

TO: Town of Lake City, Trustees and Mayor

FROM: Jud Hollingsworth

December 29, 2025

DELIVERED 1-5-26

RE: 928 Ocean Wave Apartments

A few things I want to bring to your attention.

1. An article in the Silver World Newspaper stated that there is zero vacancy in town for long term rentals. This is incorrect as our 8-unit apartments currently has one vacancy and another vacancy occurring soon.
2. Our apartment complex as well as two other are for sale. Our realtor contacted the Town of Lake City as well as Hinsdale County to determine interest in purchasing due to concerns about few housing units. There was no interest a that time however recently one of the firms working with the Town on affordable housing contacted me asking for further information on our apartments.
3. There has been expressed interest from two local businesses concerned with employment housing about our apartments for summer and shoulder seasons converting to vacation rentals at other times. This could potentially raise revenues for the increasing costs of water and sewer, electricity, insurance, taxes and mortgages. Of course, the proposal from the town to eliminate conversion from long term rentals to short term rentals would stop that.
4. With the ramifications of such a drastic change, there should be more details of such a proposal with attorney review.
5. Haste makes Waste.

Our apartment complex has been for sale for about two years with a reduction in price from \$700,000 which was about the tax evaluation to \$600,000 now. Pricing is negotiable and we are willing to consider personal financing.

