



ACTION MINUTES

Tuesday, September 30, 2025

6:00 P.M. Open Session

SPECIAL MEETING

CITY COUNCIL, MARINA ABRAMS B NON-PROFIT CORPORATION, PRESTON PARK SUSTAINABLE COMMUNITY NON-PROFIT CORPORATION

THIS MEETING WILL BE HELD IN PERSON AND VIRTUALLY (HYBRID).

Council Chambers
211 Hillcrest Avenue
Marina, California

AND

Zoom Meeting URL: <https://zoom.us/j/730251556>

Zoom Meeting Telephone Only Participation: 1-669-900-9128 - Webinar ID: 730 251 556

1. CALL TO ORDER: The meeting was called to order at 6:01 PM
2. ROLL CALL & ESTABLISHMENT OF QUORUM: (City Council, Airport Commissioners, Marina Abrams B Non-Profit Corporation, Preston Park Sustainable Communities Nonprofit Corporation, Successor Agency of the Former Redevelopment Agency Members and Marina Groundwater Sustainability Agency)

MEMBERS PRESENT: Jenny McAdams, Brian McCarthy, Kathy Biala, Mayor Pro-Tem/Vice Chair Liesbeth Visscher, Mayor/Chair Bruce C. Delgado
3. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE (Please stand)
4. CITY COUNCIL REVIEW AND DISCUSS ADOPTED 2010 POLICY ON MARKETPLACE RENTS FOR PRESTON AND ABRAMS PARK
 - a. Receive rental market study data, facility reserve information, and an update on Preston Park Loan Refinancing Alternatives; and provide directions to staff.

Public Comments:

- Carl Faria Preston Park tenant since 2003, spoke about city using Preston & Abrams Park as a bell jar curve as an experiment for the whole city. Noted Preston Park was purchased to generate revenue for the city. Asked where does all the rent money go? Noted Preston streets don't get swept, no police patrol, lawns are no longer green, backyard patios are cracked due to squirrels, playgrounds have been removed and not replaced. We're being taxed without representation.
- Jan Shriner spoke about the value our community holds. Read a statement from the Democratic state platform on affordable housing and spoke about being an advocate for Protect Salinas Renters signature gathering effort. Hopes council will maintain the 2010 rent stabilization resolution for Preston and Abrams and enact rent stabilization ordinances

citywide. Agrees paying of the loan is the best way to save money. Would like to see more details of the current study on comparable rents.

- James Fraizer spoke about the city taking a deeper look at the audited financials for Abrams and Preston Park to make sure they're giving you the information you really need. Appreciates that you have some complexity when you're talking about the CPI, but most people's incomes do not increase at CPI annually.
- Carl Pfeifer spoke about the dangers of using AI generated data when looking at price increases. Spoke about the mayor coming out to visit the Abrams and Preston Park neighborhoods but not seeing any other councilmember doing the same. Urged council to come out and see the community, watch the kids play before making any decisions.
- Denise Turley there is general confusion amongst the folks sitting on the dais between what is rent stabilization and what is rent control, we have nothing to do with rent control. We're asking for rent stabilization, we are asking that you stabilize rents citywide for Marina. Commented on Greystar and the use of AI. Stated that affordable units do not match the deed restrictions. Keep existing. A statute and apply citywide stabilized rents in all of Marina
- Audra Walton spoke of her history living in the community. Commented that the we are the initial investors that believed in the city and stuck around with our stable rents to help build out both Preston and Abrams Park. See our humanity as well as the broken promises of rent-to-own. Stabilize the rents. Thank you
- Shar Thompson, Central California Regional Coordinator with Tenants Together, a statewide nonprofit organization that focuses on housing rights and housing justice. Rent stabilization in Preston and Abrams should not be repealed for various reasons. The 2010 resolution made for the community that benefits not just those living at Preston or Abrams, but the entire rental community in Marina. Increasing the rents will have repercussions in the surrounding communities, as well as the displacement that occurs in your city. Please, put your constituents over your profit.
- Esther Malkin, founder of Monterey County Renters United, and a board member of the California Democratic Renters Council. Mentions that renter assistance is not a substitute for rent stabilization. Number one reason are people are homeless is due to financials. Asked how many on the dais own rental properties and the possible conflict of interest creating a policy that could affect your income. Stated renters now outnumber homeowners. Urged council to listen to renter population.
- Heather Spears spoke about her history at Preston Park and the commitment to the community. Asked that council show the same commitment back to the families of Preston and Abrams Park. Commented on the monies from Preston and Abrams, rents contribute millions every year to the city's general fund. Asked why one neighborhood is being forced to carry the weight of the entire city?
- Paula Pelot noted that in the 2000's the city's promise to raise rents for in-place tenants by CPI, or 3%, whichever was the less. City of Marina failed to include vacancy control in the rent resolutions. The city's failed for the last 15 years to enact rent stabilization citywide and provide those very same protections to all of Marina citizens. Over time CPI has risen 47.4%. but rents in Marina have risen 262%.
- Linda spoke about the misconceptions about our rents. It's important to recognize the unique position of long-term residents who have consistently paid more overtime for our units, and would have if the city had honored its initial commitment to sell these units to us. The city's

decision to continue renting, rather than offering us the promised rent-to-own option, represents a significant breach of trust.

- Adam Pinterites thanked the council for their comments on this subject. Pointed out rent stabilization would not apply to all rentals due to state law it would only apply to rentals older than 1995. Spoke in favor of a targeted approach of rental assistance for those who need it most. Believes council will deliberate wisely and make the right decision.
- Mike Moeller asked why is the city relying on potential artificial inflated market rents to guide public policy? What decision-critical information did that third party markets study provide that the city didn't already have? Have you considered any future turnover projections for the next 3 to 5 years? Why is the rent policy being tied to a discretionary choice to reallocate these funds? Council needs to consider Preston and Abrams tenants, they're human beings, not profits. So, choose wisely, and remember renter's vote.
- Kendra Hybers concerned resident of Preston Park to urge council not to revoke the Preston and Abrams resolution. It's an essential protection for renters in the community. Many are families, seniors on fixed incomes, and young adults just entering the workforce. Spoke about how the current resolution helped their lives. Commented on the CPI increases versus rental increases throughout the years. Please protect our renters and preserve our community.
- Greg Furey noted Preston and Abrams have been a big financial success, it still injects a couple of million dollars of pure profit into the city's general fund every year. Preston and Abrams residents are asking that they won't be priced out of their own homes. Spoke about the rent increases taking place over the years. Asked that council uphold the current resolution. Why has the Preston Park renter's association been excluded from negotiations?
- Gail Morton spoke about the history of the loan on Preston Park and how the rents were divided between the City and FORA. Commented on the rental increases even with stabilization in place. Spoke about the \$15 million and how it could be used to either pay down the loan or use it for something else. What's important here is how much money is generated with your rent stabilization in place, terminating this rent stabilization is not necessary.
- John Halligan commented on a lot that has already been said by the public and council. Spoke about the current conditions of the properties and the lack of internet. Asked the council to choose to invest in the residents at Preston and Abrams and not the capital.

Council's directions to staff:

1. Capital plan to meet facility and maintenance needs
2. Bring back options the use of \$13 million reserve to either pay down the Preston Park Loan or apply towards specific capital improvements
3. Bring back data on the differences between the 144 legacy rental amounts and the market rents
4. Exemptions for potential rent adjustments
 - a. PG&E CARE program, other programs
 - b. Ideas for hardship waivers
5. Alternate scenarios related to CPI + alternate percent and budgetary impact
6. Legal determinations for the following:
 - a. Tenant finances as it relates to exemptions and lease renewals
 - b. Charging a different percentage of rent increases

7. Definition of “Legacy Tenants”
8. Extra support for finance director
9. Provide examples of rent policies for similar properties.
5. ADJOURNMENT: The meeting adjourned at 9:30 PM

Anita Sharp, Deputy City Clerk

ATTEST:

Bruce C. Delgado, Mayor