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## Marin City Community Services District

### Special Board of Directors Meeting Minutes

Marguerita C. Johnson Senior Center  
640 Drake Ave., Marin City, CA 94965  
Thursday, April 13, 2017  
6:30pm

1. Call to Order and Roll Call - **6:34pm**  
**All Present – N Johnson, E Brandon, G Norman, R McLemore, D Parker**
2. Board Comments –  
**None**
3. Open Forum / Public Comment  
**Pamela Dake commented that there was a grant opportunity for a grocery store hoping someone from the community could make deadline to apply for the grant**
4. New Market Tax Credit (NMTTC) Discussion Item –  
**County Counsel, Brian Case and Marin City CSD Staff Attorney, Don Lancaster: Regarding issue of improper delegation of municipal authority. Legal opinions presented by attorneys discussed. Board packets contain both. Case law was cited. E Brandon noted that it was a question of whether board wants to do it not if they can do it. R McLemore noted that she and B Case had a conversation. B Case said their initial conversation he wanted to make sure there was no improper delegation of municipal authority. G Norman asked if California follows federal law regarding tax credits. Asked if there were any other projects found in his research. B Case none were noted. Asked about ground leases and he noted that draft documents noted 50 year term, but he only reviewed documents that he was provided. Noted that his researched found that this is not improper delegation. N Johnson asked that contract is negotiable between parties. B Case said he looked at 50 year ground lease and said that term is negotiable. D. Parker asked that John Clausen provide an education on this issue and that attorneys meet and summarize issue to come to a comprehensive legal opinion.**
5. Group 4 Architecture Action Item  
**David Schnee will presentation. Asked if solar panels were a consideration. Mentioned that covered walkways were consideration. Will bring these back on update. Question of what is desirable based on CAC recommendation. Building design and roofing design location of Health Center Option A and B: G Norman moved E Brandon 2<sup>nd</sup> – Approved Option B; 2<sup>nd</sup> Option on Plaza design concept #2 G Norman moved, E Brandon 2<sup>nd</sup> – Approved Option #2 Master plan will now show 3 kitchens**

6. Center for Community Life (CFCL) Action Item  
**We are one a few projects being short-listed. June 7<sup>th</sup> we will have a decision from BFF. Steering committee (fundraising committee). Need to show progress and need to demonstrate what needs to be paid for the current monies on hold or being spent. Two contracts under approval: J Barrow and Black Graphics Payments shown as due are general entry and shown coming from Manzanita account. Term on J Barrow's contract has expired and needs to be extended. J Barrow says contract can be terminated without penalty. Performance matrix should be devised. Deliverables are scheduled budget and fundraising updates.**
- **Public comment: Michael Tabb wants more transparency with dollars that are spent. Wants to see an understandable matrix. He thought a financial lead person. He wants an end to the confusion of roles and budget reports concerning the project. G Norman noted that general public wishes to be included in project updates. General Manager stated she should be kept abreast of meetings held; E Brandon suggested that the CAC be included on these things, he wants to see recommendations coming from CAC; who is responsible for hiring financial person?**
- Adopt Statement of work #2 with an expectation of an amendment moved by G Norman, 2<sup>nd</sup> opposed by R McLemore, 4 in favor.**

7. **Adjourn – 9:48pm**

\* Board may take action on any items appearing on any agendas