

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

The Teton County Board of Commissioners met in a special meeting on **August 25, 2022** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 8:39 a.m.

Pursuant to Wyoming State Statute §39-13-102 and §39-13-109(b), the purpose of the meeting was to meet as the Teton County Board of Equalization to hear appeals that had been filed on 2022 property tax assessments.

Commission present: Luther Propst, Vice-Chairman, Mark Barron, and Greg Epstein were present. Natalia Macker, Chairwoman, and Mark Newcomb were absent.

Hearing Officer: Richard Stout

Staff present: County Assessor Melissa Shinkle, Chief Deputy County Attorney Keith Gingery, Chief Deputy Assessor Kristin Williamson, and Deputy County Clerk Chalice Weichman.

**GT HALPIN FAMILY HOLDINGS LLC      PARCEL #R0011337**

The Halpin Family Holdings, LLC hearing for Parcel #R0011337 located at 17820 Old Ranch Rd., Jackson, Wyoming, began at 8:40 a.m. with the Hearing Officer giving an overview of the proceedings and swearing-in the witnesses.

Exhibits A1-F1 from the Assessor, and exhibits 1.1-1.8 from the Appellant, were admitted with no objections.

Keith Gingery, Chief Deputy County Attorney representing the Assessor, asked questions of Melissa Shinkle, County Assessor.

The meeting recessed at 9:00 a.m. and reconvened at 9:01 a.m.

The Board asked questions of Ms. Shinkle.

The meeting recessed at 9:39 a.m. and reconvened at 9:45 a.m.

Laura H. Ladd, the Appellant, presented her argument.

Mr. Gingery recalled Ms. Shinkle for additional questioning, then Mr. Gingery and Ms. Ladd gave closing arguments.

The Hearing Officer's recommendation was to affirm the Assessor's 2022 valuation as the landowner did not present sufficient evidence to overturn the assessment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to continue the appeal of Halpin Family Holdings, LLC, Parcel #R0011337, to a date uncertain. Hearing Officer Stout called for a vote. The vote showed three in favor and the motion carried 3-0.

The meeting recessed at 10:24 a.m. and reconvened at 10:37 a.m.

**GILL FAMILY LLC, PARCEL #R0006613, GILL FAMILY LLC - #R0004096, #R0004091, #R0004092, #R0004094, ROBERT L GILL & DECEDENTS TRUST C - #R0004004, RALPH L GILL TRUSTEE & DECEDENTS TRUST C - #R0020822, AND JHHR HOLDINGS I LLC, #R0001625**

Leah Schwartz, representing the Gill family, requested a continuance of the appeals for multiple properties which had been scheduled to be heard today.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to continue all Gill family tax appeal hearings to a date uncertain. Hearing Officer Stout called for a vote. The vote showed three in favor and the motion carried 3-0.

**MAVERIK COUNTRY STORE PARCEL #R0004743**

The hearing for Maverik Country Store, Parcel #R0004743 had been scheduled for 9:15 a.m. and the Appellant failed to appear.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to dismiss the appeal of Maverik Country Store located at 1005 S. Highway 89, Jackson, Wyoming, based on the failure to appear. Hearing Officer Stout called for a vote. The vote showed three in favor and the motion carried 3-0.

**THREE BEASTS LLC      PARCEL #R0009277**

The Three Beasts, LLC hearing for Parcel #R0009277, located at 3420 W. Eagle Crest St., Jackson, Wyoming, began at 10:40 a.m. with the Hearing Officer giving an overview of the proceedings and swearing-in the witnesses.

Exhibits A1-E8 from the Assessor, and exhibits 1.1-1.5 from the Appellant, were admitted with no objections.

Mr. Gingery asked questions of Kristin Williamson, Chief Deputy County Assessor.

Paul T. Winn, the Appellant, presented his argument.

Mr. Gingery and Mr. Winn presented closing arguments.

The Hearing Officer's recommendation was to affirm the Assessor's 2022 valuation as the landowner did not present sufficient evidence to overturn the assessment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to affirm the Assessor's 2022 Assessment of Property located at 3420 W. Eagle Crest Street and owned by Three Beasts LLC in the amount of

\$15,355,435.00 based upon the findings of fact and conclusions of applicable law. Hearing Officer Stout called for a vote. The vote showed three in favor and the motion carried 3-0.

**ADJOURN**

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn. Vice-Chairman Propst called for the vote. The vote showed three in favor and the motion carried 3-0. The meeting adjourned at 11:11 a.m.

Respectfully submitted,  
Chalice Weichman  
Deputy County Administrative Clerk

TETON COUNTY BOARD OF COMMISSIONERS

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Natalia D. Macker, Chairwoman

ATTEST:

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Maureen E. Murphy, County Clerk