

FINAL Meeting Minutes

PARK ACQUISITION CORPORATION (PAC) BOARD

Marin Valley Mobile Country Club

100 Marin Valley Drive

Novato, CA

Special Meeting: Wednesday, July 26, 2023, 4:00 P.M.

ATTENDEES

- BOARD MEMBERS: Jay Shelfer (President), John Hansen (Vice President), Carol-Joy Harris (Secretary), Steve Plocher (Treasurer and Chairman of the Finance Committee), Joan Cervisi (At Large)
- PARK GENERAL MANAGER: Matt Greenberg [absent]
- RECORDING SECRETARY: Terri Beauséjour [absent]
- OTHER: Approximately 100 other residents
Attorney Dana Dean

A. CALL TO ORDER

Jay Shelfer called the meeting to order at 4:00 P.M.

B. REPORT ON CLOSED SESSION

The closed session was postponed.

C. Approval of FINAL AGENDA

Carol-Joy moved to approve the agenda, with the closed session portion to be eliminated. John seconded the motion, which passed 5-0.

D. PUBLIC COMMENT for issues not on the agenda. (Three-minute limit for all comments throughout the meeting.)

Martina Koeckritz stated that she had attended the July 25 City Council meeting and wondered if anyone had been able to speak with any of the City Councilmembers individually.

E. CONSENT CALENDAR

The minutes of the July 3 monthly meeting were approved 5-0. (Harris, Cervisi)

The minutes of the July 6 special meeting were approved 5-0. (Harris, Cervisi)

F. REPORTS

1. PAC update on potential sale

On July 25 there was another closed session meeting of the Novato City Council regarding the sale of MVMCC to a potential buyer who had placed a bid with the City. Many MVMCC residents spoke during the public comments portion of the meeting, speaking against the proposed sale. After the closed session the Council indicated that they would again pick up a closed session after their regular open meeting.

Jay introduced the newly engaged attorney, Dana Dean. Dana stated that she had been retained by the PAC to work with the Board on a couple of items, in particular, the potential sale to Mr. Moser, or someone else. She has been in land use litigation for 20 years and has frequently appeared before city councils. She was also involved extensively with community groups prior to receiving her law degree.

She complimented the residents on their comments and behavior at the July 25 City Council meeting. She hopes that everyone has seen the correspondence that she sent out. There are several legal issues that she will be involved with as events progress. As to the Grand Jury report, MVMCC is being mischaracterized, and the City has a responsibility both political and legal to support us and to tell the truth.

In the City's annual adopted budget report and in the City's annual audited financial statements, MVMCC is identified as an enterprise fund. Steve explained that term.

Dana explained that all communication to and from her must pass through the PAC Board, which has retained her, such that the Board members can distill it, thus avoiding taking too much of her time. Dana assured the residents that we are preparing for every possible outcome. Land use, in particular, can be a very long game, so that is something to keep in mind.

2. PAC discussion regarding the City's surveying residents about the potential sale

Jay initiated the discussion about the City's attempt to survey the residents. The Board felt that this kind of a push-poll survey is very inappropriate and is causing a lot of anxiety among the residents. The survey is biased toward forcing answers in favor of the sale. There is no place to answer, for example, "I don't want the Park to be sold" without first answering questions that were worded, for example, "If we go through with this sale, do you want this, this, or this?" It was obvious that this survey could be used against us; it was clearly not in our best interest. The main issue with the survey, however, was that the City did not follow the required process in bringing it forward. Residents were reminded that while they are free to answer the survey if and when they receive it, they are not required to respond.

G. OLD BUSINESS

None.

H. NEW BUSINESS

None.

I. DETERMINATION OF NEXT PAC BOARD MEETING

Tuesday, August 1, 6:00 P.M.

J. ADJOURNMENT

The meeting was adjourned at approximately 6:10 P.M.

Respectfully submitted,

Terri Beauséjour
Recording Secretary