

January 11 Regular Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members Matt Faupel, Carrie Kruse, Larry Thal, Laura Bonich and Clare Stumpf attended in person. Staff: April Norton, Housing Director. The meeting commenced at 3:00 PM via zoom and in person at 320 S. King Street.

Approval of Meeting Minutes

Carrie Kruse made a motion to approve the minutes from the January 11, 2023 Regular Meeting. Matt Faupel provided the second.

All voted in favor.

Election of Officers for 2023

Larry Thal made a motion to approve Laura Bonich as Chair, Carrie Kruse as Vice-Chair, and Matt Faupel as Clerk. Matt Faupel provided a second.

All voted in favor.

Current Planning Updates

Staff provided the board with an update on the Northern South Park neighborhood planning process.

Housing Supply Plan Draft Outline & Timeline

Staff provided the board with a draft outline and timeline for the 2023 Housing Supply Plan.

Current Developments Update

Staff provided a written summary of current project progress and answered questions from the Board.

Upcoming Meeting Schedule

Staff provided a written meeting and presentation schedule and answered questions from the Board.

Items from Staff, Board

Clare Stumpf invited all board members to the Shelter JH annual meeting.

Executive Session

At 4:20pm, Carrie Kruse made a motion to enter executive session. Matt Faupel provided the second. All in favor.

At 5:00pm, Larry Thal made a motion to exit executive session. Carrie Kruse provided the second. All in favor.

Adjourn

Larry Thal moved to adjourn the meeting, Matt Faupel provided the second. Meeting adjourned at 5:00pm.



March 8 Regular Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members Matt Faupel, Larry Thal, Laura Bonich, Matt Lusins, Kari Cooper and Clare Stumpf attended in person. Carrie Kruse attended via zoom. Staff: April Norton, Housing Director. The meeting commenced at 3:00 PM via zoom and in person at 320 S. King Street. Members of the public also in attendance: Julien Haas and Jeff Cohodes.

Approval of Meeting Minutes

Larry Thal made a motion to approve the minutes from the March 8, 2023 Regular Meeting. Matt Faupel provided the second.

All voted in favor.

New Board Member Introduction: Matt Lusins

Mr. Lusins introduced himself to the board.

Opportunity Project: Hoback RV

Tyler Davis, developer, presented an update on the project. No action was taken by the board.

Housing Supply Plan Draft

Staff presented the draft Housing Supply Plan and received feedback from various board members.

Current Developments Update

Staff provided a written summary of current project progress and answered questions from the Board.

Upcoming Meeting Schedule

Staff provided a written meeting and presentation schedule and answered questions from the Board.

Items from Staff, Board

No items from staff or board.

Executive Session

At 4:45pm, Larry Thal made a motion to enter executive session. Matt Faupel provided the second. All in favor.

At 5:07pm, Matt Faupel made a motion to exit executive session. Matt Lusins provided the second. All in favor.

Adjourn

Kari Cooper moved to adjourn the meeting, Matt Faupel provided the second. Meeting adjourned at 5:08pm.



April 12 Regular Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members Larry Thal, Laura Bonich, Matt Lusins, and Carrie Kruse attended in person. Kari Cooper attended via zoom. Staff: April Norton, Housing Director; Kristi Malone, Housing Supply Analyst. The meeting commenced at 3:00 PM via zoom and in person at 320 S. King Street. Members of the public also in attendance: Jeff Cohodes (via zoom).

Approval of Meeting Minutes

Larry Thal made a motion to approve the minutes from the March 8, 2023 Regular Meeting. Carrie Kruse provided the second.

All voted in favor.

Town LDR Update

Kristi Malone presented proposed changes to the Town Land Development Regulations. Board members discussed the changes and provided staff with feedback.

Housing Supply Plan: Communications / Education

Carrie Kruse provided the board with a summary of future communications / education related to the Housing Supply Plan.

Housing Preservation Program

Board members discussed potential application of Housing Preservation Funding to protect older, multi-family buildings. Staff will follow up with our CPA to answer questions related to depreciation.

Current Developments Update

Staff provided a written summary of current project progress and answered questions from the Board.

Upcoming Meeting Schedule

Staff provided a written meeting and presentation schedule and answered questions from the Board.

Items from Staff, Board

No items from staff or board.

Adjourn to Executive Session

At 4:23pm, Carrie Kruse made a motion to adjourn to executive session. Larry Thal provided the second. All in favor.

At 5:14pm, Carrie Kruse made a motion to exit executive session. Larry Thal provided the second. All in favor.



May 17 Regular Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members Larry Thal, Laura Bonich, Matt Lusins, Kari Cooper, Clare Stumpf and Carrie Kruse attended in person. Staff: April Norton, Housing Director. The meeting commenced at 3:00 PM via zoom and in person at 320 S. King Street.

Approval of Meeting Minutes

Larry Thal made a motion to approve the minutes from the April 12, 2023 Regular Meeting. Carrie Kruse provided the second.

All voted in favor.

Town LDR Update

April Norton informed the board on the Town's LDR update.

Housing Supply Plan: Communications / Education

April Norton provided an update on communications and education efforts.

Current Developments Update

Staff provided a written summary of current project progress and answered questions from the Board.

Upcoming Meeting Schedule

Staff provided a written meeting and presentation schedule and answered questions from the Board.

Items from Staff, Board

No items from staff or board.

Adjourn to Site Visit at Kelly Place Condos

At 3:55pm, Carrie Kruse made a motion to adjourn to a site visit at Kelly Place Condos. Kari Cooper provided the second. All in favor.



June 14 Regular Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members Larry Thal, Laura Bonich, Matt Lusins, Clare Stumpf and Carrie Kruse attended in person. Staff: April Norton, Housing Director. The meeting commenced at 3:00 PM in person at Jackson Street Apartments.

Site Visit at Jackson Street Apartments

Board and staff toured Jackson Street Apartments.

Approval of Meeting Minutes

Larry Thal made a motion to approve the minutes from the May 17, 2023 Regular Meeting. Carrie Kruse provided the second.

All voted in favor.

Current Developments Update

Staff provided a written summary of current project progress and answered questions from the Board.

Upcoming Meeting Schedule

Staff provided a written meeting and presentation schedule.

Items from Staff, Board

No items from staff or board.

Adjourn

At 4:20pm, Carrie Kruse made a motion to adjourn. Larry Thal provided the second. All in favor.



July 13 Regular Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members Larry Thal, Laura Bonich, Matt Faupel, Kari Cooper, Clare Stumpf and Carrie Kruse attended in person. Staff: April Norton, Housing Director, and Kristi Malone, Supply Specialist. The meeting commenced at 3:00 PM in person at 320 S. King Street.

Approval of Meeting Minutes

Larry Thal made a motion to approve the minutes from the June 14, 2023 Regular Meeting. Carrie Kruse provided the second.

All voted in favor.

Current Developments Update

Staff provided a written summary of current project progress and answered questions from the Board.

Housing Mitigation Policy Discussion

Staff reviewed the JIM packet with the Board and answered questions. Board indicated an interest in providing feedback to the elected officials in September when the draft LDRs are released.

Upcoming Meeting Schedule

Staff provided a written meeting and presentation schedule.

Items from Staff, Board

No items from staff or board.

Adjourn

At 4:00pm, Carrie Kruse made a motion to adjourn. Matt Faupel provided the second. All in favor.



August 9 Regular Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members Larry Thal, Laura Bonich, Matt Faupel, Kari Cooper, Matt Lusins and Carrie Kruse attended in person. Staff: April Norton, Housing Director, and Kristi Malone, Supply Specialist. Public: Jeff Cohodes. The meeting commenced at 3:00 PM in person at 320 S. King Street.

Approval of Meeting Minutes

Larry Thal made a motion to approve the minutes from the July 13, 2023 Regular Meeting. Carrie Kruse provided the second.

All voted in favor.

90 Virginian Lane RFP

Staff reviewed key questions related to the RFP. Board provided feedback related to design and streetscape.

Housing Mitigation Policy Discussion

Staff reviewed the JIM direction with the Board and answered questions. Staff discussed how to provide information to the Regulatory Reduction Taskforce.

Current Developments Update

Staff provided a written summary of current project progress and answered questions from the Board.

Upcoming Meeting Schedule

Staff provided a written meeting and presentation schedule.

Items from Staff, Board

No items from staff or board.

Adjourn

At 5:00pm, Carrie Kruse made a motion to adjourn. Larry Thal provided the second. All in favor.



September 13 Regular Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members Larry Thal, Laura Bonich, Matt Lusins and Carrie Kruse attended in person. Clare Stumpf joined via zoom. Staff: April Norton, Housing Director, and Kristi Malone, Supply Specialist. Public: Julien Haas. Mark Newcomb, Teton County Commissioner, also attended in person. The meeting commenced at 3:07 PM in person at 320 S. King Street and online via zoom.

Approval of Meeting Minutes

Carrie Kruse made a motion to approve the minutes from the August 9, 2023 Regular Meeting. Larry Thal provided the second.

All voted in favor.

90 Virginian Lane RFP

Staff reviewed the scoring matrix with the board and received feedback from board on potential changes or upgrades to the draft matrix.

Regulatory Reduction Taskforce

Staff updated the board on the upcoming RRTF meeting in Lander at which staff is scheduled to present.

Current Developments Update

Staff provided a written summary of current project progress and answered questions from the Board.

Upcoming Meeting Schedule

Staff provided a written meeting and presentation schedule.

Items from Staff, Board

No items from staff or board.

Adjourn

At 5:06pm, Carrie Kruse made a motion to adjourn. Larry Thal provided the second. All in favor.



November 8 Regular Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members Larry Thal, Matt Faupel, Clare Stumpf, Kari Cooper, and Carrie Kruse attended in person. Matt Lusins joined via zoom. Staff: April Norton, Housing Director, and Kristi Malone, Supply Specialist. Public: Sophia Boyd-Fligel (*News & Guide*). Mark Newcomb, Teton County Commissioner, also attended via zoom. The meeting commenced at 3:04 PM in person at 320 S. King Street and online via zoom.

Approval of Meeting Minutes

Carrie Kruse made a motion to approve the minutes from the September 13, 2023 Regular Meeting. Larry Thal provided the second.

All voted in favor.

90 Virginian Lane RFP

Staff provided the Board with an update on the RFP process.

Northern South Park LDRs

Staff and Board discussed the proposed LDRs. Teton County Planning Director, Chris Neubecker; Principal Long-Range Planner, Ryan Hostetter; and planning consultant, Rian Rooney also attended.

Regulatory Reduction Taskforce

Staff updated the board on the RRTF meetings in Lander and online.

Current Developments Update

Staff provided a written summary of current project progress and answered questions from the Board.

Upcoming Meeting Schedule

Staff provided a written meeting and presentation schedule.

Items from Staff, Board

No items from staff or board.

Adjourn

At 5:10pm, Carrie Kruse made a motion to adjourn. Larry Thal provided the second. All in favor.



December 13 Regular Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members Larry Thal, Matt Faupel, Clare Stumpf, Kari Cooper, Laura Bonich, and Carrie Kruse attended in person. Staff: April Norton, Housing Director, and Kristi Malone, Supply Specialist. Public: Julien Haas. The meeting commenced at 3:03 PM in person at 320 S. King Street and online via zoom. The zoom meeting was ended early due to a double-booking on the account.

Approval of Meeting Minutes

Larry Thal made a motion to approve the minutes from the November 10, 2023 Regular Meeting. Kari Cooper provided the second.

All voted in favor.

Q3 2023 Rent Survey

Staff presented the finding to the Board who discussed upgrades to the report presentation.

Northern South Park LDRs

Staff provided Board with an update on the Teton County Planning Commission review of the draft LDRs.

Housing Supply Plan Draft Outline

Staff provided the Board draft of the FY 25 Housing Supply Plan. Board provided feedback on draft and suggestions for new / additional info.

Current Developments Update

Staff provided a written summary of current project progress.

Upcoming Meeting Schedule

Staff provided a written meeting and presentation schedule. The Board is interested in a joint meeting with Jackson Hole Working to review Town and County LDRs and potential upgrades to incentivize affordable workforce housing construction and preservation.

Items from Staff, Board

Staff provided an update on the Kelly Place Condos item on the December 18, 2023 Town Council meeting and two grants recently awarded by CFJH. Laura Bonich announced that she was appointed to the Town Planning Commission and has been reappointed to the Housing Supply Board. Clare Stumpf rolls off the board at the end of 2023.

Adjourn to Executive Session

At 4:45pm, Carrie Kruse made a motion to adjourn. Larry Thal provided the second. All in favor.

