

February 7, 2024

To: Empire Village Council Members

Dear Neighbors,

We understand that you are considering enacting an ordinance limiting short-term rentals in Empire. We are strongly opposed to that idea. We want to make you aware of our situation, which may not be so different from some others.

We have a short-term rental in Empire at 10210 Wilce St. I bought the home in 1988, not as an investment property but as my primary residence. I lived in it happily until I married my husband in 2008. At that point I moved with him into his family home in Traverse City.

We love our Empire home, and we don't want to sell it. We still have close ties to Empire as we both work for Lerchen Enterprises and have many friends and acquaintances in Empire. We work multiple jobs, and though we are both pushing 70 we have no plans to retire. The home we live in now is quite high maintenance and we think there may come a time when we'll need to leave our happy lake home and come back to the simpler residence in Empire. The Empire home is not paid off yet and we can't afford to let it just sit there.

We tried running the Empire home as a long-term rental but were losing money and dealing with damage every time we changed tenants, so we decided we'd better go with the short-term rental option. We chose to have it managed by VACASA because we don't have time for another job!! We had the home inspected and are working on maintenance and upgrades yearly as the budget allows.

Not being able to rent out the house would be very hard for us. We wouldn't sell but also wouldn't be able to do the maintenance and improvements and it would be sitting empty, not good for the house or the community.

Please do not enact an Ordinance limiting short-term rentals.

Thank You!

Carol Purcell and Roland Woodring