



**Board of County Commissioners - Staff Report**

**Meeting Date:** February 6, 2024  
**Submitting Dept:** Public Works

**Presenter:** Heather Overholser  
**Subject:** Consideration of Acceptance of Stilson Transit Center (BUILD Grant Component 1A) Lot 7 parcel conveyance to Teton County, WY from the Jackson Hole Mountain Resort

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**Statement / Purpose:** To accept the deed for Lot 7 of Stilson Park Subdivision, as amended, from Jackson Hole Mountain Resort Corporation (JHMR) for the Stilson Transit Center component of the Teton Mobility Corridor Improvements (TCMI) Project funded by the BUILD Grant.

**Background / Description (Pros & Cons):** Teton County, Wyoming is the direct recipient of a \$25M federal BUILD (Better Utilizing Investments to Leverage Development) Transportation grant from the U.S. Department of Transportation (USDOT) managed by the Federal Transit Administration (FTA) for the Teton Mobility Corridor Improvements (TMCI) project. The TMCI project is composed of 13 project components located in the Greater Yellowstone Region of Idaho and Wyoming, spanning over 30 miles from Driggs, ID to Jackson, WY through the Teton mountain range.

A key element of the BUILD Grant Component Project 1A (construction of the Stilson Transit Center and parking lot is the conveyance of 5.4 acres of land at Stilson Park (Lot 7)) to Teton County from JHMR, a BUILD Grant project partner. Due to the federal funding, the transfer must comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601 et seq.) (Uniform Act) and its associated regulations (49 CFR Part 24), which require an offer of just compensation for property and/or property rights based on fair market value as determined by a certified appraisal that complies with federal requirements. The appraised value is part of the local match required under the BUILD Grant award terms. The deed conveying the property to the County contains a covenant prohibiting discrimination, which is required for land acquired for federal projects.

The executed deed will be recorded in the land records after the Final Plat for Stilson Subdivision Amended is recorded, which was approved by the Board on September 5, 2023.

**Stakeholder Analysis & Involvement:** The landowner/grantor was engaged by the BUILD project team regarding this conveyance to the County subject to the required covenant.

**Fiscal Impact:** There is no negative fiscal impact to Teton County as the parcel conveyance is being conducted as an in-kind donation of real property from JHMR to Teton County.

**Staff Impact:** None

**Legal Review:** A. Moore

**Staff Input / Recommendation:** Staff recommends approval and acceptance of title to Lot 7 Stilson Park Subdivision Amended with the required nondiscrimination covenant as set forth in the Warranty Deed and as an in-kind donation of real property from the Jackson Hole Mountain Resort to Teton County for the development of the Stilson Transit Center.

**Attachments:** Warranty Deed from JHMR to Teton County for Lot 7 of Stilson Park



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**Suggested Motion:** I move to approve and accept title of Lot 7 Stilson Park Subdivision Amended with the required nondiscrimination covenant as set forth in the Warranty Deed and as an in-kind donation of real property from the Jackson Hole Mountain Resort to Teton County for the development of the Stilson Transit Center.

**WARRANTY DEED**

Jackson Hole Mountain Resort Corporation, a Wyoming corporation, of Teton County, Wyoming, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS AND WARRANTS to Teton County, Wyoming, an established and duly organized county of the State of Wyoming, whose address is P.O. Box 1727 Jackson, Wyoming, 83001, GRANTEE, all right, title and interest now owned or hereafter acquired in and to the following described real estate situated in Teton County, Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to--wit:

**Lot 7 of the Stilson Park Subdivision Amended according to that plat reordered \_\_\_\_\_, 2024 in the office of the Teton County Clerk, Teton County, Wyoming as Plat No. \_\_\_\_\_ .**

Together with and including all oil, gas, and other mineral rights owned by Grantor, and all other appurtenances and hereditaments thereto belonging. Subject to taxes and all covenants, conditions, restrictions, easements, and rights-of-way of sight and/or record.

PIDN: \_\_\_\_\_

The Grantee covenants for itself, its heirs, successors, and assigns and every successor in interest to the property hereby conveyed, or any part thereof, that the said Grantee and such heirs, successors, and assigns shall not discriminate upon the basis of race, creed, color, religion, sex, disability, age, or national origin in the use, occupancy, sale, or lease of the property, or in their employment practices conducted thereon. This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit; nor shall it apply with respect to religion to premises used primarily for religious purposes. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the property hereby conveyed and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

**>>>> SIGNATURE ON FOLLOWING PAGES <<<<<**

WITNESS the due execution and delivery of this Warranty Deed this \_\_\_\_ day of \_\_\_\_\_, 2024.

Jackson Hole Mountain Resort Corporation,  
a Wyoming corporation,

\_\_\_\_\_  
Mary Kate Buckley, President

STATE OF WYOMING     )  
  ) ss.  
COUNTY OF TETON     )

Mary Kate Buckley, President of Jackson Hole Mountain Resort Corporation, a Wyoming corporation, under the authority and on behalf of said corporation as its free act and deed acknowledged the foregoing Warranty Deed before me on this \_\_\_\_ day of \_\_\_\_\_, 2024.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

{Seal}

My Commission Expires: \_\_\_\_\_

Acknowledgment of Covenant

Grantee, Teton County, Wyoming, acknowledges conveyance of the above-described property subject to the covenant assuring non-discrimination as required for real property acquired, used, and/or managed in a federal project using federal financial assistance.  
*See FTA Circular 5010.1E (Rev.2, July 16, 2018).*

TETON COUNTY, WYOMING

\_\_\_\_\_  
Luther Propst, Chair  
Teton County Board of County Commissioners

ATTEST:

\_\_\_\_\_  
Maureen E. Murphy,  
Teton County Clerk