

Jackson/Teton County Housing Authority  
Special Meeting  
February 1, 2024  
Zoom

1. Call to Order

The Special Meeting of the Jackson/Teton County Housing Authority Board was called to order on February 1, 2024, at 10:30 AM via Zoom. Attendees were Estela Torres, Justin Henry, and staff - Stacy Stoker, Housing Manager.

2. Pronouncement of Quorum

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

3. Consideration of Appointment of Board Member

Staff discussed with the board applications for the open board position. Anne Kent Droppert was the only application. Estela Torres made a motion to appoint Anne Kent Droppert as a Board Member for another 5-year term. Justin Henry seconded. The motion passed unanimously.

5. Adjourn

Estela Torres made a motion to adjourn the meeting at 10:33 a.m. Justin Henry seconded. The motion passed unanimously.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

DocuSigned by:  
*Stacy A Stoker*  
6/14/2024  
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Approved by the Jackson Teton County Housing Authority Board as evidenced by their signatures below:

DocuSigned by:  
  
6/12/2024  
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Estela Torres

DocuSigned by:  
  
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Justin Henry

Jackson/Teton County Housing Authority  
Regular Meeting  
February 7, 2024  
Zoom

**1. Call to Order**

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to Order on February 7, 2024, at 2:01 P.M via Zoom. Attendees were Annie Kent Droppert, Estela Torres, April Norton (Housing Director) and Stacy Stoker (Housing Manager).

**2.-Pronouncement of Quorum**

Two of the 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 from the December 6, 2023, Regular Meeting. Estela Torres seconded. The motion passed unanimously.

**5.-Review of Financials**

The Board reviewed the December 2023 Financials. Estela Torres had a question regarding the sale of the property located at 260 W Broadway, the staff addressed the question. No action was taken.

**6.-Election of Officers**

The Housing Authority bylaws require that officers are elected annually. Officers Include:

1. Chair
2. Vice-Chair
3. Clerk

Annie Kent Droppert moved to approve Annie Kent Droppert as Board Chair, Estela Torres as Board Vice Chair, and Justin Henry as Board Chair.

**7.- Real Estate Transaction Resolution**

The Board reviewed the proposed resolution. Annie Kent Droppert made a motion to approve Resolution # 2024-2-01 allowing each of the three officers of the Housing Authority Board to sign for any and all real estate transactions with the condition that a minimum of two officer signatures are required for each transaction. Estela Torres seconded. The motion passed unanimously.

**8.- Critical Services Provider (CSP) Applications.**

The Board and the Staff reviewed the Critical Services Provider (CSP) Applications for Jackson Hole Mountain Resort and Vista Counseling. Annie Kent Droppert made a motion to approve Jackson Hole Mountain Resort as a Critical Services Provider Organization and the position of Ski Patroller as a Critical Services Provider Position. Estela Torres seconded. The motion failed unanimously.

Annie Kent Droppert made a motion to approve Vista Counseling as a Critical Services Provider Organization and the position of Mental Health Therapist as a Critical Services Provider Position. Estela Torres seconded. The motion failed unanimously.

9.-Matters from Staff

Staff provided some updates to the Board. No action was taken

10.- Matters from Board.

No matters from the Board.

11.-Adjourn

Annie made a motion to adjourn at 2:19 pm. Estela Seconded. The motion passed unanimously.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

DocuSigned by:  
*Stacy A Stoker* 6/14/2024  
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Approved by the Jackson Teton County Housing Authority Board as evidenced by their signatures below:

DocuSigned by:  
*AKD* 6/12/2024  
A31CA71E6395471...

Anne Kent Droppert

DocuSigned by:  
*AKD* 6/12/2024  
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Estela Torres

02/07/2024

Jackson/Teton County Housing Authority  
Regular Meeting  
March 6, 2024  
Zoom

**1. Call to Order**

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to Order on March 6, 2024, at 2:00 P.M via Zoom. Attendees were Estela Torres, Justin Henry, April Norton (Director) and Stacy Stoker (Housing Manager).

**2.-Pronouncement of Quorum**

Two of the 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 February 1, 2024, Special Meeting and February 7, 2024, Regular Meeting. Justin Henry seconded. The motion passed unanimously.

**5.-Review of Financials**

The Board reviewed the January 2024 Financials. No action was taken.

**6.-3964 Hawthorne Lane Purchase and Resale through Buy Back Program**

The Housing Department received a Letter of Intent to Sell from the owner of 3964 Hawthorne Lane. The Board considered staff recommendation that the Housing Authority purchase the unit through the Buy Back Program. Estela Torres made a motion to approve the purchase of 3964 Hawthorne Lane for the Maximum Sales Price as calculated by staff according to the Housing Rules and regulations. She further moved to direct staff to reclassify the unit to a 50 to 80% income range with a sale price of \$183,958 and to deposit the sale proceeds in the Housing Supply Fund. Justin Henry seconded, and the motion passed unanimously.

**7.- Critical Services Provider (CSP) Applications.**

The Board and the Staff reviewed the Critical Services Provider (CSP) Application for the Town of Jackson Public Works Department. Estela Torres made a motion to approve the positions of Street Operator, Equipment Operator, and Senior Equipment Operator with the Town of Jackson as Critical Services Provider Positions. Justin Henry seconded. The motion passed unanimously.

**8.-Matters from Staff**

The Staff informed the Board about the presentation of the FY 25 Housing Department Work Plan and Housing Supply Plan to the Board of County Commissioners and Jackson Town Council on March 4, 2024, at the Regular Joint Information Meeting. No action was taken.

10.- Matters from Board.

The Board had some questions the Staff addressed the questions. No action was taken.

11.-Adjourn

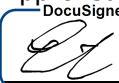
Estela Torres made a motion to adjourn at 2:13 pm. Justin Henry Seconded. The motion passed unanimously.

Respectfully Submitted:


Stacy A. Stoker, Housing Manager

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*Stacy A Stoker* 6/14/2024  
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Approved by the Jackson Teton County Housing Authority Board as evidenced by their signatures below:

DocuSigned by:  
 6/12/2024  
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Estela Torres

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 6/12/2024  
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Justin Henry

03/06/2024

Jackson/Teton County Housing Authority  
Regular Meeting  
April 3, 2024  
Zoom

**1. Call to Order**

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to Order on April 3, 2024, at 2:00 P.M via Zoom. Attendees were Annie Kent Dropper, Estela Torres, Justin Henry, and Stacy Stoker (Housing Manager).

**2. Pronouncement of Quorum**

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

**3. Public Comment**

No Public Comment.

**4. Approval of Meeting Minutes**

Estela Torres made a motion to approve the meeting minutes from the March 6, 2024, Regular Meeting. Justin Henry seconded. The motion passed unanimously.

**5. Review of Financials**

The Board reviewed the February 2024 Financials. No action was taken.

**6. Preservation Program Applicant**

The Housing Department and the Board reviewed the Preservation Program Application. Annie Kent Droppert made a motion to approve Dana Larkin as a Pre-qualified Household under the Preservation Program. Estela Torres seconded, and the motion passed unanimously.

**7. Matters from Staff**

Staff updated the Board about the status of the Closing of 260 W Broadway and some maintenance issues at The Grove Phase 1. No action was taken.

**8. Matters from Board.**

No matters from the Board.

**9. Adjourn**

Annie Kent Droppert made a motion to adjourn at 2:13 pm. Estela Torres Seconded. The motion passed unanimously.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

DocuSigned by:  
*Stacy A Stoker*  
6/14/2024  
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Approved by the Jackson Teton County Housing Authority Board as evidenced by their signatures below:

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6/12/2024

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Estela Torres

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6/12/2024

A47C6737B2D6415...

Justin Henry

04/03/2024

Jackson/Teton County Housing Authority  
Regular Meeting  
May 15, 2024  
Zoom

**1. Call to Order**

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to Order on May 15, 2024, at 2:03 P.M. via Zoom. Attendees were Annie Kent Droppert, Estela Torres, Justin Henry, April Norton (Housing Director) and Stacy Stoker (Housing Manager).

**2. Pronouncement of Quorum**

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

**3. Public Comment**

No Public Comment.

**4. Approval of Meeting Minutes**

Annie Kent Droppert made a motion to approve the meeting minutes from the April 3, 2024, Regular Meeting. Estela Torres seconded. The motion passed unanimously.

**5. Review of Financials**

The Board reviewed the March 2024 Financials. No action was taken.

**6. 90 Virginian Lane Direction**

The Housing Director provided an update about the consideration of a development partner for 90 Virginian Lane discussion at the Board of County Commissioners and Jackson Town Council Special Meeting on May 14, 2024. No action was taken.

**7. Executive Session to discuss Purchase/Sale of Property.**

No Executive Session was held.

**8.- Matters from Staff**

Staff informed the Board about the Housing Rules and Regulations update.

**9. Matters from Board.**

The Board had some questions about the Housing Supply Plan. Staff addressed the questions. No action was taken.

**10. Adjourn**

Annie Kent Droppert made a motion to adjourn at 2:39 pm. Estela Torres Seconded. The motion passed unanimously.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

DocuSigned by:  
*Stacy A Stoker*  
6/13/2024  
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Approved by the Jackson Teton County Housing Authority Board as evidenced by their signatures below:

DocuSigned by:  
*Anne Kent Droppert*  
6/13/2024  
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DocuSigned by:  
*[Signature]*  
6/13/2024  
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DocuSigned by:  
*Justin Henry*  
6/13/2024  
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Justin Henry, Board Clerk  
Date 5/15/2024

Jackson/Teton County Housing Authority  
Regular Meeting  
July 3, 2024  
Zoom

**1. Call to Order**

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to order on July 3, 2024, at 2:02 P.M. via Zoom. Attendees were Annie Kent Droppert, Estela Torres, Justin Henry, April Norton (Housing Director), and Stacy Stoker (Housing Manager).

**2. Pronouncement of Quorum**

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

**3. Public Comment**

There was no Public Comment.

**4. Approval of Meeting Minutes**

Annie Kent Droppert made a motion to approve the meeting minutes from the June 5, 2024, Regular Meeting with the necessary corrections made from the Board and the June 20 Special Meeting. Estela Torres seconded. The motion passed unanimously.

**5. Review of Financials**

The Board reviewed the May 2024 Financials. No action was taken.

**6. Amended and Restated Special restriction for 4154 Mustang Drive**

The staff and the board discussed the key points of the Affordable Ownership restriction for 4154 Mustang Drive. Annie Kent Droppert made a motion to approve the Amendment and Restatement Special Restriction for 4151 Mustang Drive. Estela Torres seconded. The motion passed unanimously.

**7. Rules and Regulations Issue Identification**

Staff presented a list of issues concerning the Housing Department Rules and Regulations. The Board reviewed the list and recommended items that should be removed or added by the Town Council and Board of County Commissioners for additional analysis by staff. The recommended list will be considered at the August 5 JIM. Annie Kent Droppert made a motion to approve the list with the items added and removed as discussed during the meeting. Estela Torres seconded. The motion passed unanimously.

**8. Executive Session to Discuss Purchase or Sale of Property.**

This item was moved to the end of the agenda.

**9. Matters from Staff**

No matters from Staff.

**10. Matters from Board**

The board had questions about Pavel Vasin’s hearing schedule; Staff addressed the questions. No action was taken.

11. Executive Session to Discuss Purchase or Sale of Property

Annie Kent Droppert left the meeting prior to the executive session. Estela Torres moved to go into Executive Session at 2:40 PM, Justin Henry seconded, and the motion passed unanimously. Estela Torres moved to leave the Executive Session and go back into the Regular Session at 2:50 pm. Justin Henry seconded, and the motion passed unanimously. No action was taken as a result of the Executive Session.

12. Adjourn

Estela Torres made a motion to adjourn at 2:51 pm. Justin Henry Seconded. The motion passed unanimously.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

DocuSigned by:  
*Stacy A Stoker*  
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Approved by the Jackson Teton County Housing Authority Board as evidenced by their signatures below:

Signed by:  
*Annie Kent Droppert* 8/23/2024  
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Annie Kent Droppert  
Signed by:  
*Estela Torres* 8/25/2024  
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Estela Torres  
Signed by:  
*Justin Henry* 8/25/2024  
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Justin Henry, Board Clerk

Jackson/Teton County Housing Authority  
Regular Meeting  
June 5, 2024  
Zoom

**1. Call to Order**

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to Order on June 5, 2024, at 2:02 P.M. via Zoom. Attendees were Annie Kent Droppert, Estela Torres, Justin Henry, April Norton, and Stacy Stoker (Housing Manager).

**2. Pronouncement of Quorum**

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

**3. Public Comment**

There was a Public Comment from Pavel Vasin.

**4. Approval of Meeting Minutes**

Annie Kent Droppert made a motion to approve the meeting minutes from the May 15, 2024, Regular Meeting with the necessary corrections made from the Board. Estela Torres seconded. The motion passed unanimously.

**5. Review of Financials**

The Board reviewed the April 2024 Financials. No action was taken.

**6. Housing Authority Budget**

The Staff provided a proposed budget and budget narrative for the Fiscal year 2024-2025. The Board reviewed it. Annie Kent Droppert made a motion to approve the Fiscal Year 2024-2025 Annual Budget as presented by the Staff. Estela Torres seconded. The motion passed unanimously.

**7. Grove Late Rent Policy**

Staff presented a request to approve a policy for how to manage late rent. Annie Kent Droppert made a motion to approve the Grove Late rent Policy according to the staff recommendation. Estela Torres seconded. The motion passed unanimously.

**8.-Online Bill Payments**

Staff presented a request to allow staff to pay bills online. Annie Kent Droppert made a motion to approve staff to pay bills online according to staff recommendation. Estela Torres seconded. The motion passed unanimously.

**9. Request for Hearing- Request for Exception Denied by Housing Manager.**

The staff and the Board discussed this matter. The Board agreed not to appoint a Hearing Officer and scheduled the hearing for July 10, 2024.

#### 10.- Executive Session to Discuss Purchase or Sale of Property.

Annie Kent Droppert left the meeting prior to the Executive Session.

Estela Torres moved to go into Executive Session at 2:46 PM, Justin Henry seconded, and the motion passed unanimously. Estela Torres moved to leave Executive Session and go back into Regular Session at 2:56pm. Justin Henry seconded, and the motion passed unanimously. No action was taken as a result of the Executive Session.

#### 11.- Matters from Staff

No matters from Staff.

#### 12.- Matter from Board

No matters from Board.

#### 13. Adjourn

Estela Torres made a motion to adjourn at 2:46 pm. Justin Henry Seconded. The motion passed unanimously.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

DocuSigned by:

*Stacy A Stoker*

8/25/2024

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

Signed by:  
*Annie Kent Droppert* 8/23/2024  
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Signed by:  
*Annie Kent Droppert*

Signed by:  
*Estela Torres* 8/25/2024  
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Signed by:  
*Estela Torres*

Signed by:  
*Justin Henry* 8/25/2024  
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Justin Henry, Board Clerk

Jackson/Teton County Housing Authority  
Regular Meeting  
August 7, 2024  
Zoom

1. Call to Order

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to order on August 7, 2024, at 2:04 P.M. via Zoom. Attendees were Annie Kent Droppert, Estela Torres, Justin Henry, and Stacy Stoker (Housing Manager).

2. Pronouncement of Quorum

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

3. Public Comment

There was no Public Comment.

4. Approval of Meeting Minutes

Annie Kent Droppert made a motion to approve the meeting minutes from the July 3, 2024, Regular Meeting with the necessary corrections made by the Board. Estela Torres seconded. The motion passed unanimously.

5. Review of Financials

The Board reviewed the June 2024 Financials. No action was taken.

6. Lease for 260 W Broadway Ste A

Annie Kent Droppert recused herself from reviewing this item on the agenda and welcomed any discussion the Board members may have about this item. The Board and Staff reviewed the lease for 260 W Broadway Ste A with the Chamber of Commerce. Estela Torres made a motion to approve a lease for 260 W Broadway Ste C between the Housing Authority and the Jackson Hole Chamber of Commerce with the terms presented by staff conditioned upon the lease document being approved by the County Attorney prior to the signing. Justin Henry seconded. The motion passed unanimously.

7. Critical Services Organization Application

Staff presented a Critical Services Organization application from the Community Safety Network. The Board and Staff reviewed the key points of the application. Annie Kent Droppert made a motion to approve Community Safety Network as a Critical Services Provider Organization and the positions of Director of Client Services, Executive Director, Residential Case manager, Client Advocate, Director of Youth Education and Prevention, and Office and Operations Manager as a Critical Service Provider Positions, with the condition that volunteer advocates are not approved Critical Service Provider, only full-time staff members as listed in the application. Estela Torres seconded. The motion passed unanimously.



## 8. Docket No. 2024-001 Decision of the Jackson/Teton County Housing Authority.

Staff presented to the Board the Findings of Fact and Conclusions of Law from the Housing Authority Board Hearing held on July 30, 2024. Annie Kent Droppert made a motion to approve Docket No. 2024-001 Findings of Fact and Conclusions of Law as presented, with any necessary corrections made by the Board. Estela Torres seconded. The motion passed unanimously.

## 9. Matters from Staff

No matters from Staff.

## 10. Matters from Board

No matters from the Board.

## 11. Executive Session to Discuss Purchase or Sale of Property.

No Executive Session was held.

## 12. Adjourn

Annie Kent Droppert made a motion to adjourn at 2:20 pm. Estela Torres Seconded. The motion passed unanimously.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

DocuSigned by:  
*Stacy A Stoker* 1/10/2025  
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Approved by the Jackson Teton County Housing Authority Board as evidenced by their signatures below:

Signed by:  
*Annie Kent Droppert* 1/11/2025  
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Annie Kent Droppert

Signed by:  
*Estela Torres* 1/10/2025  
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Estela Torres

Signed by:  
*Justin Henry* 1/10/2025  
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Justin Henry, Board Clerk



Jackson/Teton County Housing Authority  
Regular Meeting  
October 2, 2024  
Zoom

1. Call to Order

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to order on October 2, 2024, at 2:00 P.M. via Zoom. Attendees were Annie Kent Droppert, Estela Torres, and Stacy Stoker (Housing Manager).

2. Pronouncement of Quorum

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

3. Public Comment

There was no Public Comment.

4. Approval of Meeting Minutes

Annie Kent Droppert made a motion to approve the meeting minutes from the August 7, 2024, Regular Meeting. Estela Torres seconded. The motion passed unanimously.

5. Review of Financials

The Board reviewed the July and August 2024 Financials. The Board had questions about the financials dates, Staff addressed the questions. No action was taken.

6. Local Government Annual Report Summary and Census Survey

The Board and Staff reviewed the Local Government Annual Report Summary and Census Survey prepared by the Housing Authority's accountant. Annie Kent Droppert made a motion to approve the Local Government Annual Report Summary FYE 06/30/2024 as presented by staff. Estela Torres seconded. The motion passed unanimously.

7. Grove Phase 1 Security Deposits

Staff and the Board reviewed 3 options for the Grove Phase 1 Security Deposit costs to tenants. Annie Kent Droppert made a motion to approve Option 3, staff recommendation. Estela Torres seconded. The motion passed unanimously.

8. Lease for 260 W Broadway Ste A

This item will be addressed in a later meeting.

9. Mountain View Meadows Property Easement for Utilities

The Board and Staff reviewed the easement for Silverstar Communications. Annie Kent Dropper made a motion to approve the easement for Silverstar communication to install internet fiber installation at



Mountain View Meadows subject to the changes requested by Staff. Estela Torres seconded. The motion passed unanimously.

#### 10. PRO Housing Grant Application

Staff presented to the Board the four focusing areas for the grant application. No motion is necessary.

#### 11.-Virginian RV Park Agreement for 2025

This item was removed from the agenda.

#### 12.- Matters from Staff

No matters from Staff.

#### 13. Matters from Board

No matters from the Board.

#### 14. Executive Session to Discuss Purchase or Sale of Property.

No Executive Session was held.

#### 15. Adjourn

Annie Kent Droppert made a motion to adjourn at 2:24 pm. Estela Torres Seconded. The motion passed unanimously.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

DocuSigned by:  
*Stacy A Stoker* 1/10/2025  
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Approved by the Jackson Teton County Housing Authority Board as evidenced by their signatures below:

Signed by:  
*AK* 1/11/2025  
A51CA71E6395471

Annie Kent Droppert

Signed by:  
*Estela Torres* 1/10/2025  
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Estela Torres

Jackson/Teton County Housing Authority  
Special Meeting Minutes  
November 5, 2024  
Zoom

1. Call to Order

The Special Meeting of the Jackson/Teton County Housing Authority Board was called to order on November 5, 2024, at 3:00 P.M. via Zoom. Attendees were Estela Torres, Justin Henry, April Norton (Housing Director) and Stacy Stoker (Housing Manager).

2. Pronouncement of Quorum

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

3. Public Comment

There was no Public Comment.

4. Amendment and Restatement Special Restriction for 941 Sandcherry Way

The amendment and restatement restriction was reviewed by the Board. Justin moved to approve the restriction. Estela Seconded the motion. The motion passed unanimously.

5. Executive Session to Discuss Purchase or Sale of Property

Estela moved to enter into Executive Session at 3:07 PM. Justin seconded. The Board moved into Executive Session.

The Board adjourned Executive Session at 3:22 PM and entered back into the Special Meeting. Estela moved to approve the item discussed in Executive Session. Justin seconded. The motion passed unanimously.

6. Adjournment

Estela moved to adjourn the Special Meeting at 3:27 PM. Justin seconded. The motion passed unanimously.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

DocuSigned by:  
*Stacy A Stoker*  
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Approved by the Jackson Teton County Housing Authority Board as evidenced by their signatures below:

Signed by:  
*Estela Torres*  
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Signed by:  
*Justin Henry*  
A47C0737B2D0415... 1/10/2025

Justin K. Henry



Jackson/Teton County Housing Authority  
Regular Meeting  
December 4, 2024  
Zoom

1. Call to Order

The Regular Meeting of the Jackson/Teton County Housing Authority Board was called to order on November 4, 2024, at 2:02 P.M. via Zoom. Attendees were Annie Kent Droppert, Estela Torres, Justin Henry, Keith Gingery (Chief Deputy County Attorney), Stacy Stoker (Housing Manager), and April Norton (Housing Director).

2. Pronouncement of Quorum

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

3. Public Comment

There was no Public Comment.

4. Approval of Meeting Minutes

Annie Kent Droppert made a motion to approve the meeting minutes from the October 2, 2024, Regular Meeting. Estela Torres seconded. The motion passed unanimously. Estela Torres motioned to approve the special meeting minutes from the November 6 Special Meeting, Justin Henry seconded. The motion passed unanimously.

5. Review of Financials

The Board reviewed the September and October 2024 Financials. No action was taken.

6. Selection of Hearing Officer

The Board and Staff reviewed the letter of engagement for Judge Jim Radda as a non-exclusive Hearing Officer for the Housing Authority. Annie Kent Droppert made a motion to approve Jim Radda to serve as the Housing Authority's Hearing Officer. Estela Torres seconded. The motion passed unanimously.

7. Selection of Real Estate Agent

Staff and the Board reviewed the letter of engagement for the Housing Authority's Real Estate Agent. Annie Kent Droppert made a motion to approve the letter of engagement and the engagement of Matt Faupel and Mack Mendenhall's firm as Jackson/Teton County Housing Authority's Real Estate agent. Estela Torres seconded. The motion passed unanimously.

8. Amendment and Restatement Special Restriction for 38 Pine Glades Drive.

The Staff and the Board reviewed the key points of the Affordable Ownership Restriction for 38 Pines Glades Drive. Annie Kent Droppert made a motion to approve the Amendment and Restatement Special Restriction for Affordable Ownership Housing located at 38 Pines Glades Drive, Town of Jackson, Wyoming with the corrections discussed. Estela Torres seconded. The motion passed unanimously.



## 9. Ground Lease Option Agreement for 90 Virginian Lane

The Staff and Keith Gingery explained to the Board the Ground Lease Agreement with Pennrose LLC for 90 Virginian Lane. Annie Kent Droppert made a motion to approve the Option Agreement with Pennrose LLC for 90 Virginian Lane, with the non-substantive change to paragraph 3 and the update of the State of Incorporation of Pennrose LLC to reflect as a Pennsylvania Entity. Estela Torres seconded. The motion passed unanimously.

## 10.- Matters from Staff

The Staff scheduled the Housing Authority Special Meeting, introduced the new Housing Compliance Specialist to the Board, and informed the Board about rescheduling the January Board meeting.

## 11. Matters from Board

The Board had questions about the Notice of Lease Termination for TSA; the Staff addressed the questions. Annie Kent Droppert moved to proceed with the execution of the Lease Amendment terminating the TSA lease at 260 W Broadway. Estela Torres seconded. The motion passed unanimously. The board had questions about the legal issue of DACA and Asylum seekers being able to purchase homes. The Staff addressed the questions. No action was taken.

## 12. Executive Session to Discuss Purchase or Sale of Property.

No Executive Session was held.

## 13. Adjourn

Annie Kent Droppert made a motion to adjourn at 2:47 pm. Estela Torres Seconded. The motion passed unanimously.

Respectfully Submitted:

Stacy A. Stoker, Housing Manager

DocuSigned by:  
*Stacy A Stoker*  
1/10/2025  
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Approved by the Jackson Teton County Housing Authority Board as evidenced by their signatures below:

Signed by:  
*Annie Kent Droppert*  
1/11/2025  
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Signed by:  
*Estela Torres*  
1/10/2025  
C42F9D0306884B3...

Signed by:  
*Justin Henry*  
1/10/2025  
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Justin Henry, Board Clerk