

HOUSING AUTHORITY



March 10, 2015

Tyler Sinclair
Planning Director, Town of Jackson
P.O. Box 1687
Jackson, WY 83001

RE: The Grove - Request for removal of Condition #2 on Approval of Items P13-063 and P13-064

Dear Mr. Sinclair,

In the fall of 2013, the Town Council approved an amendment to the Snow King and Scott Lane Planned-Mixed Use Development and Final Development Plan (The Grove, Items P13-063 and P13-064) with several conditions. One of the conditions (condition #2) required Teton County Housing Authority (TCHA) to move the location of its offices to The Grove commercial spaces located at 250 Scott Lane within 12 months of the completion of the Phase 1 building.

TCHA is writing to request that Town Council consider the removal of condition #2 on the Approval of Items P13-063 and P13-064. In evaluating TCHA's ability to lease the units, and the costs of tenant fit-outs along with the budget for the entire Phase 1 building, it became clear that the move would be very costly to TCHA. TCHA will need to lease out all four of the commercial office spaces in order to have the cash flow to pay the debt service on the building. It is also less costly to TCHA to lease the units to tenants who will share in the cost of the tenant fit-outs. If TCHA must relocate its offices to The Grove, as required by the current condition, the public's interests will not be well served and TCHA will be forced to expend public funds that it would not otherwise have to incur.

The current location of TCHA's offices, located at 260 W. Broadway, functions well for TCHA's needs, and is also within walking distance of the Town and County facilities where much of TCHA's business is conducted.

For these reasons, TCHA is hopeful that Town Council will consider removal of Condition #2, from Approval of Items P13-063 and P13-064. Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in blue ink that reads "Stacy A. Stoker".

Stacy A. Stoker
Interim Executive Director

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