

**OFFICIAL SUMMARY PROCEEDINGS
OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING**

The Teton County Board of Commissioners met in a special session on **September 10, 2019** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:04am.

ROLL CALL

County Commission: Natalia Macker Chair, Greg Epstein Vice-Chair, Mark Barron, and Luther Propst. Mark Newcomb arrived at 9:14am.

ACTION ITEM

1. Rescission of Partial Fire Closure

Keith Gingery, Deputy County Attorney, presented to the Board for consideration of approval a resolution for the rescission of the September 1, 2019 Partial Fire Closure.

There was no public comment.

A motion was made by Commissioner Barron and seconded Commissioner Propst to approve the Resolution Rescinding the September 1, 2019 Partial Fire Closure for Unincorporated Areas of Teton County. Chair Macker called for the vote. The vote showed 4-0 in favor and the motion carried.

WORKSHOP – Mercill Avenue Housing Development

April Norton, Director of Housing, presented to the Board for review the recently awarded 105 Mercill Avenue RFP to Mercill Partners for the purpose of developing permanently deed restricted housing at the site. Prior to finalizing a Ground Lease and Development Agreement for the project, staff seeks direction on several key issues the Board discussed generally but on which they did not provide specific direction.

Before a Ground Lease and Development Agreement can be finalized staff needs direction on a few outstanding items, listed below.

- 1) Unit mix and size. Mercill Partners provided three options for the project – see attached schematics.
 - a. Which unit mix does the Board prefer?
 - b. Are there other mixes the Board would like to see?
- 2) What to do with the commercial space. At least one commissioner was interested in securing the space for the Jackson Hole Children’s Museum to utilize. Since the Board chose Mercill Partners, the Council has awarded the King Street project to the Housing Trust who may be selling the commercial space in that building to the museum. At least one commissioner was interested in prohibiting restaurant use.
 - a. Does the Board want to purchase the commercial space at market rate for the Jackson Hole Children’s Museum, Children’s Learning Center, or any other organization to use?
 - b. Does the Board want to preclude any uses in the commercial space?
- 3) Parking. Currently the project provides more parking than is required. Should the developer abandon restaurant use in the building, which requires more parking than other uses, is the Board OK with an overall reduction in parking provided if the parking minimums are met?
 - a. So long as each unit has at least one parking spot in the parking garage, will the Board allow the developer to build below grade storage or commercial space instead of building out all of the parking?

Commissioner Newcomb joined the meeting at 9:14am.

Chris Lee, Tyler Davis, and Joe Rice from Mercill Partners addressed the Board regarding the outstanding items listed above, the County’s first right of refusal, employer purchase of units for rent the development agreement and ground lease.

John Graham, Deputy County Attorney, addressed the Board regarding the outstanding items listed above, the County’s first right of refusal, employer purchase of units for rent the development agreement and ground lease.

No action was taken during this workshop.

ADJOURN

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to adjourn. Chair Macker called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 10:20am.

Respectfully submitted,

Shelley Fairbanks
Deputy County Clerk

TETON COUNTY BOARD OF COMMISSIONERS

Natalia D. Macker, Chair

Greg Epstein, Vice-Chair

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Mark Barron

Mark Newcomb

Luther Propst

ATTEST:

Sherry L. Daigle, County Clerk