



The Park Acquisition Corporation of Marin Valley Mobile Country Club

October 22, 2025

Bill Rose
Assistant City Manager
City of Novato
922 Machin Avenue
Novato, CA 94945

Transmittal via email from:
Park Acquisition Corporation (PAC)
Marin Valley Mobile Country Club
100 Marin Valley Drive
Novato, CA 94949

Re: MVMCC Agreed Facts Sheet

Bill,

At the meeting last week, a city-developed document titled “*MVMCC Agreed Facts*” was presented to the PAC’s negotiating team, which City Manager Amy Cunningham stated contained a list of facts that had been mutually agreed upon by the City and the PAC Board representatives in previous negotiation meetings. Rather than agreeing to the list as presented and moving forward, our team requested that we delay this matter until our next meeting to allow us time to review and discuss it amongst ourselves.

However, based on further discussions among the PAC members who were on the board at the time and/or also involved in the two previous negotiation meetings when this document was first presented, it appears that the PAC **did not** previously agree to the facts contained in the document.

Background Regarding “Facts” Document

A City Council ad hoc committee was established on September 26, 2023 “to work with the Park Acquisition Corporation to address the long-term fiscal sustainability of the park and authorize the City Manager to enter into an Exclusive Negotiation Agreement with the PAC for the PAC to purchase MVMCC (if they desire to do so) from the City.” (see *City Council agenda, September 23, 2023.*)

Two meetings were held before the City Council ad hoc committee was discontinued. These meetings included PAC representatives John Hansen and Jay Shelfer, City Manager Adam McGill, City Finance Director Amy Cunningham, and Councilmembers Tim O'Connor and Mark Milberg.

At the second meeting, City staff presented the PAC members with a document titled "*MVMCC Agreed Facts*." However, per recent conversations with the PAC members who were involved at that time, Jay Shelfer, John Hansen, and Mary Currie, it is my understanding that the PAC representatives **did not** affirm the content during that meeting. **Instead, they indicated they would review the document and provide feedback.** However, due to the discontinuation of the ad hoc committee, the annotated version was never formally transmitted back to City staff.

Since then, PAC members have conducted a thorough review of historical documents to create a timeline narrative of events surrounding the 1997 purchase of the park from the Sade family and the subsequent transfer of the title to the City of Novato. Based on this review, the PAC has prepared a more comprehensive version of the "*MVMCC Agreed Facts*." We have included footnotes and the referenced documentation for all of the additional inserted facts, while striking those items that the PAC feels do not align with the documentation we provided.

The PAC Board believes this updated facts sheet more accurately reflects the historical and current realities of MVMCC.

We respectfully request that the City consider this updated version as part of ongoing efforts to ensure the park's long-term affordability and sustainability as the parties work in good faith towards an agreed-upon purchase plan.

If you have any questions, please feel free to contact me.

Respectfully,



Brad Witherspoon,
PAC Board Member