

VOTE NO ON MEASURE CC

Marin Healthcare District · November 3, 2026 · Ballot letter Measure CC
FAIRPAC · Faith and Reason PAC / Local Common Cents · www.noceo.org

What is on the ballot (official language)

Ballot label: Marin Healthcare District – Emergency Healthcare Funding Measure · Letter: Measure CC

Shall the measure funding expanded and upgraded emergency room, intensive care, hospital, and other medical facilities to care for trauma, heart attack, stroke, and other patients and attract qualified doctors and nurses, with no funds for administrator salaries, by enacting a parcel tax of 14¢ per square foot of improved building area annually, generating approximately \$12,400,000 annually for 30 years, subject to annual audits and citizens' committee oversight, be adopted?

Prior ordinance citation title (not the ballot label): "Marin Safe and Reliable Emergency Healthcare Initiative" (S.A.F.E.). Voters mark Measure CC.

14¢

per sq ft / year

30 years · most of Marin except Novato

\$12.4M

raised each year

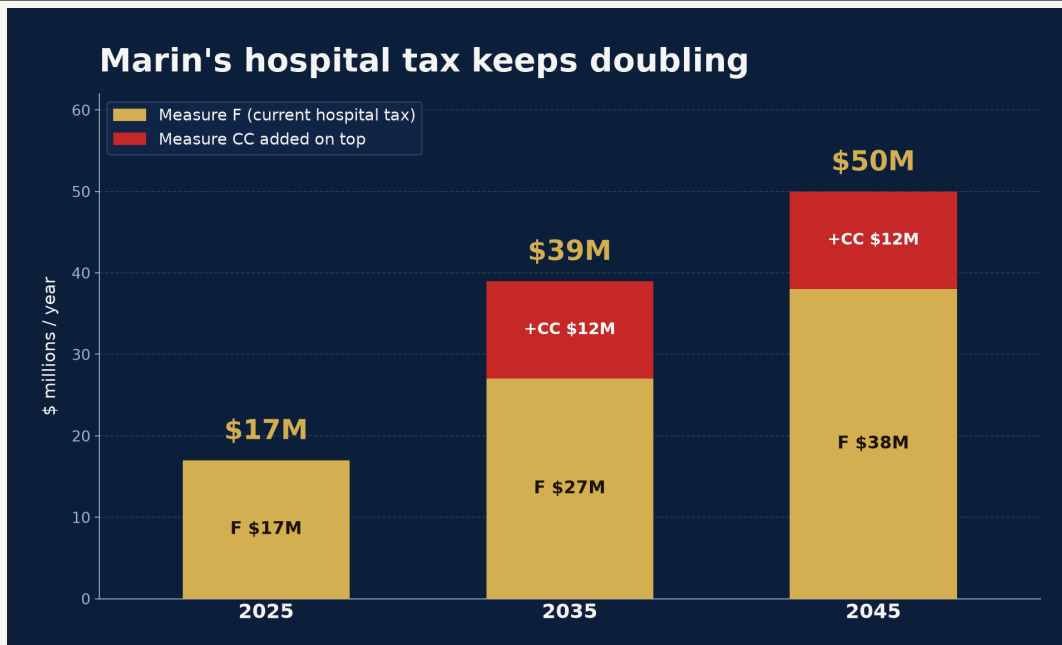
~\$372M over the full term

\$280

2,000 sq ft home

\$8,400 / 30 yrs · no senior/low-income exemption

FROM NOCEO.ORG — MEASURE F (2013 BONDS) + MEASURE CC STACK



Measure F climbs alone; CC stacks ~\$12.4M/yr. Combined ~\$50M/yr by 2045–47. Sources: noceo.org · District Note 6.

DOUBLE MORTGAGE — MEASURE F + CC

- 2013 Measure F: voters authorized \$394M in hospital bonds; District borrowed the full amount in 2015 and 2017.
- Dec. 31, 2024 audit: \$362.54M principal still outstanding — only ~\$31.5M / ~8% of principal paid (~8.4% after 2025).
- Remaining debt service ~\$609.6M (\$362.54M principal + \$247.09M interest) through Aug. 1, 2047. Back-loaded: early years mostly interest.
- Note 6 payments climb from ~\$16.7M (2025) into the \$20s–\$30Ms in the 2030s–2040s — not a flat ~\$16M forever.
- With CC (~\$12.4M/yr from 2027): ~\$30M (2027) → ~\$50M/yr by 2045–47 for these two hospital taxes alone. CC continues after Measure F ends in 2047.
- Renters typically pay through rent. Simple majority (citizen initiative); Prop 43 2/3 restore blocked by §5(B).

SEISMIC / ER MYTH — WHAT CLOSSES?

- CA hospital earthquake law: older acute-care buildings that fail structural ratings must upgrade or leave acute care by ~Jan. 1, 2030 (extensions sought).
- Redwood Pavilion (1950s) and related older wings: still fail long-term standard — on the ~2030 clock. Cedar meets the standard; Oak Pavilion (2020) already clears 2030.
- ER and Trauma Center are in Oak Pavilion — not Redwood or Cedar. The ~2030 clock on older buildings is not a deadline on today's ER/trauma building.
- Claims the hospital / ER / trauma “will close” without the tax were disputed at the Feb. 24, 2026 board meeting (Willard, Alfrey; Marin IJ 3/16 & 5/19/2026).
- Findings warn noncompliant acute space can be forced closed — not that Oak Pavilion ER/trauma shuts if Measure CC fails.

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Marin Healthcare District · Measure CC cost-forum fact sheet · page 2
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HOSPITAL / DISTRICT FINANCES (2024) — BEFORE ANOTHER 30-YEAR TAX

~\$661M

operator revenue

~\$24M

surplus

~\$23.6M

foundation gifts
(~2× one year of CC)

\$7.74M

exec. compensation
line (Form 990)

CEO & C-SUITE PAY (FORM 990 / PEERS)

- David Klein, MD — Marin General Hospital CEO & Board Member (EIN 94-2823538), FY ending Dec. 2024: ~\$2.13M total Form 990 compensation.
- Cause IQ (1,593 nonprofit hospital CEOs): average ~\$660k; top 5% above ~\$2.00M. Klein sits at that top-tier / ~95th-percentile nonprofit threshold.
- By system size: single-facility nonprofit CEO average ~\$551k vs ~\$1.9M for 11+ facilities. MarinHealth runs one licensed acute hospital — multi-system pay for one hospital.
- Named C-suite: CEO+CFO+CMO ≈ \$3.61M; +CNO ≈ \$4.35M. Filing executive-compensation line: \$7.74M — most of one year's Measure CC haul (~\$12.4M).
- Ballot bars CC funds for administrator salaries (district). Voters are asked for a new 30-year levy while the operator already spends nearly \$8M/yr on executive pay from operations.

TAHOE FOREST DISTRICT COMPARISON

- Tahoe Forest Hospital District (Truckee / North Lake Tahoe) — public hospital district since 1949 — runs its hospital directly, not through a related-party lease.
- Transparent California 2023: President & CEO total pay and benefits ≈ \$1.00M — above Cause IQ single-facility average, well below Marin's CEO package.
- Tahoe Forest named C-suite that year (CEO, CMO, CFO, COO) ≈ \$2.69M combined. Marin's CEO+CFO+CMO alone already exceed that entire Tahoe Forest C-suite.
- Note: Tahoe Forest = California public-payroll totals; Marin = Form 990 total compensation — same order of magnitude, not identical accounting.
- Sources: Transparent California 2023 Tahoe Forest; tfhd.com/about; ProPublica Nonprofit Explorer EIN 94-2823538; Cause IQ hospital CEO study.

RELATED-PARTY LEASE (~¼ FAIR MARKET)

- District base rent to operator: \$500,000/yr (+ CPI; additional rent only if benchmarks are hit).
- Lease's own appraisal put fair-market rent at \$2.0–\$2.25M/yr — roughly one-quarter of FMR.
- Sources: 2024 District Financial Report; MGH–MHD Hospital Lease (marinhealthcare.org).
- District is sole corporate member of the operating nonprofit. Related-party structure makes arm's-length bargaining for taxpayers more important, not less.

DUAL HAT + UNUSED BOARD LEVERAGE

- Dr. Klein is CEO of the operating nonprofit and is also named Chief Executive Officer of the Marin Healthcare District Board (district leadership page).
- Same executive leads the tax-levying landlord and the operator that pays him.
- Lease runs 2015–2045 (~20 years left). Can be amended by mutual consent. District has reserve powers and board approval rights on major operator decisions (noted by Dr. Su).
- Not pursued (to FairPAC's knowledge): profit-sharing above thresholds for district capital; shorter renewing lease with renegotiation points; hard bargain for seismic capital from operations.

FISCAL PATTERN — TAX FIRST, HARD BARGAIN LATER

- Through the low-rate 2020s, hospital systems nationwide refinanced debt to lock in savings. No comparable refinance or investment strategy was seriously proposed for Measure F bond debt (authorized 2013; more than a decade later only ~8% of principal paid).
- Mentality defaults to another parcel tax instead of using landlord / sole-member leverage the District already has. Measure CC can be bonded — a large share of bonded proceeds goes to interest, not facilities.
- FairPAC: Marin voters deserve a renegotiated deal — or at least a smaller ask with real clarity on purchase proposals — not another easy 30-year tax. Prior pitch branded this package S.A.F.E. ("spend anything forever"); the ballot voters mark is Measure CC / Emergency Healthcare Funding Measure.

Vote NO on Measure CC

Same 30-year parcel tax — ballot letter Measure CC · label: Emergency Healthcare Funding Measure.

Double tax on unfinished Measure F debt. Soft related-party lease. Top-tier CEO pay at a single licensed acute hospital.

More: www.nocoe.org · Downloads: [noonc-measure-cc-fact-sheet.pdf](#) · [noonc-quarter-flyer.pdf](#)

Sources: MHD Resolutions 2026-03/04 & Exhibit A; Ballotpedia Measure CC ballot title; MHD YE 2024 Financial Statements Notes 6–7; Cause IQ hospital CEO study; ProPublica Form 990 EIN 94-2823538; Transparent California Tahoe Forest 2023; MHD lease & leadership pages; Marin IJ 3/16 & 5/19/2026.