



**TO: Palmer Lake Board of Trustees [BOT]**

**FROM: Incoming business, Ecospa LLC**

**DATE: February 8<sup>th</sup>, 2024**

**RE: Reconsideration of BOT decision to demolish 6 cabins & historical long house at ERock**

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The incoming Ecospa LLC team respectfully requests that due to the new estimates regarding the asbestos mitigation and demo costs for the existing buildings at ERock, now expected to potentially reach over \$100,000, the BOT reconsiders its previous vote to demolish the cabins and the close to 100-year-old long house on the property for the following reasons:

1. Ecospa LLC will ensure there is absolutely no cost, management responsibility or liability to the Town of Palmer Lake to renovate and keep the existing cabins and long house at ERock.
  - a. Ecospa LLC would take on the responsibility of securing & insuring the property in the immediate future.
  - b. Ecospa LLC will also be responsible for obtaining the financing to renovate the cabins & long house, rather than demolishing them.
  - c. Once the cabins and long house have been restored, Ecospa LLC will provide complete management of the property at no cost to the town.
  - d. At no time will the Town of Palmer Lake be responsible for any expenses associated with the cabins & long house at ERock.
2. The property itself [the cabins & long house] would remain entirely the property of the Town of Palmer Lake but will be managed and maintained by Ecospa LLC.
3. Ecospa LLC will provide the Town of Palmer Lake 15% of all net profits from the cabin & long house income, to be paid out monthly.
4. Ecospa LLC will not request any changes in zoning, and that the present zoning is kept as is in perpetuity.
5. Ecospa LLC intends to use the cabins and long house only for events & workshops related to the spa, the community or Paravicini, never to short term rental platforms such as AirBnB or other such private rentals.
6. It is not the intent of Ecospa LLC to request to purchase the cabins or long house at any time now or in the future. Ecospa LLC is simply offering a way for the TPL and Ecospa LLC to have a mutually beneficial source of income, while sustaining the serenity and natural beauty of the property. Ecospa LLC hopes to make Elephant Rock a vibrant part of the PL community for all to enjoy for years to come.

Thank you for your time and consideration. – Ecospa LLC