



INSIDE



4 Points: Your guide to weekend entertainment

SPORTS



Tossing for a title

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MATT STENSLAND/STAFF

Steamboat Springs developer Jim Cook and his investment partners have entered into a contract to purchase Dream Island Mobile Home Park. About 80 homes are in Dream Island, which is along the Yampa River on Steamboat's west side.

Dream Island under contract

Jim Cook and Green Courte Partners plan affordable housing on site

Tom Ross
PILOT & TODAY STAFF

STEAMBOAT SPRINGS

Developer Jim Cook confirmed Thursday that Green Courte Partners has placed Dream Island Mobile Home Park under a purchase contract and intends to use the site for deed-restricted, affordable housing.

The deal has not been consummated.

"Our job is to try and make the current renters owners,"

Cook said. "It's not set in stone how we'll accomplish that, but I think we can make it happen. I think we can be very creative."

Dream Island is nestled between U.S. Highway 40 and the Yampa River on the west side of Steamboat Springs. There are more than 80 homes in the park, Cook said. He did not divulge the contracted purchase price.

The current owner is Front Range firm Colorado Real Estate Investment Co., or

CREICO. Typical lot rent is \$530 a month, according to residents.

CREICO Chief Financial Officer John Eberle said his company had been quietly marketing the mobile-home park, which it has owned for about 15 years.

"We get approached from time to time on that property and, in this case, we decided to test the market," Eberle said. "We put together a packet and sent it to a few parties."

Dream Island resident Moose

O'Malia was skeptical about Green Courte's plans to keep Dream Island a mobile-home park and lamented the changes Cook and Green Courte already have brought to Steamboat's downtown.

"This is prime real estate on the river," O'Malia said. "I'm on welfare and food stamps and can barely afford to live here now. Keep all the large (developments) out at the mountain and keep Old Town, Old Town."

See **Dream Island**, back page

LOTTO



Thursday night's Cash 5 numbers: 18-23-25-28-30 Drawings are held Monday through Saturday.

WEATHER



Mostly cloudy and warmer. High of 62. Page 2



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