

FINAL Meeting Minutes

PARK ACQUISITION CORPORATION (PAC) BOARD

Marin Valley Mobile Country Club

100 Marin Valley Drive

Novato, CA

Special Meeting: Tuesday, August 15, 2023, 5:00 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) [absent], Joan Cervisi (At Large)
- PAC BOARD ATTORNEY: Dana Dean (via Zoom)
- OTHER: Approximately 40 other residents in person and 30 via Zoom teleconferencing

A. CALL TO ORDER

Jay called the meeting to order at approximately 5:15 P.M.

B. APPROVAL OF FINAL AGENDA

The final agenda was approved by motion, second, and 4-0 vote. (Harris, Hansen)

C. PUBLIC COMMENTS (for issues not on the agenda)

Sue Meyer commented about one of the rules of HCA, the corporation that is offering to buy the land at MVMCC, in the mobile home parks they own. The rule would affect the value of the units and would be quite detrimental to most of our residents. Kevin Mulvany added a comment about this.

D. CONSENT CALENDAR

The draft minutes of the July 26 special meeting were approved as submitted by motion, second, and 4-0 vote. (Harris, Hansen)

E. REPORTS

1. Receive report from Communication, Outreach and Legal Liaison (COLL) Committee

Mary Currie reported that the Marin Independent Journal (IJ) is scheduled to run an editorial about our situation later this week. The IJ will also be running a column by Dick Spotswood on Sunday, August 20. KPFA radio has not yet run their piece, for which they interviewed Jay. The Pacific Sun will soon be interviewing Mary and Jay. KQED Radio,

KCBS Radio, and KPIX-TV have said that they hope to run follow-up stories tied to the August 22 City Council meeting. Mary and Carol-Joy attended a meeting of the Novato Democratic Party, where they passed a resolution in support of us. The Democratic Central Committee of Marin, or the Marin Democratic Party, will consider doing the same at their September meeting.

At least 35 MVMCC residents have sent emails to the City Councilmembers. John and Jay and Mary will be speaking tomorrow night with Councilmember Tim O'Connor, who cannot comment but has pledged to listen. More such meetings are in the offing with other Councilmembers.

The committee has begun outreach to community organizations and has received pledges to send letters of support to the City Council from the Jewish Community Center, Vivalon, Unity in Marin, and the Agricultural Institute of Marin, among others. Up to eight representatives from the Marin Commission on Aging will attend the August 22 City Council meeting to support us.

The September 14 workshop, "Building Bridges for Marin Housing Solutions," will be attended by members of the committee and other MVMCC residents.

Mary spoke about messaging for the August 22 City Council meeting regarding items that concern MVMCC, in either closed or open session or both, including the findings of the Marin Civil Grand Jury that pertain to us.

Judy Rejebian asked a question about Los Robles. David Tetta suggested another community organization for the committee to ask to support us.

2. Receive report from Document Brigade

John Hansen reported that this committee is gathering documents about the Park dating back to about 1988 and organizing it and labeling it all to pass on to our legal team.

3. Receive report from the Resident Ownership Discovery (ROD) Committee

Joan reported that the committee is exploring various resident ownership models. They are meeting with a variety of individuals and groups.

4. Receive report from the Political Action League (PAL)

John reported that the committee coordinates with the COLL Committee regarding messaging to and from residents.

Bill Davis asked whether residents can yield any or all of their time to other speakers during public comments at City Council meetings. Mary Currie commented that the Novato City Clerk has said no to that request in the past but that she would ask again.

F. OLD BUSINESS

1. Discussion on the potential sale of MVMCC

Jay reminded the residents that there will be a Novato City Council meeting on August 22 where we anticipate another closed session to discuss the possible sale of MVMCC to a private investor. We may have a special PAC Board meeting on August 21 to focus on our message.

Carol-Joy reported on the prehearing conference at Los Robles Mobile Home Park on August 11 that she and several other MVMCC residents attended. The hearing officer who presided asked both the residents and the owner, the two opposing sides of the issue – basically, a rent increase – to produce all their documentation and anticipated arguments by September 1 so that he can prepare for the hearing conference on September 8 and render his non-appealable decision by October 8. When residents protested that this was a short deadline, he responded by showing a letter that had been sent to residents in June 2022. Carol-Joy emphasized that the difference between Los Robles residents and us – this could happen to us under private ownership -- is the fact that we have organized and mobilized and that we have excellent legal representation.

Karin Mortensen, Mary Currie, Michale Dancer, and Janet Shouldis posed questions about this.

Dana Dean stressed the importance of attending the August 22 City Council meeting and stated that she is proud to be representing us.

G. NEW BUSINESS

None.

H. DETERMINATION OF NEXT PAC BOARD MEETING

Special Meeting: Monday, August 21 at 5:00 P.M.

I. ADJOURNMENT

The meeting was adjourned at approximately 6:05 P.M.

Respectfully submitted,

Carol-Joy Harris
Secretary