

DRAFT Marin Valley Cooperative
100 Marin Valley Drive, Novato, CA

EMPOWERMENT RESOLUTION

RESOLVED: A majority of the members of the Marin Valley Cooperative voted at a duly held meeting, to authorize the duly elected Marin Valley Cooperative Board of Directors to:

- a. Enter into a conditional Purchase and Sales Agreement with the City of Novato for the purchase of the Marin Valley Mobile Country Club (the "Park"), which such Purchase and Sale Agreement shall be conditioned upon the terms of the Purchase and Sale Agreement being approved by a majority of the member of Marin Valley Cooperative;
- b. Execute the "ROC USA® Certified Technical Assistance Provider Technical Assistance Agreement" with California Center for Cooperative Development (CCCD), which includes joining the ROC USA Network;
- c. Request and accept a forgivable pre-development loan from ROC USA Capital for an amount up to \$75,000 and at an interest rate not to exceed 7.5%. Repayment of such loan shall be deferred until MVC acquires the Park or forgiven if, for any reason, MVC is unable to acquire the Park.
- d. Request, negotiate, and accept loans and grants to fund the acquisition costs of the Park from institutional lenders, public agencies, and foundations, on such terms and conditions as the Board deems necessary and desirable, provided the repayment of any such loans is feasible given the membership-approved schedule of rents and/or carrying charges for the Park.
- e. Designate three Board Members authorized to sign documents associated with the financing and purchase of the Park.
- f. Sign, with a minimum of two Board Member signatures, all agreements, notes, and contracts necessary to acquire the Park and obtain the financing necessary to pay the acquisition costs of the Park.
- g. Adopt such resolutions as may be requested by any lender providing financing for the acquisition of the Park.
- h. Expend funds for appraisal, survey, legal, environmental site assessment, and other pre-development expenses related to analyzing the infrastructure and securing financing toward acquiring the Park.

Ratified by a majority vote of the members present at a legally noticed meeting at which a quorum of members were present on this _____ day of _____ 2025.

Vote count: FOR: _____
 AGAINST: _____
 ABSTAIN: _____

Attested,

Name: _____, MVC Secretary

Carol-Joy Harris, MVC Secretary