



The Law Offices of Oscar & Grace LLC

November 21st, 5:09 PM – 6:25 PM

Meeting To Discuss Legal Action

This meeting between representatives of the Law Offices of Oscar & Grace LLC (“O&G”) and some of Stella Park’s independent owner-operators (“Operators”) was called to order by Seth Carlson on November 21st at 5:09 PM at The Law Offices of Oscar & Grace LLC to discuss options of civil litigation against Vincent Stella, Jr., owner of Stella Park and all associated properties.

Present

John “Gino” Benny, owner of Ferry-Go-Round

Seth Carlson, representative of O&G

Bryan Glover, owner of High Tide

Nathan Howe, owner of Block the Dot

John Hurst, owner of Buffetaco

Misty Kline, co-owner of Swag by the Shore

Ray Landry, owner of Funnel of Love

Peter Orr, owner of Snake That!

Maria Pallis, owner of Scream-a-Rama

Erica Valenzuela, owner of Brittany Taffy

Jerell Walton, representative of O&G

Absent

Isabella Sweet, owner of Rainbow Whirls, unexcused

JC Vickers, owner of Pandemonium, excused

Mark White, owner of Mr. Neon’s Glowcade, unexcused

Approval of Minutes

The minutes of the last month’s meeting were approved unanimously.

Grievances

As reported by Maria Pallis:

- On November 4th, Benny requested renovation work on his sign, which has not been acknowledged even though he began paying for the work to be done.
- On November 8th, Stella sent one of his “goons” to assault two workers at Buffetaco because rent was late by a few days. One is currently recovering in the hospital. Neither employee is willing to go on record about the incident.
- After closing on November 11th, Landry and Stella got into a heated argument after Landry made a remark about how Stella runs the park.
- Last week, White spoke to Stella about the increase in his “insurance” payments over the last three months, but reportedly Stella only said the arcade could easily be replaced if White felt the fees were too much.
- On November 19th, Pallis, Valenzuela, and Howe met with Stella to see if there was a compromise they all could make. Stella refused further negotiations and told Pallis that if she were to continue interfering, there might be a mishap at Scream-a-Rama.

Business

- The Operators moved to discuss possible actions that could be taken against Stella. Given the threats to Pallis and White, the Operators expressed concern that their own lives and livelihoods might be in danger, should Stella become aware of their plans to take action against him.
- Carlson acknowledged that while the Operators currently lack concrete evidence for charging Stella with theft or assault, Stella could be charged for racketeering if the matter were taken to a higher authority.
- The question of who would be willing to give testimony sparked an argument between Glover and Kline. Pallis broke up the argument and asked Carlson what could be done about the racketeering charges and how much it would cost to pursue.
- Carlson indicated that O&G would have to discuss next steps in order to open an investigation with the Delaware Department of Investigation.
- Carlson recommended that in the meantime, the Operators save what evidence they may already have and do their best to keep Stella at bay. The Operators approved this course of action.
- The meeting then concluded with the Operators agreeing to allow O&G to assess opening a full investigation into Stella.

Additional Comments

None

Adjournment

Meeting was adjourned at 6:25 PM by Seth Carlson. Participants agreed to meet again at the same time and location on December 12th.

Minutes submitted by: **Jerell Walton**

Minutes approved by: **Grace K. Mitchell**

The Law Offices of Oscar & Grace LLC

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