

FINAL Meeting Minutes

PARK ACQUISITION CORPORATION (PAC) BOARD

Marin Valley Mobile Country Club

100 Marin Valley Drive

Novato, CA

Special Meeting: Tuesday, August 8, 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), Joan Cervisi (At Large)(via Zoom)
- PARK GENERAL MANAGER: Matt Greenberg [absent]
- PAC BOARD ATTORNEY: Dana Dean (via Zoom)
- RECORDING SECRETARY: Terri Beauséjour [absent]
- OTHER: Approximately 60 other residents in person and 15 via Zoom teleconferencing

CALL TO ORDER

Jay called the meeting to order at approximately 5:00 P.M.

A. APPROVAL OF FINAL AGENDA

The final agenda was approved by motion, second, and 5-0 vote. (Harris, Hansen)

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

Michele Rodriguez brought up an upcoming meeting at Los Robles Mobile Home Park about pass-through assessments requested by the for-profit owner. Several residents of MVMCC will attend, as this is the kind of thing that could happen to us in the future with a for-profit owner.

C. CONSENT CALENDAR

None.

D. OLD BUSINESS

1. PAC Board update on the potential sale of MVMCC.

Jay reported 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. There is lots of media attention, and we have a lot of support from local community groups.

Mary Currie reported that some of the PAC Board members and several other residents attended the City planning meeting three days ago, which was their vision, goal and mission statement meeting. Among their agenda items was MVMCC, but they skipped over the item, implying that it may have been a closed session item for them, so they were not able to discuss it.

E. NEW BUSINESS

1. Consider and take possible action regarding the Updated Draft Communication and Outreach Plan.

Mary Currie commented on the PAC Board's Communication, Outreach and Legal Liaison Committee's (COLL) updated draft plan, which has been distributed. If the Board adopts it, this will be our plan. It is intended to be a living document. Carol-Joy and Steve expressed approval of the plan. Michele Rodriguez commented on the plan. Paul Abbott expressed concern about the use of the term "developer," and Mary replied that the term is used in the broad sense of someone who makes money by owning things.

Gary Appleman expressed concern that the City seems to represent in their communications and press releases that the Park residents are similar to renters in an apartment building and that we have no ownership interest nor investment. Yet if the average house in the Park is worth \$400,000 and there are 300 of them, we personally have \$120 million invested in the Park. Gary suggested that people watch John Oliver's segment on mobile home parks. Here is the link: <https://www.youtube.com/watch?v=jCC8fPQOaxU>

Jay reported on the recent developments at a privately-owned mobile home park in Petaluma. The owner is suing the City to change the rent stabilization for mobile home parks to allow pass-through assessments for redoing the infrastructure and is talking about raising rents from \$600-\$700 to \$2,000 per month to cover those expenses.

Dave Tetta reminded the Board that the City's audited, published budgets, from 2020 and going back 10 years earlier, positively demonstrate that our revenues always exceeded our expenditures. Therefore, it is not a "he said/she said" game, where we have our numbers and they have theirs. In their own published numbers, we are reflected as a positive Enterprise Fund within the City.

Alan Gump commented on the City Manager's references to "soft costs" that MVMCC is costing the City without their being reimbursed, that we need to have those identified, if there are any such costs.

A motion was made and seconded to adopt the Updated Draft Communication and Outreach Plan drafted by the COLL. The motion passed 5-0. (Harris, Hansen)

F. REPORTS

1. Receive report from Communication, Outreach and Legal Liaison Committee (COLL) (Mary Currie and Jay Shelfer)

The purpose of this committee is to coordinate and implement directions from the PAC Board and their legal counsel, and to provide internal communications amongst residents and to compose and facilitate external communications and outreach.

Mary reported that through her personal contact, there will be an editorial forthcoming in the Marin Independent Journal. Mary also personally gave our most recent press release to the editor and publisher of Marinscope newspapers, which include the Novato Advance. Mary pointed out that today's IJ contains a wonderful piece called "Marin Voice" about MVMCC by resident Meg Jordan.

Mary is continuing her contact with CBS, which is KPIX-TV in San Francisco, that may air their story just before the August 22 City Council meeting. Mary and Jay will be interviewed tomorrow by KPFA radio, in a story about affordable housing.

Mary and Carol-Joy will join resident Barbara Matas at the upcoming meeting of the Novato Democratic Club, which may pass a resolution in support of our cause. The Central Marin Democratic Party may also consider doing the same. We are being aided in this effort by a young man named Zachary, who stood up for us at a recent Novato City Council meeting.

The COLL has drafted a fact sheet for reaching out to the approximately 16 community organizations that seem the most likely to support our cause.

Serena Fisher reported that on September 14 there will be a workshop entitled "Building Bridges for Marin Housing Solutions." Several MVMCC residents will attend that for purposes of visibility and collaboration.

Carol-Joy stated that she will continue to send out frequent communications to residents via Constant Contact. Henceforth the PAC Board meeting minutes will no longer be verbatim but will be in a more abbreviated, traditional form. Furthermore, we will no longer be posting the YouTube videos of the meetings on our website. Therefore, it is important that

residents attend the meetings in person or via Zoom and that residents read the messages sent via Constant Contact.

2. Receive report from Document Brigade (John Hansen)

This committee, which reports to the PAC Board, is gathering documents about the Park dating back to about 1988, organizing it all in chronological order, and labeling everything so that if and when our legal team needs it, it will really speed up the process and thus be more cost-effective.

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

This committee, which is comprised of Michele Rodriguez, Todd Rogers, Serena Fisher, Alan Gump, Dave Tetta, John Hansen, and Joan Cervisi, is exploring various resident ownership models. They are meeting with a variety of individuals and groups. The committee will be reporting back to the PAC Board, and that body will decide how to proceed. Thus far, the committee has completed the description of the committee, which the PAC Board approved on August 1.

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

John reported on the importance of residents' actions, including attending City Council meetings and speaking at them. The committee will be coordinating with the COLL committee regarding messaging to and from residents. John asked that if a resident has something to ask or say about any committee's report, please contact the chairperson or a member of that committee directly rather than bringing it up within the public comments segment of an official PAC Board meeting. Carol-Joy will be sending out a list of all of the committees, their chairpersons, and the committee members' names.

G. DETERMINATION OF NEXT PAC BOARD MEETING

Special Meeting: Tuesday, August 15 at 5:00 P.M.

H. ADJOURNMENT

The meeting was adjourned at approximately 6:30 P.M.

Respectfully submitted,

Terri Beauséjour
Recording Secretary