



Cedar City Housing Authority
Board of Commissioners
Board Meeting
Thursday, February 26, 2026
364 South 100 East
12:00 noon

The Cedar City Housing Authority Board of Commissioners held a board meeting on Thursday, February 26, 2026, 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, Larry Pendleton and Janeen Rasmusson. Also, in attendance were Executive Director, Heidi Miller, attorney, Jim Jensen and Maintenance person, Wes Peterson.

Opening

The opening was given by Commissioner Pendleton.

Minutes

Minutes of the meeting held on December 17, 2025, were reviewed. Commissioner Pendleton made a motion to approve the minutes. The motion was seconded by Commissioner Thompson and passed unanimously.

Last Meeting Follow-Up

New Purchase

Mrs. Miller noted that, for Cedar City to maintain compliance with its state-approved Affordable Housing Plan, the Housing Authority needed to acquire at least one affordable unit by June 2026. It was determined during the annual budget meeting that there are sufficient reserves to allow for the purchase of additional affordable housing units while maintaining adequate reserve levels.

Mrs. Miller thanked the Board for their responses to her email requesting approval to purchase four units and a shed located in the Nichols Canyon area. She reported that, since that time, she and Wes Peterson have inspected the property on several occasions. During these inspections, they found signs of structural settlement, including visible cracking and sloping floors present in all units. Mrs. Miller expressed concern that these issues could indicate a more significant underlying problem or that extensive repairs may have to be performed and noted the need for a qualified professional with building expertise to provide further guidance.

Mrs. Miller reached out to Commissioner Pendleton for his assistance. Commissioner Pendleton provided a brief overview of the observed conditions, noting areas of settlement as well as heaving floors. He also discussed the surrounding streets—Nichols Canyon to the south and

Wedgewood Lane to the east—and the potential impact of water runoff on the property. The Board discussed possible mitigation measures, including the installation of additional landscaping and a retaining wall along the frontage and corner of the lot to help divert rainwater away from the structures. It was noted that one unit had an interior floor with approximately one inch of heaving. After reviewing the list of repairs and renovations, it was anticipated costs could run over \$100,000. Following the discussion, it was determined that the level of maintenance and repair required would likely exceed the capacity of the Housing Authority's current maintenance staff and may necessitate hiring an outside contractor to oversee the work.

Mrs. Miller also noted that all units are currently occupied and that tenants are unlikely to relocate voluntarily, as current rental rates are below market levels. She further explained that the scope of the necessary renovations would be extensive and would require tenants to vacate their units for at least a portion of the work. As a result, the Housing Authority would be responsible for providing temporary housing during the renovation period. This would also add to the cost of repairs.

A preliminary list of repairs was reviewed. After considerable discussion, the Board expressed concerns regarding the overall feasibility of the project given the \$1,100,000 asking price.

While the inclusion of a large shed was noted as a potential benefit—particularly from a maintenance and storage perspective, as explained by Mr. Peterson—the Board agreed that the broader maintenance demands presented a more significant concern.

Mrs. Miller concluded by expressing her appreciation to Commissioner Pendleton and Wes Peterson for their time and expertise in inspecting the property and assisting in obtaining repair estimates.

New Build

Mrs. Miller reported that she had identified an alternative option that may be a more suitable option for the Housing Authority. Newly constructed units of similar size without stairs that are currently available with an asking price of \$315,000 per unit. Mrs. Miller expressed the need for a single-level design. The Housing Authority currently has very few units with ground-level entrances and no interior stairs. These types of units are especially important for elderly clients and those with mobility issues. She suggested that investing in new construction may be a more prudent option, particularly as these units include a builder's warranty of at least one year. These units are located on 2360 North, west of I-15, in a rapidly growing residential area. After a brief discussion regarding the location, amenities, the builder, and the benefit of single-level design with no stairs, the Board reached a consensus to move forward with the purchase of the newly constructed units.

A motion was made by Commissioner Thompson to authorize the use of up to \$1,200,000 for the purchase of four units or two twin homes. The motion was seconded by Commissioner Pendleton and passed unanimously. Mrs. Miller said she would reach out to the Real Estate Agent and move forward with this new build.

Playground

Mrs. Miller thanked Commissioner Robinson for recommending the local playground company. The playground equipment has been ordered, and installation is expected to begin within the next few weeks. The grant awarded from State Bank of Southern Utah provided sufficient funding to install playgrounds at two locations, rather than just one.

Other Business

No additional business was brought before the board.

Adjourn

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

IN WITNESS THEREOF, the minutes of the above meeting were approved and signed by the following Commissioners on the 26th day of March, 2026.


Chairperson Margaret Miller


Commissioner Georgia Beth Thompson


Commissioner Cal Robinson


Commissioner Janeen Rasmusson


Commissioner Larry Pendleton