

Jackson/Teton County Housing Authority
Meeting Minutes
November 21, 2019
Teton County Old Library

1. Call to Order

The special meeting of the Jackson/Teton County Housing Authority Board was called to Order on November 21, 2019 at 10:05am in the Conference Room of the Teton County Old Library building at 320 S. King Street, Jackson, Wyoming. Attendees were Matt Faupel, Annie Droppert Kent, attorney John Graham, staff Stacy Stoker, Julia Johari, April Norton, commissioner Mark Newcomb and nine members of the public, and reporter Cody Cottier from the Jackson Hole News & Guide. Amy Robinson dialed into the meeting by phone.

2. Pronouncement of Quorum

Board Vice-Chair, Amy Robinson dialed in by phone and Chair, Matt Faupel was present. Matt Faupel declared a quorum.

3. Public Comment 3253

"My name is Paul Beaupre, I'm the CEO of St John's, and I would like to thank the Housing Authority for giving me the opportunity to express our concerns. We are very concerned about the potential buyer in this transaction right now. This investment group has already demonstrated a propensity for putting up medical entities in the community that erode the margins at St. John's. St John's is your community hospital. We accept no money from this, and every dime of the no money, which is about \$4 million dollars a year, that we receive goes back to the care of charity in this community for people who can't afford to pay. We just finished a branding campaign at the hospital and we got a large cross section of opinion of people within the community about what St. John's should be to this community and it's very clear that this community believes that healthcare is a basic human right, and everybody should have access to healthcare regardless of their ability to pay. And the only way the St. John's can continue to provide that compact with this community is to be able to protect the margins that it has. Every dollar that St. John's makes we ultimately turn back into the community for healthcare in this community. Our mental health services, our wellness programs – all those programs that are vital to health of this community. We do because we ultimately are fortunate enough to make a profit. In other communities in Wyoming where private entrepreneurial money has come into the healthcare space, the community hospitals have gone down one of two paths. They have either curtailed services, or they ultimately have been sold to a for profit or not for profit big healthcare entity not located within the community that they exist. And what happens in the scenario is that you lose control over your ability to respond to community needs. You lose that ability to be able to listen to the community and hear the community would like to see us invest more dollar in programs within the school, or invest more dollar in the mental health space and we're very concerned that by allowing this entity to get their hands on more commercial space that they could be convert into entities that could erode the margins at St. John's. We're ultimately walking down that path. I just want you to consider that when you go through your thought process. Thank you very much."

"Good morning, I'm Ed Leibzeit, a town resident, and when I heard about this, I was actually shocked. And the reason being, because I'm not sure what the purpose of the buyer would be, but if it any way impacts the housing that's being provided in these 20 units, I'm appalled to think that that would

happen. When we talk continually about affordable housing in the community, and that we would think about changing that. It may not be the case here, I don't know, but it immediately grabbed me that we've got to be consistent, considerate with our plans and if we want to have housing for our service workers, our policeman, our people that work at the hospital, our teachers, our fireman, we need that housing. I know county employees that live in there today, and I'm not sure if they're in Phase 1 or whichever housing, but I know that's an important compound of the entire housing plan, so it's very important to keep that in mind. If there was a plan and decision to sell, and listening to the discussion today, more than I was aware of, I would think that before you even did that, you would open it up to the market and say even if we are going to sell it has to be a market opportunity here for the advantage of the town and the county and what we might be able to achieve from this. But my biggest and most important point here is protect the housing that we have, please."

4. Grove Phase 1 Purchase Offer

To review what was discussed at the regular meeting on November 6th, Staff had let the Board know that the Housing Authority has received a Grove Phase 1 Purchase Offer, attached to the Board Packet. Staff requested direction from the Board regarding a long-term plan for the mixed use (commercial & residential) Grove Phase 1 property, located at 250 Scott Lane. A discussion occurred regarding maintaining affordability long term and balancing that with costs such as property maintenance and time spent by Staff facilitating both commercial and residential rental occupancies. Staff also requested direction from the Board regarding a general policy recommendation to own the ground lease for rental properties but sell the improvements. A discussion occurred regarding the general pros and cons of the Housing Authority owning properties that are occupied by commercial tenants. The Housing Board did not come to a unanimous recommendation. No action was taken. The Board requested a Staff Report to help structure a better-informed discussion at a special meeting to be scheduled on Thursday, November 21st.

Staff reviewed and discussed "Questions to consider" with the Board:

1. How does owning and managing a commercial space fit into the Housing Authority mission of "providing healthy housing solutions"?
 - a. Property generates revenue that can be used to create additional housing
 - b. There have been past issues with tenants that have required a lot of staff time.
However, recently the commercial property management was handed over to MPM and has been taking less Housing Dept. Staff time.
2. What are other potential uses for the commercial space?
 - a. The Town/County/JTCHA could choose to dedicate some/all of the commercial space to a "community-benefit" use like childcare, healthcare, etc.
 - b. The Town/County may have interest in utilizing some/all of the commercial space for office expansion.
 - c. What other uses?
3. What's the value to JTCHA to retain ownership of the land?
 - a. Provides JTCHA with site control.
 - b. Protects the deed restrictions.
 - i. JTCHA would have a first right to cure if the new owner were to default and place the restrictions in danger. But there's no guarantee JTCHA could afford to purchase the property back.

A discussion occurred between Staff and the Board.

Motion ^{AKD} ~~Kent Droppert~~

Annie ~~Droppert~~ ^{Kent Droppert} stated, that based on the reasons discussed, the Housing Authority Board moves to recommend that the town and the county rejects this offer and not sell the property. Amy Robinson seconded the motion. The motion was approved unanimously.

5. Adjourn

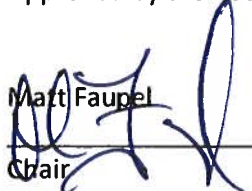
Matt Faupel motioned to adjourn at 10:59am. Annie ~~Droppert~~ ^{Kent Droppert} ^{AKD} seconded. The motion passed unanimously.

Respectfully Submitted:

Annie Kent Droppert, Clerk



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


Matt Faupel
Chair

Date 12-4-19 _____


Amy Robinson
Vice Chair

Date 12/4/19 _____


^{Kent Droppert} ^{AKD}
Annie Droppert Kent
Clerk

Date 12/4/19 _____