested the Housing Authority rent a check scanner from them and scan the checks in-house rather than bringing

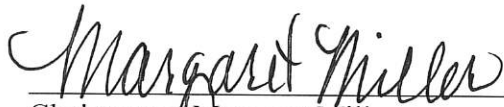
them to the bank. They are coming next week to train the staff. Commissioner Robinson said that his office uses a check scanner from State Bank and it works out great.

Mrs. Miller said the final item she wanted to mention is that Ironwood Apartments is being sold. This complex currently has some very low rental-assisted units. It would be great if the Housing Authority were able to purchase these apartments and maintain the rental assistance. She will be checking further and report back to the Board.

Adjourn

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

IN WITNESS THEREOF, the minutes of the above meeting were approved and signed by the following Commissioners on the 17th day of December, 2025.


Chairperson Margaret Miller


Commissioner Georgia Beth Thompson


Commissioner Cal Robinson

Commissioner Janeen Rasmusson


Commissioner Larry Pendleton