

**SPECIAL JOINT INFORMATION PROCEEDINGS
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING**

DECEMBER 2, 2019

JACKSON, WYOMING

The Jackson Town Council met in conjunction with the Teton County Commission in a Joint Information Meeting (JIM) located in the County Commissioner's Chambers located at 200 S. Willow St. at 1:35pm. Upon roll call the following were present:

COUNTY COMMISSIONERS: Natalia Macker Chair, Mark Barron, Greg Epstein, and Luther Propst. Mark Newcomb joined the meeting at 1:57pm.

TOWN COUNCIL: Mayor Pete Muldoon, Jim Stanford, Arne Jorgensen, and Jonathan Schechter. Hailey Morton Levinson was absent.

STAFF: Larry Pardee, Keith Gingery, Lea Colasuonno, Roxanne Robinson, Tyler Sinclair, April Norton, Chris Neubecker, Kristen Waters, John Graham, Brian Schilling, Heather Overholser, and Shelley Fairbanks.

Housing Supply Board Retreat Report.

April Norton, Housing Director, presented to the Board and Council a summary of the recent Housing Supply Board (HSB) retreat. This provided Board and Council an opportunity to provide initial feedback on items that will be pursued as part of the 2020-2025 Housing Supply Plan. The Board and Council will have a formal opportunity to provide staff with direction during the Housing Supply Plan adoption in February 2020.

Commissioner Newcomb joined the meeting at 1:57pm.

The meeting was recessed at 2:19pm and reconvened at 2:31pm.

Public Comment.

Public comment was given by Michael Stern regarding a West Kelly Neighborhood Plan. Public comment was given by Dick Greig regarding a West Kelly Neighborhood Plan.

Consent Calendar. On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve consent calendar item A. On behalf of the Town, a motion was made by Councilman Jorgensen and seconded by Councilman Schechter to approve consent calendar item A.

A. **Meeting Minutes.** To approve the meeting minutes as presented for the November 4, 2019 regular JIM meeting as presented.

The vote showed all in favor and the motion carried for the County. The vote showed all in favor and the motion carried for the Town.

Mountain Towns 2030 Letter to the Community.

Commissioner Propst would like to combine the letter with specific steps to help climate mitigation. Chairwoman Macker stated the County will be scheduling a long-range planning retreat with the implementation and revision of the county sustainability plan on the agenda.

Public comment was given by Laura Bonich and Brooke Sausser.

On behalf of the County, a motion was made by Commissioner Propst and seconded by Commissioner Barron to approve the Mountain Towns 2030 Letter as presented along with the direction to staff to present to the Electeds options at our earliest convenience at a special meeting or a JIM session on climate and we do so before the budget process commences. Chair Macker called for the vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilman Jorgensen and seconded by Councilman Schechter to approve the Mountain Towns 2030 Letter as presented along with the direction to staff to present to the Electeds options at our earliest convenience at a

special meeting or a JIM session on climate and we do so before the budget process commences. Mayor Muldoon called for the. The vote showed all in favor and the motion carried for the Town.

430 and 440 West Kelly Avenue Housing Development.

April Norton, Housing Director, presented to the Board and Council the reconsideration of the vote on West Kelly Avenue. The Board and Council considered the future of the 430 and 440 West Kelly Avenue development at the October 7, 2019 Joint Information Meeting. During that meeting a motion to transfer title to the West Kelly property to the Town of Jackson was made and failed to receive three votes on the Board. On October 14, 2019 Commissioner Newcomb moved to reconsider his vote. The Board picked up their discussion of the motion at today's meeting.

During the October 7, 2019 meeting the Council passed the following motion:

I move to direct and authorize the Jackson Teton County Housing Authority to transfer title of 3590 North Kennel Lane to Teton County and 430 and 440 West Kelly Avenue to the Town of Jackson and for any funds received from the future sale of either property be restricted for permanently deed restricted housing.

The Board made the same motion and it failed 2-3. At the October 14, 2019 Board meeting, Commissioner Newcomb moved to reconsider his vote.

Since that meeting a couple things have happened:

1. An offer to purchase 3590 North Kennel Lane has been received and will be considered later during this meeting.
2. The Growth Management Plan is underway. The current staff recommendation is not to add density in the County, but rather to stay the course and utilize the existing tools. If those tools do not result in more housing, then the staff recommends adding height in Town and/or density at the fairgrounds.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to direct and authorize the Jackson Teton County Housing Authority to transfer title of 3590 North Kennel Lane to Teton County and 430 and 440 West Kelly Avenue to the Town of Jackson and for any funds received from the future sale of either property be restricted for permanently deed restricted housing. Chair Macker called for the vote. The vote showed 4-1 in favor with Commissioner Barron opposed, and the motion carried for the County.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to ask the County Attorney's Office to bring forward documents based on the previous motion for the JIM review. Chair Macker called for the vote. The vote showed all in favor with and the motion carried for the County.

On behalf of the Town, a motion was made by Councilman Jorgensen and seconded by Councilman Schechter to bring forward documents based on the previous motion for the JIM review. Mayor Muldoon called for the. The vote showed 3-1 in favor with Councilman Stanford opposed, and the motion carried for the Town.

The meeting was recessed at 3:27pm and reconvened at 3:32pm.

Consideration of Offer to Purchase Grove Phase 1.

April Norton, Housing Director, presented to the Board and Council an offer to purchase Grove Phase 1 and direct and authorize the Jackson Teton County Housing Authority (JTCHA) on how to proceed.

Grove Phase 1 was complete in 2016 and consists of 20 residential units and 3 commercial units. A summary of the property, including lease information and earnings before interest, taxes, and depreciation is provided as an attachment to this staff report. Generally, the property is revenue-generating and provides housing to households earning <120% of median family income (MFI).

JTCHA received an offer to purchase the property for \$5,000,000. During a special meeting November 21, 2019, JTCHA considered the purchase offer. During this meeting the board discussed several key issues, described below.

Key Issue One: How does owning and managing a commercial space fit into the Housing Authority mission of “providing healthy housing solutions”?

- During the first few years of managing the building, staff spent considerable time working out the kinks in the various systems (fire, elevator, etc.) and managing the residential and commercial units. Now that those issues have been resolved, the property requires less staff time.
- The commercial spaces at Grove Phase 1 generate income annually that can be reinvested into the Housing Supply Program. This annual income stream will increase over time based on the leases in place and can be leveraged to build future projects.

Key Issue Two: What are other potential uses for the commercial space?

- Should a tenant decide not to renew his/her lease or when a lease expires, the Town and County may have interest in another use for the commercial spaces. These uses could include early childhood education/daycare, expanded Town or County offices, etc.
- The commercial spaces could be sold at a future date should the need for funding arise.

Key Issue Three: Would JTCHA consider selling just the commercial space?

- To sell the commercial space, JTCHA will need to plat the building first, which will cost about \$30,000.
- The major advantages of selling the property include immediate capital to invest in workforce housing and the elimination of long-term liability for major capital repairs (roof, major building systems, etc.).
- The board indicated the pros to selling the commercial space were outweighed by the cons. Namely, the board was reluctant to 1) sell the space when JTCHA is on the precipice of reaping increased financial benefits of commercial spaces, and 2) become part of an HOA for the building with another owner.

Key Issue Four: If JTCHA sells the property, what conditions should be put in place?

- Require the residential units to be leased through a Weighted Drawing process administered by the Housing Department. The buyer has indicated a willingness to do this.
- Sell the improvements only, retaining ownership of the land.
- Require that deed restrictions be recorded on the residential units and that those restrictions be split 1/3 at <50% MFI, 1/3 at 50-80% MFI, and 1/3 at 80-120% MFI. This will reduce the value of the property and thus the amount the buyer is willing to pay for the property.
- List the property for sale to see what the market determines the value of the building to be.

Public comment was given by Paul Beaupre`, Scott Gibson, Robert Jones, Shaun Andrikopoulos – Solitude Capital I, LLC, Tim Bradley, Mike Tennican, Joe Albright, and Russ Asbell.

On behalf of the Town, a motion was made by Councilman Schechter and seconded by Councilman Jorgensen to direct and authorize the Jackson/Teton County Housing Authority Board to reject the offer to purchase Grove Phase 1. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried for the Town.

On behalf of the County, a motion was made by Commissioner Propst and seconded by Commissioner Barron to direct and authorize the Jackson/Teton County Housing Authority Board to reject the offer to purchase Grove Phase 1. Chair Macker called for the vote. The vote showed all in favor and the motion carried for the County.

The meeting was recessed at 4:09pm and reconvened at 4:14pm.

Consideration of Offer to Purchase Rains Property.

April Norton, Housing Director, presented to the Board and Council an offer to purchase 3590 North Kennel Lane ("Rains") and direct and authorize the Jackson Teton County Housing Authority Board ("JTCHA") on how to proceed.

The Rains property was purchased in 2007 for \$1,950,000 utilizing SPET funds. Earlier this year the Board and Council directed and authorized the JTCHA to list the property for sale for \$2,200,000. An offer to purchase the property for \$1,400,000 has been received.

A summary of the property is provided below:

- Size: 5 acres
- Zone: NC-TC (no overlay)
- Existing Use: Vacant
- Current Allowed Residential Use: One single family home with an Accessory Residential Unit (guesthouse)
- Character District Subarea: 12.2 390 Residential
- Comprehensive Plan Vision: Stable with Conservation Form
- The current plat prohibits future subdivision and requires enhanced septic.
- Affordable housing requirements were exempt at the time of subdivision on the logic that, whether the Housing Authority built or sold, the subdivision would provide restricted housing; therefore, a future homebuilder will not be subject to any affordable housing fees under the current regulations.

Key Issue: Growth Management Plan Update

The Town and County are currently updating the Growth Management Plan in the Comprehensive Plan. This update asks the question whether increased density should be added in Complete Neighborhoods throughout the County in an effort to meet our Common Values and associated goals. Specifically, Subarea 12.2: 390 Residential in which this property is located is listed as an area to be considered in the future should the community continue to be unable to meet its goal to house 65% of our workforce locally. Specifically, this property is in an area designated as a Complete Neighborhood close to shopping, employment, alternative modes of transportation, recreation, etc. Although staff are not recommending increasing density at this time (the Board of County Commissioners and Town Council will discuss this and give direction on December 11 & 12) it may be prudent to retain ownership of this property into the future.

Public comment was given by Phelps Swift on behalf of the buyer and Jessica Jaubert.

On behalf of the Town, a motion was made by Councilman Jorgensen and seconded by Mayor Muldoon to continue this item to a time following the review of the paperwork and the decision made earlier. Mayor Muldoon called for the vote. The vote showed 3-1 in favor with Councilman Stanford opposed, and the motion carried for the Town.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to continue this item to a time following the review of the paperwork and the decision made earlier. Chair Macker called for the vote. The vote showed all in favor and the motion carried for the County.

Strategic Plan for Pathways Taskforce.

Brian Schilling, Pathway and Trails Program Coordinator, presented to the Board and Council a summary of the Pathways Task Force history and structure. He offered some possible alternatives for the Pathways Task Force including leave it status quo, minor tweaks to the existing structure, multi-board representation, volunteer corps, and/or dissolution.

Heather Overholser, Director of Public Works, addressed the Board and Council regarding the ITP and Master Plan update that will give projects to the task force.

Adjourn. On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Newcomb to adjourn the meeting. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilman Schechter and seconded by Councilman Jorgensen to adjourn the meeting. The vote showed all in favor and the motion carried for the Town. The meeting adjourned at 4:59pm. minutes:sdf