

Minutes for the
Teton County Housing Authority
Board of Directors Regular Meeting
July 24, 2008
260 West Broadway Suites B

Call to order:

Chairman Jack Stout called the meeting to order at 4:34 p.m.

Roll call on the record:

Jack Stout, Shelley Holland, Patti Patterson, Christine Walker, Stacy Stoker, Emily Van Engel, Billi Jennings

Determination if Quorum is present:

It was determined there was a quorum present.

Adoption of agenda:

Patti moved to adopt the agenda as amended and Shelley seconded. All in favor, motion carried.

Approval of minutes:

Patti moved to approve the minutes as presented, and Shelley seconded. All in favor, motion carried.

Review and Acceptance of Financial Statements:

Patti moved to accept the financials as presented and Shelley seconded. All in favor, motion carried.

Communications:

a. Housing Trust update:

Anne Hayden-Cresswell gave a brief update on the Housing trust and Arne Jorgensen was present to update the board on the Hall Street Development.

b. Habitat for Humanity update:

Terri Marino updated on Habitat. They closed on two homes recently. June was the close of their fiscal year and by far it was their most successful year to date. Tuesday was their major fund raiser of the

year. They raised \$185,000 and there was a match made from Foster Frieze up to \$125,000. Terri thanked TCHA for helping sell the Web house so quickly.

Public Comment:

Jason Biermann and Nicole Prater were present to discuss the letter that they sent to the board regarding the preference selection for Emergency Service workers and long time locals. Jason addressed the board with his concerns. The TCHA Board followed up by saying they were addressing these concerns later on in the meeting, but the main issue is that there is not enough inventory for the demand. The TCHA board recognizes the problem and is actively working on solutions.

Diana and Hal arrived at 4:35

Communication from Board Liaisons:

Commissioner Schwartz, Mayor Barron and Town Councilman Bob Lenz were present.

Commissioner Schwartz indicated that he is hearing a lot of dialog about many aspects of affordable housing during his campaign for re-election to County Commissioner. Why people don't like affordable housing is all over the board. Not one person seems to have the same specific reason.

Bob Lenz spoke about the commercial fee in lieu in the town.

Mayor Barron just briefly updated TCHA on what's currently happening in the town.

Director's Report:

Christine asked the board to please review the Guidelines before our next board meeting as they will be addressed at that time. One board member asked if there will be a special board meeting needed for that and Christine said we might but we will discuss at the next meeting.

Old Business:

a. Wilson Park:

Peg Gilday was present to update the board. Things are moving along well with the schedule. They are on budget to this point. There were two packets of photos for review for anyone interested.

b. Hall Street Development Presentation:

Arne Jorgensen was present to update the board on the Hall Street Development.

c. JH Golf & Tennis:

Was cancelled and in its place was Days Inn (Rendezvous Point). Coleman Andrews introduced himself to the board and shared with them what brought him to why he is here today. He and his business partner Clayton Andrews have an objective to take 90 motel units and convert them to employee housing in Teton County. It is considered redevelopment of an existing property. The density will not change. The majority of the units will be used by seasonal employees. Businesses would own the units to assure their employees housing. Preference would be given to small businesses in Jackson then to small businesses in Teton County after that. There was discussion on this.

New Business:

a. Commercial Mitigation Rates:

No action required just an update.

b. Guidelines – Retirement Age

We do not have a definition of retirement. Stacy gave two definitions and asked the board to review and determine which one fits.

Patti moved that the definition of a qualified retired person is that the person must be a full time resident of Teton County, Wyoming, must be at least 59.5 years of age, and must have been employed in Teton County, a minimum of two years immediately prior to reaching retirement age during their current residency in Teton County. Shelley seconded the motion, all in favor, motion passed.

c. Guidelines – Caregiver:

There was discussion on caregivers and how are they considered when applying for a lottery. Many times a person who is acting as a caregiver when they apply do not have the minimum of four years to get the

preference, however they really have been in Teton County for four years or longer.

After brief discussion Hal motioned that in order for a caregiver to qualify for the four year preference in TCHA's lottery if they meet the following criteria:

- They are a full time resident of Teton County, Wyoming; Teton County, Idaho; or Lincoln County, Wyoming
 - They are currently a Teton County Employee and have a previous family member who was their family member for at least two out of the last four years and was a full time Teton County, Wyoming employee at least two out of the last four years
 - They were volunteering all or a portion of their time caring for their own children or an ailing or disabled immediate family member for a period of time during the last four years and, therefore, were unable to gain full time employment in Teton County.
- Patti seconded the motion. All in favor, motion passed.

d. Guidelines – Volunteerism

There was discussion on this item and it was decided to shelve it till the next meeting for proper thought and wording.

e. Guidelines – Square Footage Requirements

Emily discussed current policy and gave back ground then gave the board three options to change. There was discussion on information provided and staff was given direction to come back to the next meeting a little more refined.

f. Guidelines – Emergency Service Worker

There was long discussion of what the definition of an Emergency worker is, and the board directed staff to come back to the next meeting with more information.

Items from Staff:

Stacy gave an update on Marstellers; they are back in their home and have paid their mortgage down to where it should be. They need another month to meet all the other requirements from the board. A letter will be written when everything is cured.

Jack & Christine are meeting with Michael Pruett here at TCHA and Christine asked if another board member would like to attend. The discussion is on the Rains property.

Hal moved to go to executive session at 7:14 and Diana seconded it.

Executive Session:

Patti adjourned to leave executive session and move back into the regular meeting at 7:34 and Hal seconded it. All in favor motion carried.

Regular Meeting:

Back now in the regular meeting, Shelley Holland made a motion for the Teton County Housing Authority to make an offer to purchase property as discussed in Executive Session. Diana seconded the motion; all in favor, further discussion, motion passes 5-0

Adjournment:

Diana moved to adjourn the meeting at 7:40 and Shelley seconded. All in favor meeting adjourned.

Respectfully Submitted,
Billi Jennings, Office Manager