

From: Joe La Croix <joelacroix13@gmail.com>

Sent: Monday, February 2, 2026 1:18 PM

To: Alyssa Digangi <alyssa.digangi@fora.travel>

Cc: Bruce Kulpa <bkulpa@rhdcca.org>; boardchair@rhdcca.org <boardchair@rhdcca.org>; Davis, Michelle <MDAVIS@riversideca.gov>; Miranda Hundley <mhundley@rhdcca.org>; Falcone, Philip <PFalcone@riversideca.gov>; Robillard, Steven <SRobillard@riversideca.gov>; Conder, Chuck <CConder@riversideca.gov>; Mill, Sean <SMill@riversideca.gov>; Cervantes, Clarissa <CCervantes@riversideca.gov>; Lock Dawson, Patricia <PDawson@riversideca.gov>; Perry, Jim <JPerry@riversideca.gov>; Hemenway, Steve <SHemenway@riversideca.gov>; Futrell, Mike <MFutrell@riversideca.gov>; jhorseman@scng.com <jhorseman@scng.com>; mhart@scng.com <mhart@scng.com>; Raincross Gazette - justin@raincrossgazette.com <justin@raincrossgazette.com>; daniel.hernandez@riversiderecord.org <daniel.hernandez@riversiderecord.org>; msandoval@gmail.com <msandoval@gmail.com>; neil@calmatters.org <neil@calmatters.org>

Subject: [EXTERNAL] Re: Quality Inn University Avenue

CAUTION: This email originated from outside the City of Riverside. It was not sent by any City official or staff. Use caution when opening attachments or links.

Report Suspicious

Hi Alyssa,

I had a conversation with the seller. He wanted to take his time to focus his thoughts, and below is the resolution the seller has come to.

Make no mistake, I am not trying to connect your parents with the seller. I let him make all decisions regarding his property. He has made a decision to stick with his initial reaction, and to move forward with his plans to lease to another operator if your parents don't allow the city council to file the motion to reconsider. Your parents' offer to lease the property with an option to purchase offers no comfort to the seller, as they don't have any experience in running a hotel. If they want to purchase, they would have to offer at least \$15 million with a non-contingent contract, a 30 day close and \$1 million non-refundable deposit. If they are in a position to do that, I can write the offer for them. That has to happen today. No other brokers or agents would be needed. If your parents enter escrow and don't close in 30 days, the seller moves forward leasing to the operator he has waiting, and retains the \$1 million deposit. He is not going to agree to anything that does not put him where he would be 30 days from now, had your parents not interfered. That means having the property sold. He prefers to sell. He prefers your parents give the four members whom it seems they control permission to enter a motion for reconsideration, and when the next council meeting comes up, to vote in favor of the RHDC sale.

That's the business end of his message.

The practical end of the message, that the seller pointed out in our discussion is this; the homeless population you and the four council members despise was already on University

Ave when you bought the Farmhouse Collective property. They haven't gone anywhere and won't go anywhere if your parents succeed in killing the effort to convert the Quality Inn. They will congregate there and live there, unsupervised. As I mentioned in the email that you undoubtedly received from the council members, the worst that will happen if the sale is allowed to go through is that there is immediate improvement, and continued improvement. The best that can happen if the sale is not allowed to go through is that it gets worse, immediately. In addition to the problems surrounding a leased hotel, the city will stop receiving the Transit Occupancy Tax as soon as the residents are there over 28 days, so the city will have you to thank for that. All of this has been made clear to everybody, so the only reason for any opposition has to be something that can't be reasoned with, which is the disdain for the unwashed. The project will get 114 of them washed, and allow them to use their own bathroom instead of your bushes and doorsteps.

Lastly on the subject of liability, the seller is planning to inquire with counsel about initiating a Tortious Interference lawsuit, which seems likely to succeed, and is only enhanced by your initial email proposing that you benefit from your interference with this transaction, to which you are not a party.

You can instruct the council to let the sale happen, or not, and the seller will respond accordingly. Keep in mind the problems that come after have been created by you, and nobody else.

Thank you,



JOE LA CROIX
m: 310 699 7804
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Lic# 01248586

On Sun, Feb 1, 2026 at 1:38 PM Alyssa Digangi <alyssa.digangi@fora.travel> wrote:
Hi Joe,

I understand his position, I appreciate your help in attempting to facilitate the connection. I also hope you have a great day and look forward to hearing from you soon.

Warmly,



FORA TRAVEL ADVISOR

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On Sun, Feb 1, 2026 at 2:24 PM Joe La Croix <joelacroix13@gmail.com> wrote:
Hi Alyssa,

I shared your email with the seller. He has no interest in having any direct contact with you or your parents so any communication must go through me. He's not inclined to deal with your parents at all, but told me he will think about it and give me whatever parameters if any he will be open to that I can share with you tomorrow, Monday. I will get back to you then.



JOE LA CROIX
m: 310 699 7804
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On Sat, Jan 31, 2026 at 11:55 AM Alyssa Digangi <alyssa.digangi@fora.travel> wrote:

Hi Joe,

Beverly and Scott Bailey, my parents, wanted me to reach out to you regarding the Quality Inn on University Avenue. We are the owners and developers of Farm House Collective. I am a Referral Agent (I am going to be re-enacting my license with Realtor as I recently relocated back to part time living in CA) with Tower Agency, License # 02007255.

We are hoping you might be able to get us into contact with the current owner of Quality Inn on University. Dan Hoxworth provided us with your contact information as a potential contact to connect.

My parents would be interested in discussing with the Quality Inn provider a lease with future purchase option on that property. We also do not want the Quality Inn on University to go to a bad or worse operator and could envision it being turned around to a nice boutique hotel on University Avenue.

We have been against the Quality Inn conversion into the RHDC housing project due to its location in vicinity to the student population and have plans to work in the future with the City and the County to find additional sites that may be good opportunities for this type of housing project with full wraparound services that encourage not just housing but transitioning.

I appreciate your time and look forward to connecting further.

Warmly,



FORA TRAVEL ADVISOR

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[!\[\]\(626ce8ac21792b9405bfddfea8e0c96a_img.jpg\) !\[\]\(2b752d244c1fc411d86684a042d55b85_img.jpg\) **Ready to explore? Book a one-on-one with me to get started.**](#)

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