

Jackson/Teton County Housing Authority
Regular Meeting
January 5, 2022
Board of County Commission Chambers, and Zoom

1. Call to Order

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to Order on January 5, 2022, at 2:01 P.M both in person at the Board of County Commission Chambers, and via Zoom. Attendees were Estela Torres, Justin Henry, Anne Kent Droppert, Housing Manager, Stacy Stoker, and Housing Director April Norton.

2. Pronouncement of Quorum

All members were in attendance. A quorum was declared.

3. Public Comment

No Public Comment.

4. Approval of Meeting Minutes

Estela Torres moved to approve the meeting minutes for December's Regular Meeting, Justin Henry seconded. The motion passed unanimously.

5. Review of October Financials

The Board reviewed the November Financials and had no questions. No action was taken.

6. Millward HOA Update

A staff report was provided, staff recommendation was for this item to be put on the February agenda to give everyone time to review. No action was taken.

7. Schedule of meetings 2022

A schedule of meeting dates for 2022 was provided. No action was taken.

8. Election of Officers

Estela Torres moved to keep the officers' positions as is, Justin Henry seconded. The motion passes unanimously. Anne Kent Droppert, Chair; Estela Torres, Vice Chair; Justin Henry, Clerk

9. Preservation Program

Three applications were presented for approval. The applicants were Jason Bruni & Marisa Laugen, James Wilder & Hannah Voorhes; and Erick Garcia Ramos. Staff indicated that they were all qualified for the Workforce Program. Estela Torres moved to approve the applications as presented in the staff report as pre-qualified for the Preservation Program, Justin Henry seconded. The motion passed unanimously.

11. Matters from Staff

Matters from Staff was moved to the next item since the Hearing didn't begin until 2:30 PM and there was time. There were no matters from staff.

12. Matters from Board

Matters from Board was moved to the next item since the Hearing didn't begin until 2:30 PM and there was time. There were no matters from Board.

13. Hearing


A hearing was held to consider an appeal to the Housing Authority Board concerning a decision made by the Housing Department Manager on a request for exception. The request for exception concerned an applicant who left Teton County for five years to attend school. They requested to be able to use the years they were working in Teton County prior to leaving for school for entries in the drawing. The Housing Manager denied the request because it was not a unique situation beyond the control of the applicant and not addressed in the Housing Rules and Regulations. The Housing Authority Board upheld the Housing Manager's Decision.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

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Stacy A Stoker 5/6/2022
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Approved by the Board of Housing Authority Commissioners as evidenced by their signatures below:

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Anne Kent Droppert
DocuSigned by:
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Estela Torres, Vice Chair
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Justin Henry, Clerk Date

Jackson/Teton County Housing Authority
Regular Meeting
February 2, 2022
Board of County Commission Chambers, and Zoom

1. Call to Order

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to Order on February 2, 2022, at 2:08 P.M via Zoom. Attendees were Annie Kent Droppert, Justin Henry, Housing Manager, Stacy Stoker, and Housing Director April Norton.

2. Pronouncement of Quorum

Two out of three members were present. A quorum was declared.

3. Public Comment

No Public Comment.

4. Approval of Meeting Minutes

Justin Henry moved to approve the meeting minutes for January's Regular Meeting, Annie Droppert seconded. The motion passed unanimously.

5. Review of December Financials

The Board reviewed the December Financials and had no questions. No action was taken.

6. Satisfaction and Discharge of Mortgage for 758 Wind River Lane

Staff indicated that the owner of 758 Wind River Lane had paid back the loan provided by the Housing Authority to finance the roof repair costs assessed by the HOA. The board considered a document releasing the mortgage that had been recorded on the property. Justin Henry moved to approve the Satisfaction and Discharge of Mortgage for 758 Wind River Lane. Annie Seconded. The motion passed unanimously.

7. Findings of Fact Conclusions of Law – Hayden Exception Appeal Hearing

Abigail Moore, Deputy County Attorney submitted Findings of Fact Conclusion of Law regarding the Housing Authority Board's decision at the Hayden Exception Appeal Hearing. Justin Henry made a motion to approve the Findings of Fact Conclusions of Law. Annie Droppert seconded. The motion passed unanimously.

8. Calico/Roadhouse Restaurant Request to Connect to Water/Sewer Line owned by JTCHA

The board considered the request from Calico Restaurant and Roadhouse Restaurant to connect to the water main servicing Millward Redevelopment and owned by JTCHA. A brief discussion ensued. Justin Henry moved to approve the request with the condition that a \$5,000 fee be charged to recapture expenses to install the water main. Annie Droppert seconded. The motion passed unanimously.

9. Millward Draft CCRs Review

The board reviewed the draft Millward CCRs (Rules and Regulations). The board suggested the following changes:

Paragraph 6: Trailers should be defined.

Paragraph 11.a: Maintenance should be clarified. Does it include painting

Paragraph 11.c: Snow Removal: May want to change "professional snow removal company" to anyone who provides snow removal services.

Paragraph 12. Define Campers

Paragraph 14. Kayaks conflict with the boat rules. How many kayaks are allowed?

Decks and Patios: Require approval by Housing Department. Building Permits should be required.

No Action was taken.

11. Matters from Staff

No matters from staff.

12. Matters from Board

No matters from the board.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

DocuSigned by:

Stacy A Stoker

5/9/2022

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Approved by the Board of Housing Authority Commissioners as evidenced by their signatures below:

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5/9/2022

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Anne Kent Droppert

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Estela Torres

5/9/2022

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Estela Torres, Vice Chair

DocuSigned by:

Justin Henry

Date

5/9/2022

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Justin Henry, Clerk

Date

Jackson/Teton County Housing Authority
Regular Meeting
March 2, 2022
Board of County Commission Chambers, and Zoom

1. Call to Order

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to Order on March 2, 2022, at 2:00 P.M via Zoom. Attendees were Annie Kent Droppert, Estela Torres, Justin Henry, Housing Manager, Stacy Stoker, and Housing Director April Norton.

2. Pronouncement of Quorum

All members were in attendance. A quorum was declared.

3. Public Comment

No Public Comment.

4. Approval of Meeting Minutes

Estella Torres moved to approve the meeting minutes for February's Regular Meeting with a change to the minutes removing Estella Torres from being present and to approve the February 16 Special Meeting Minutes as presented, Justin Henry seconded. The motion passed unanimously.

5. Review of January Financials

The Board reviewed the December Financials and had no questions. No action was taken.

6. Matters from Staff

Stacy Stoker explained that the May meeting will be longer and to expect a couple of hours to discuss the Housing Rules and Regulations update.

7. Matters from Board

a. Annie asked a question about the forced sale of 4163 Melody Ranch Drive. April Norton provided an explanation.

b. Estela asked about adding rentals to the Preservation Program. April Norton provided an explanation.

c. Estela asked about progress on the sale of the Broadway building.

8. Adjourn

Meeting was adjourned at 2:08 pm.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

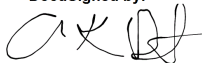
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Stacy A Stoker

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5/6/2022

Approved by the Board of Housing Authority Commissioners as evidenced by their signatures below:

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5/6/2022

Anne Kent Droppert

DocuSigned by:

Estela Torres

5/6/2022

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Estela Torres, Vice Chair

Date

DocuSigned by:

Justin Henry

5/6/2022

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Justin Henry, Clerk

Date

Jackson/Teton County Housing Authority
Regular Meeting
April 6, 2022
Board of County Commission Chambers, and Zoom

1. Call to Order

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to Order on April 6, 2022, at 2:00 P.M via Zoom. Attendees were Annie Kent Droppert, Justin Henry, and Housing Manager, Stacy Stoker.

2. Pronouncement of Quorum

Two out of three members were in attendance. A quorum was declared.

3. Public Comment

No Public Comment.

4. Approval of Meeting Minutes

Justin made the motion to approve the meeting minutes from March 2nd and Annie seconded. The motion passed unanimously.

5. Review of February Financials

The Board reviewed the February Financials and had no questions. No action was taken.

6. Matters from Staff

Stacy Stoker asked to schedule a special meeting in May or end of May for the Housing Authority budget approval, she explained that she doesn't want to bring this up to the May meeting because it will be longer due to the Housing Rules and Regulations update. Annie and Justin requested to keep it on the May Regular Meeting.

7. Matters from Board

There were no matters from the board.

8. Adjourn

Annie made the motion to adjourned at 2:03 pm.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

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Stacy A Stoker 5/6/2022
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Approved by the Board of Housing Authority Commissioners as evidenced by their signatures below:

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AKD 5/6/2022

A51CA71E6395471...
Annie Kent Droppert

DocuSigned by:
Justin Henry 5/6/2022

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Justin Henry, Board Clerk

Date 4/6/2022

Jackson/Teton County Housing Authority
Regular Meeting
May 4, 2022
Board of County Commission Chambers

1. Call to Order

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to Order on May 4, 2022, at 2:00 P.M via Zoom. Attendees were Annie Kent Droppert, Estela Torres, Justin Henry, April Norton, Housing Department Director, Stacy Stoker, Housing Manager, and Abigail Moore, Deputy County Attorney

2. Pronouncement of Quorum

The three board members were in attendance. A quorum was declared.

3. Public Comment

No Public Comment.

4. Approval of Meeting Minutes

Estela made the motion to approve the meeting minutes from April 6th regular meeting and Justin seconded. The motion passed unanimously.

5. Review of March Financials

The Board reviewed the March Financials and had no questions. No action was taken.

6. Fiscal Year 2022/2023 Housing Authority Budget

Annie moved to the discussion of the Rules and Regulations and requested that the Housing Authority budget approval be moved to the next regular meeting in June. Estela made the motion to move the Housing Authority Budget to the June regular meeting. Justin seconded. The motion passed unanimously.

7. Critical Services Providers

Two Critical Service Providers Organization Applications were reviewed by the Board. The first was for the Teton Village Fire Department. They were seeking to add the position of Firefighter, Fire Officer and Fire Chief as approved Critical Services Provider positions. The second was for the Teton Village Water and Sewage District who was seeking to approve the positions of Director of Public Works, Responsible Charge Operator and Plant Operator. Estela moved to approve both organizations' requests, and Justin seconded. The motion passed unanimously.

8. Jackson/Teton County Housing Department Rules and Regulations Update

The Board reviewed the eleven policy questions and staff analysis as presented by staff.

Question 1. How should the Housing Department perform compliance on restricted rental units?

After staff presentation, the Board discussed Question 1.

Public comment

Public comment was received by Steve Meadows and Ed Krajtsky.

The board asked that legal look further into the constitutionality of employers asking for tax returns and bank statements.

Estela moved to approve staff recommendations Justin seconded. The motion passed unanimously.

Question 2.A. Should the current rule requiring a minimum of 75% of a household's total gross income be earned from a Local Business be changed?

After presentation by staff, the Board discussed Questions 2.A.

No public comment.

Estela moved to approve the Status Quo for Question 2.A. Justin seconded; motion passed unanimously.

Question 2.B. Should the definition of Household be changed for the Workforce Program?

After presentation by staff, the Board discussed Question 2.B

No public comment

Estela moved to approve the Staff Recommendations for Question 2.B. Justin seconded. The motion passed unanimously.

Question 2.C. Should Accessory Residencial Unit (ARUs) that are secondary to non-residential uses ("Commercial") continue to be included in the Workforce Housing Program?

After explanation by staff, the Board discusses Question 2.C.

No public comment

Estela moved to approve staff recommendation for Question 2.C. Justin seconded. The motion passed unanimously.

Question 2.D. Should co-signors or guarantors be allowed on loans for Workforce Ownership Units?

After staff presentation, the Board discussed Question 2.D.

No public comment

Estela moved to approve staff recommendation for Question 2.D. Justin seconded. The motion passed unanimously.

Question 3.A. Should the Town of Jackson Business License be eliminated as a method to verify a business is physically located in Teton County.

After staff presentation, the Board discussed Question 3.A.

No public comment

Estela moved to approve the staff recommendation for Question 3.A. Justin seconded. The motion passed unanimously.

Question 3.B. Should a part C be added that allows Private Residencies to qualify if they have one employee that's required to be physically located in Teton County, Wyoming to perform their job?

After staff presentation, the Board discussed Question 3.B.

No public comment

Estela moved to approve staff recommendation for Question 3.B. Justin seconded. The motion passed unanimously.

Question 4. Should HOAs consisting of both restricted and market units be limited on the amount they can charge for dues and special assessments on restricted units?

After staff presentation, the Board discussed Question 4.

No public comment

Estela moved to approve staff recommendation for Question 4. Justin seconded; motion passed unanimously.

Question 5.A. Should the definition of full-time employment be changed?

After staff presentation, the Board discussed Question 5.A.

No public comment

Estela moves to approve staff recommendation for Question 5.A. Justin seconded. The motion passed unanimously.

Question 5.B. Should the number of adults in the household required to work be changed?

After staff presentation, the Board discussed Question 5.B.

No public comment

Estela moved to approve status quo on this question. Justin seconded. The motion passed unanimously.

Question 5.C. Should the period a household is allowed to have interruption of employment be changed?

After staff presentation, the Board discussed Question 5.C.

No public comment

Estela moved to change the allowed interruption of employment for education to a maximum of five years and to allow anyone who's educational program is longer than 5 years to be allowed to enter the Weighted Drawing immediately upon their return. Justin seconded. The motion passed unanimously.

Question 6.A. How should rental income from a rental property be calculated?

After staff presentation, the Board discussed Question 6.A.

No public comment

Estela moved to approve staff recommendation on Question 6.A. Justin seconded. The motion passed unanimously.

Question 6.B. What qualifies as Local vs. Non-Local income?

After staff presentation, the Board discussed Question 6.B.

No public comment

Estela moved to approve staff recommendation for Question 6.B but to keep child support as non-local income. Justin seconded. The motion passed unanimously.

Question 7. Should special consideration be given in the Weighted Drawing for individuals who graduated from High School and/or were born and raised in Teton County?

After staff presentation, the Board discussed Question 7.

No public comment

Estela moved to approve staff recommendation for Question 7. Justin seconded. The motion passed unanimously.

Question 8. How much should an owner of an Affordable Housing Unit be allowed to charge for rent when they are away on an approved leave of absence.

After staff presentation, the Board discussed Question 8.

No public comment

Estela moved to approve staff recommendation for Question 8. Justin seconded. The motion passed unanimously.

Question 9. Should the rule prohibiting ownership of residential real estate within 150-mile radius of Teton County be changed?

After staff presentation, the Board discussed Question 9.

No public comment

Estela moved to approve staff recommendation on Question 9. Justin seconded. The motion passed unanimously.

Question 10. Should Central Wyoming College (CWC) Students or other students attending college qualify to rent restricted housing units?

After staff presentation, the Board discussed Question 10.

No public comment

Estela moved to approve staff recommendation for Question 10. Justin seconded. The motion passed unanimously.

Question 11. Should the Livability Standards require that all appliances in restricted units be energy efficient?

After staff presentation, the Board discussed Question 11.

No public comment

Estela moved to approve staff recommendation for Question 11. Justin seconded. The motion passed unanimously.

9. Matters from Staff

April Norton informs the board that this is going to go to the board and the council on June 13th during a special JIM meeting with recommendations.

10. Matters from Board

Estela has some questions about why the Meetings are no posted on the website anymore, the last one was posted in January. Stacy explains that the Housing Department was short staffed and that is probably the reason. April explains that they can be added to the email list, and we will send the notice with the links for the meeting.

Annie made the motion to adjourn at 4:35 pm.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

DocuSigned by:

Stacy Stoker

6/16/2022

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Approved by the Board of Housing Authority Commissioners as evidenced by their signatures below:

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Anne Kent Droppert

6/15/2022

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Anne Kent Droppert,

DocuSigned by:

Estela Torres

6/15/2022

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Estela Torres, Vice Chair

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Justin Henry

6/15/2022

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Justin Henry, Board Clerk

Date 5/4/2022

Jackson/Teton County Housing Authority
Regular Meeting
June 1, 2022
Board of County Commission Chambers, and Zoom

1. Call to Order

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to Order on June 1, 2022, at 2:00 P.M via Zoom. Attendees were Annie Kent Droppert, Estela Torres, Justin Henry, and Housing Manager, Stacy Stoker.

2. Pronouncement of Quorum

All three board members were in attendance. A quorum was declared.

3. Public Comment

No Public Comment.

4. Approval of Meeting Minutes

Estela made the motion to approve the meeting minutes from May 4th 2022 regular meeting. Justin seconded. The motion passed unanimously.

5. Review of April Financials

The Board reviewed the April Financials and had no questions. No action was taken.

6. 2023 Housing Authority Budget

Notable Items are discussed, and the staff pointed out that the property taxes from the Grove had doubled this year. After staff provided more information to the County Assessor, staff was able to reduce the taxes down to \$10,000.00. The staff also discussed the SPET funds and tracking; she informed the board that at the next meeting a spread sheet will be provided to explain more details about this matter. Staff also answered questions about the START bus passes for Millward Redevelopment.

Motion: Estela moved to approve the Fiscal year 21-22, Justin seconded. The motion passed unanimously.

7. Critical Services Provider Applications

a. Jackson Hole Airport

The board and staff discussed the application and the staff recommended to deny the application.

Motion: Estela moved to approve the Critical Services Provider application for the Airport and Justin seconded. The motion failed unanimously.

8. Housing Authority Purchase of Unit 47 Millward Redevelopment

The board had some questions about the sale price and the staff explained about the Maximum sale price and to reclassify the unit in the 50 to 80% Income Range.

Motion: Estela moved to approve the purchase of Unit 47 Millward Redevelopment for the maximum price as calculated by staff, Justin seconded. The motion passed unanimously.

9. Matters from Staff

Staff asked the board if they would be interested in a training for Roberts Rules of Order. The board was interested in taking the training. Staff will work on getting the training scheduled.

10. Matters from the Board

The board had some questions about the legal team doing research about the issue brought up in public comment during the Housing Rules and Regulations discussion concerning Compliance and employers requesting personal information from their tenants. Legal indicated that they have no concerns about this being unconstitutional as it is a typical requirement in all government subsidized programs.

11. Adjourn

The board made the motion to adjourned at 2:21 pm.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

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Stacy A Stoker
7/18/2023
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Approved by the Board of Housing Authority Commissioners as evidenced by their signatures below:

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Anne Kent Droppert
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Anne Kent Droppert

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Estela Torres
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Estela Torres

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Justin Henry
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Justin Henry, Board Clerk

Date 6/1/2022

Jackson/Teton County Housing Authority
Regular Meeting
July 13, 2022
Board of County Commission Chambers, and Zoom

1. Call to Order

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to Order on July 13, 2022, at 2:05 P.M via Zoom. Attendees were Annie Kent Droppert, Estela Torres, Justin Henry, April Norton Housing Director and Housing Manager, Stacy Stoker.

2.-Pronouncement of Quorum

All three board members were in attendance. A quorum was declared.

3.-Public Comment

No Public Comment.

4.-Approval of Meeting Minutes

Annie made the motion to approve the meeting minutes from June 1st 2022, regular meeting. Justin seconded. The motion passed unanimously.

5.-Review of Financials and Staff Update

The Board reviewed the May Financials and had no questions. No action was taken.

6.- SPET Tracking

The board reviewed information about SPET funds, they asked some questions and April Norton explained that the funds will be used for 2 future projects.

7.- Grove Unit 206- Potential Non-renewal

The board and the staff discussed the key issues about the lease.

Estela made motion to approve staff recommendation for the Grove Unit 206 Potential Non-renewal to option 2 indicating that if tenants are qualified give them month to month lease. Justin seconded. The motion passed unanimously.

8.-Critical Services Application St. John's Health

The board and the staff reviewed the CSP application for St. John's Health.

Motion 1. Estela made motion to approve the changes for the CSP position list for Saint John's Health, Justin seconded. Justin seconded. The motion passed unanimously.

Motion 2. Estela moved to approve for the positions of CRNA and Radiographer as CSP positions with the clarifications that Radiographer is on call for MCI events. Justin seconded. The motion passed unanimously.

9.- Lease Renewal- Healing Waters

The board and staff discussed the lease renewal. Board had questions about whether it is necessary in the amendment to include a provision that identifies what the new rental amount will be. Staff mentioned they don't have a rental analysis yet, still waiting for an answer. Board and Staff modified the

Motion. Annie moved to approve the lease renewal for Healing Waters as presented by the staff with the recommended changed to the four amendment to include a rental clause based on the rental market analysis once received. Justin seconded. The motion passed unanimously

10.- Pacific Communities Potential Sale of Snow King Apartments

The board discussed the item with the staff. And it was decided to table the item to the next meeting.

Estela moved to make a motion to table item number 10 Pacific Communities Potential Sale of Snow King Apartments. Justin Seconded. The motion passed unanimously.

11.- Special Restriction for 574 E Kelly Avenue.

Board and staff discussed this item and they had no questions or anything to add.

Estela made a motion to approve the Amendment and Restatement Special Restriction for Affordable Ownership Housing located at 574 E. Kelly Ave, Jackson Wyoming. Justin seconded. The motion passed unanimously.

12.- Housing Preservation Program

a. Thomas and Alexandria Basore

The board and the staff discussed the item.

Estela moved to approve Thomas and Alexandria Basore as a Prequalified household under the Housing Preservation Program. Justin seconded. The motion passed unanimously.

13.- Matters from Staff.

There were no matters from the staff.

14.- Matters from Board.


The board asked if there was a housing tour and staff informed that the tour was postponed to September.

15.- Adjourn

Annie made motion to adjourned at 2:28 pm.


Respectfully Submitted:

Stacy A. Stoker, Housing Manager

DocuSigned by:

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8/21/2022

Approved by the Board of Housing Authority Commissioners as evidenced by their signatures below:

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Justin Henry, Board Clerk 8/18/2022

Jackson/Teton County Housing Authority
Regular Meeting
August 12, 2022
Zoom

1. Call to Order

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to Order on August 12, 2022, at 2:11 P.M via Zoom. Attendees were Annie Kent Droppert, Estela Torres, Justin Henry, April Norton, Housing Director and Housing Manager, Stacy Stoker .

2.-Pronouncement of Quorum

All three board members were in attendance. A quorum was declared.

3.-Public Comment

No Public Comment.

4.-Approval of Meeting Minutes

Estela Torres made the motion to approve the meeting minutes from July 13 2022, regular meeting. Justin Henry seconded. The motion passed unanimously.

5.-Review of Financials and Staff Update

The Board reviewed the June Financials and had no questions. No action was taken.

6.- Snow King Apartments- Assignment of Loan

The board discussed the matter and Estela Torres made motion to approve the Assignment of the Snow King Apartments Loan in the amount of \$270,000.00 to Black Cat Ventures, LLC with the condition that Black Cat Ventures, LLC is approved to assume the Freddie Mac Loan and only at the time of closing of the purchase of Snow King Apartments by Black Cat Ventures, LLC. Justin Henry seconded. The motion passed unanimously.

7.- Lease renewal- Healing Waters

The board and the staff discuss the rental rate.

There was Public Comment from Charity Brunner, the tenant who expressed a desire for the board to give the least amount of rent possible.

Estela Torres made motion to approve an adjusted rental rate for Unit 105 of The Grove of \$3,912.50 per month first payment of is due January 1st. 2023. Justin Henry seconded. The motion passed unanimously.

8. Housing Preservation Program

a. Jennifer Givens

The board and the staff discussed Jennifer Givens Housing Preservation Program application.

Estela Torres made motion to approve Jennifer Givens as a Pre-Qualified Household under the Housing Preservation Program. Justin Henry seconded. The motion passed unanimously.

9.- Subordination Agreement- Jackson Street Apartments

The board and staff discussed the matter.

Annie Droppert made a motion to approve the Subordination Agreement between Jackson/Teton County Housing Authority and Jackson Street Apartments LLC and First Republic Bank and authorized herself to execute on behalf of the board. Justin Henry seconded. The motion passed unanimously.

10. Matters from Staff.

There were no matters from the staff.

11.- Matters from Board.

There were no matters from the board

12.- Adjourn

Annie made motion to adjourn at 2:28 pm.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

DocuSigned by:

Stacy A Stoker

9/8/2022

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Approved by the Jackson/Teton County Housing Authority Board as evidenced by their signatures below:

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Anne Kent Droppert

9/8/2022

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Anne Kent Droppert

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Estela Torres

9/8/2022

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Estela Torres

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Justin Henry

9/8/2022

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Justin Henry, Board Clerk

Jackson/Teton County Housing Authority
Regular Meeting
September 7, 2022
Zoom

1. Call to Order

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to Order on September 7, 2022, at 2:00 P.M via Zoom. Attendees were Annie Kent Droppert, Estela Torres, Justin Henry, April Norton, Housing Director, and Housing Manager, Stacy Stoker.

2.-Pronouncement of Quorum

All three board members were in attendance. A quorum was declared.

3.-Public Comment

No Public Comment.

4.-Approval of Meeting Minutes

Estela Torres made the motion to approve the meeting minutes for the August 11, 2022, Special Meeting and August 12, 2022, regular meeting with the changes that were discussed. Justin Henry seconded. The motion passed unanimously.

5.-Review of Financials and Staff Update

The Board reviewed the July Financials and had no questions. No action was taken.

6.- Millward CCRs update

The board members, staff, and the HOA representative Christine Houlton discussed the Millward CCRs, and the board made some revisions. Annie Droppert made a motion to table the discussion of the Millward HOA CCRs until the next regular meeting in October. Estela Torres seconded. The motion passed unanimously.

7.- Healing Waters Lease Amendment

The board reviewed the lease amendment. Estela Torres made a motion to approve the Fourth Amendment to the Commercial lease Agreement for the Grove between Jackson/Teton County Housing Authority and Charity and Colin Brunner. Justin Henry seconded. The motion passed unanimously.

8. Housing Authority Hearing Officer

The board reviewed the proposed Engagement Letter to Richard D. Stout as Hearing Officer. Estela Torres made a motion to approve the Letter of Engagement to engage Richard D Stout as the Hearing Officer for the Jackson/Teton County Housing Authority. Justin Henry seconded. The motion passed unanimously.

9.- Matters from Staff.

Board Training-Roberts Rule of Order-October Meeting

There board and staff discussed the proposed date and time of the meeting to be held at the beginning or the end of the Regular board meeting. The board directed staff to change the date of the proposed training to November 2 at 1:00 pm.

10.- Matters from Board.

Estela Torres requested the staff to please send the board packets the Friday before the board meeting. Staff agreed.

11.- Adjourn

Annie made a motion to adjourn at 2:29 pm.

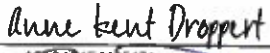
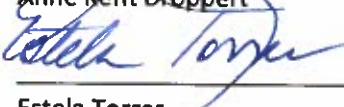
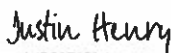
Respectfully Submitted:

Stacy A. Stoker, Housing Manager

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11/29/2022
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Approved by the Jackson Teton County Housing Authority Board as evidenced by their signatures below:

DocuSigned by:

11/30/2022
A51C271E638471
Anne Kent Droppert

11/30/22
Estela Torres
DocuSigned by:

11/29/2022
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Justin Henry, Board Clerk
Date 9/07/2022

Jackson/Teton County Housing Authority
Regular Meeting
October 5, 2022
Zoom

1. Call to Order

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to Order on October 5, 2022, at 2:02 P.M via Zoom. Attendees were Annie Kent Droppert, Justin Henry, Housing Manager, Stacy Stoker.

2.-Pronouncement of Quorum

Two board members were in attendance. A quorum was declared.

3.-Public Comment

No Public Comment.

4.-Approval of Meeting Minutes

Annie Kent Droppert made the motion to approve the meeting minutes for the September 7, 2022, Regular Meeting. Justin Henry seconded. The motion passed unanimously.

5.-Review of Financials

The Board reviewed the August Financials and had no questions. No action was taken.

6.- Special Restrictions for 7332 Rimrock Road

The board members and the staff reviewed the new restriction and the Key Points of the Workforce Ownership Restriction. Annie Kent Droppert made a motion to approve the Complete Amendment and Restatement Special Restriction for Workforce Ownership Housing Located at 7332 Rimrock Road, The Homesteads at Teton Village, Teton County Wyoming. Justin Henry seconded. The motion passed unanimously.

7.- Housing Preservation Program

The board and the staff reviewed Lane and Kathleen Butler's application for the Housing Preservation Program. Annie Kent Droppert made a motion to approve Lane and Kathleen Butler as pre-qualified for the Housing Preservation Program. Justin Henry seconded. The motion passed unanimously.

8. Annual Survey of the County Board Finances

The Board and the staff reviewed the survey. Annie Kent Droppert made a motion to approve the Census to Report Year 2022. Justin Henry Seconded. The motion passed unanimously.

9.- Matters from Staff.

Stacy Stoker reminded the Board that next month's meeting will be the Board Training at 1:00 o'clock. Also, the Staff informed the Board that the exterior of The Grove building is being painted.

10.- Matters from Board.
No matters from the Board.

11.- Adjourn
Annie made a motion to adjourn at 2:10 pm.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

DocuSigned by:

11/29/2022
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Approved by the Jackson Teton County Housing Authority Board as evidenced by their signatures below:

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11/30/2022
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11/29/2022
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Justin Henry, Board Clerk
Date 10/05/2022

Jackson/Teton County Housing Authority
Special Meeting
October 17, 2022
Zoom

1. Call to Order

The Special Meeting of the Jackson/Teton County Housing Authority Board was called to Order on October 17, 2022, at 3:00 P.M via Zoom. Attendees were Annie Kent Droppert, Estela Torres, Justin Henry, April Norton, Housing Director.

2.-Pronouncement of Quorum

All three board members were in attendance. A quorum was declared.

3.-Public Comment

No Public Comment.

4.-Consideration of Special Restrictions for 34 Pine Glades Drive

The Board discussed the matter.

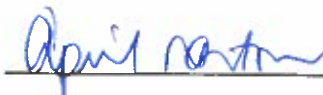
Motion: Annie Kent Droppert move to approve the Amendment and Restatement Special Restrictions for Affordable Housing Located at 34 Pine Glades Drive. Estela Torres seconded. The motion passed unanimously.

5- Adjourn

Annie made a motion to adjourn at 3:02 pm.

Respectfully Submitted:

April Norton, Housing Director



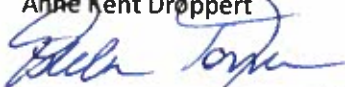
Approved by the Jackson Teton County Housing Authority Board as evidenced by their signatures below:

DocuSigned by:

Annie Kent Droppert

11/30/2022

Anne Kent Droppert



11/30/22

Estela Torres

Justin Henry

11/29/2022

Justin Henry, Board Clerk

Date 10/17/2022

Jackson/Teton County Housing Authority
Regular Meeting
November 2, 2022
Zoom

1. Call to Order

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to Order on November 2, 2022, at 2:00 P.M via Zoom. Attendees were Annie Kent Droppert, Estela Torres, Justin Henry, Abigail Moore, Deputy County Attorney, and The Housing Manager, Stacy Stoker.

2.-Pronouncement of Quorum

All three board members were in attendance. A quorum was declared.

3.- Item 3. Board Training

All three board members attended the training discussing Robert's rule order.

4.- Public Comment

No Public Comment.

5.-Approval of Meeting Minutes

Annie Kent Droppert made the motion to approve the meeting minutes for the October 5, 2022, Regular Meeting and October 17, 2022, Special Meeting.

6.-Review of Financials

The Board reviewed the September Financials and had no questions. No action was taken.

7.- 832 Andersen Lane Owner Request

The board members and the staff reviewed and discussed the 832 Andersen Lane request. Staff recommends denial of the request to replace the aspen tree because it is a maintenance issue that should be taken care of by the HOA or the owner. Estela Torres made a motion to approve paying for the cleaning of the French drains located at 3832 Andersen Lane every other year and she also moved to approve paying for the replacement of the aspen tree that died as a result of the water not draining and soaking the roots at a cost not to exceed \$2000. Justin Henry seconded. The motion failed unanimously.

8.- 7310 Rimrock Road Amendment and Restatement Restriction

The board and the staff reviewed the key points of Workforce Ownership Restriction. Estela Torres made a motion to approve the Complete Amendment and Restatement Special Restriction for Workforce Ownership Housing Located at 7310 Rimrock Road, The Homesteads at Teton Village, Teton County Wyoming. Justin Henry seconded. The motion passed unanimously.

9. Flat Creek Apartments

The Board and the staff reviewed the documents related to Flat Creek Apartments. Estela Torres made a motion to approve the following documents related to Flat Creek Apartments located at 400 W. Snow King Avenue: Ground Lease, Notice of Ground Lease, and Ground Lease Assignment and Assumption Agreement along with any and all documents needed to effectuate the development of Flat Creek Apartments. Justin Henry Seconded. The motion passed unanimously.

10.- Matters from Staff.

No matters from the Staff.

11.- Matters from Board.

No matters from the Board.

12.- Adjourn

Annie made a motion to adjourn at 2:25 pm.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

DocuSigned by:
Stacy A Stoker
7/18/2023
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Approved by the Jackson Teton County Housing Authority Board as evidenced by their signatures below:

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Anne Kent Droppert
7/18/2023
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Anne Kent Droppert
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Estela Torres
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Justin Henry
7/18/2023
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Justin Henry, Board Clerk

Date 11/02/2022

Jackson/Teton County Housing Authority
Regular Meeting
December 7, 2022
Zoom

1. Call to Order

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to Order on December 7, 2022, at 2:01 P.M via Zoom. Attendees were Annie Kent Droppert, Estela Torres, Justin Henry, Keith Gingery (Chief Deputy County Attorney), Lea Colasuonno (Town Attorney), and Stacy Stoker (Housing Manager).

2.-Pronouncement of Quorum

All three board members were in attendance. A quorum was declared.

3.- Public Comment

No Public Comment.

4.-Approval of Meeting Minutes

Estela indicated that her name was not included as being present and requested that change. Estela Torres moved to approve the November 2, 2022 Regular Meeting Minutes with the change discussed. Justin Henry seconded. The motion passed unanimously.

5.-Review of Financials

The Board reviewed the October Financials. Estela had a question about the Supply Account. Ms. Stoker will get back to her at the January meeting with an answer. No action was taken.

6.-Owner of Restricted Unit in Default

Ms. Stoker updated the board that the owner will be paying the HOA dues in full, and Counsel has advised that no further action be taken if the payment is made on time. No action was taken.

7.- 400 W. Snow King

The board is being asked to approve the 400 W SK SLP LLC Operating Agreement and the Certified Cop of the Joint Written Action of the Board of Directors of the Jackson/Teton County Housing Authority, on its Own Behalf and as the Sole Member of 400 SK SLP, LLC, which authorizes April Norton as Housing Director to negotiate, approve, execute and deliver any and all Project Documents and any and all other documents necessary or convenient thereto to effectuate.

After discussion, Anne Kent Droppert moved to continue this item to a Special Meeting on Friday, December 9 at 4:00 pm. Estela seconded and the motion passed unanimously.

10.- Matters from Staff.

Staff gave an update on the sale of the Broadway Building.

11.- Matters from Board.

No matters from the Board.

12.- Adjourn

Annie made a motion to adjourn at 2:34 pm. Estela Seconded. The motion passed unanimously.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

DocuSigned by:
Stacy A Stoker
7/18/2023
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Approved by the Jackson Teton County Housing Authority Board as evidenced by their signatures below:

DocuSigned by:
Anne Kent Droppert
7/18/2023
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Anne Kent Droppert
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Estela
7/18/2023
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Estela Torres
DocuSigned by:
Justin Henry
7/18/2023
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Justin Henry, Board Clerk

Date 12/07/2022