

Marin Valley Mobile Country Club
Resident Update
December 14, 2025

The Novato City Council has decided to not extend the Exclusive Negotiating Agreement (ENA) between the PAC Board and the City for the purpose of negotiating the acquisition of our Park by the residents. We are very disappointed with this decision, but the City chose to demand \$26 million, an unreasonable purchase price for the Park given that the residents have already paid approximately \$17.5 million over the last 28 years. The City apparently made this decision at an earlier City Council meeting, yet chose to delay for over a week before informing us of their decision on December 11. This delay, along with the City's unresponsiveness to our lawyer's numerous requests for approval of the ballot language to conduct an "official" resident vote, which they insisted on, leaves us no time to achieve our goal of self-ownership before the ENA expires on December 31. We will therefore not conduct the vote as to whether to move forward with our negotiations or stay under City ownership—the City has preempted that decision.

After our previous negotiating meeting on November 11, we sent a letter to the City with recommendations on how they could address residents' concerns regarding a potential future sale of the Park, and ongoing maintenance of the Park's infrastructure while keeping rents affordable, so that residents would have a comparison for our vote. Although the City has effectively eliminated the need to have the vote by not extending the ENA, starting in January the City wants to begin working on building a "collaborative partnership with the PAC" for a secure future for MVMCC. The upcoming meetings will focus on creating strong and effective solutions that may provide the affordability, security, and sustainability that we seek while under City ownership.

These include a renegotiated and strengthened Delegation Agreement, rezoning our land specifically for a mobile home park, assurances specified in the City's Housing Element that all funds generated by the residents will be used only for the benefit of MVMCC, and other affordability and security measures. The PAC will endeavor to craft such a vision.

As we informed the City during this last meeting, **this will not, however, preclude us from again seeking resident ownership in the future.**

The PAC is sponsoring a community workshop this Wednesday, December 17 at 5:00 PM in the ballroom and via Zoom teleconferencing to further explain this development and to begin collecting your ideas for continued negotiations as described above.

The next City Council meeting is this Tuesday, December 16 at 6:00 P.M. at City Hall, right after a brief MVC meeting in the clubhouse at 5:00 P.M. As we have done for recent City Council meetings, you are welcome to attend, and we request that you remain respectful. We are selecting a few members of the community to present some very specific points on our behalf.

Please join us in support of our PAC this coming pre-Christmas week.