

**Donica, LLC
P.O. Box 2063
Windsor, CA 95492**

December 4, 2023

[Via email]

Mayor Stacey Mattina, Mayor
Lakeport City Council
225 Park Street
Lakeport, CA 95453

Re: December 5, 2023, City Council Hearing
Agenda Item No. VI.A.: Vista Point Shopping Center
1. REQUEST FOR CONTINUANCE
2. OUTLINE OF PRESENTATION

Dear Mayor Mattina and Councilmembers:

I am the owner of Donica, LLC, which owns the property located at 872-896(a) Lakeport Blvd, known as the Vista Point Shopping Center. It is with gratitude that I have an opportunity to discuss the Vista Point Shopping Center with the City Council. I only wish it were under better circumstances. It has been over 12 years since I have been invited to have any discussion about the state of or future possibilities of this property by a City Council Member.

After review of the Staff Report that I received Thursday, I am very concerned about how the report can be read to create a villain in Donica, and me as the owner. What is missing, is the entire, accurate story of what Donica has done and experienced in trying to meet the needs and requirements of city staff. Also, there is discrediting to MKM engineering, Donica's engineer, and an exalting of Kelsey Structural, the city's engineer. I fear that what is being created in the narrative of the staff report makes tomorrow's meeting more of a battlefield instead of productive generative exchange of data and information and a cooperative situation. I strive to the latter. I do not believe staff intentionally has presented the situation in this way, but I do feel responsible for presenting the situation from my point of view.

First, I ask this meeting be continued so that we can hold a meeting with staff, my engineer, two Council Members and myself to discuss the path forward and ways to resolve the City's concerns. I believe we can work together and arrive at a better circumstance and results for the city of Lakeport prior to a public hearing. I further believe this is what the citizens of the city of Lakeport would prefer as well.

Also, as you may know, I asked for rescheduling of the November 7th meeting due to a conflict created when my mother-in-law had to have a serious surgery and my family needing my full attention.. Unfortunately, on November 28th, I had to ask Kevin Ingram to postpone tomorrow's meeting again due to the findings of additional health challenges for my mother-in-law

discovered days earlier as test results finally were received. I will be asking you again at tomorrow's hearing and appreciate your sincere consideration (the MKM reports assure that there is no imminent danger to life or property).

Second, I would like to take this opportunity to provide you with an outline of what I will address at tomorrow's hearing should the continuance not be granted.

- *Apologize to all for whatever my role has been in the delay or failure to create the right opportunity for this property

- *Who is Matt Riveras and why did he allow Donica, LLC to purchase the lease from the City of Lakeport that had dilapidated buildings [including a building with a roof that collapsed 5 years earlier].

- * The dream of what it was supposed to be

- *Inaccuracies in the Staff Report with respect to certain claims and inferences

- *Explain how the Lake Family Resources employee, the maintenance worker and I were treated by Building Official and Fire Marshall when roof collapsed and at the onset which was the beginning of a contentious working relationship that lead to confusion to what was being asked and how information was to be interpreted.

- *Reports from experts that there is no imminent danger to the tenant, Lake Family Resources and that there never was.

- *What was done from the onset by Donica and the immense challenges in getting people to show up, return calls, or even be willing to take an assignment in Lake County including how the contract with Lake County Contractors was approved and agreed to begin in mid-summer and then cancelled by Lake County Contractors in mid-August.

- *How the demographics, lack of workforce and economics of Lakeport and Lake County have impacted opportunities for this property.

- *The economics of tearing down and rebuilding

- *The phone call from City Manager, Kevin Ingram to my tenant, Lisa Morrow advising her to prepare to vacate due to the imminent danger of roof failure and the noncompliance by Donica.

- *Outstanding unanswered questions and email to City Manager and Building Official

I respectfully request the hearing be continued so that I can meet with staff and one or two city council members to discuss a cooperative path forward.

Thank you for your consideration and the opportunity to appear at a hearing.

Sincere regards,

Matthew Riveras
Donica, LLC

cc: Bethany Moss Childers (via email)
Kevin Ingram (via email)