



Meeting Minutes

Napa County Assessment Appeals Board

Chair Philip Husby
Vice Chair Donald Chase
Member Michael Basayne
Member Conrad Hewitt
Member William Molinari

Thursday, June 6, 2024

9:00 AM

**Board of Supervisors Chambers
1195 Third Street, Third Floor**

1. CALL TO ORDER; ROLL CALL

The Napa County Assessment Appeals Board met in regular session on Thursday, June 6, 2024, at 9:00 AM with the following members present: Chair Philip Husby, Members Michael Basayne, Conrad Hewitt, and William Molinari. Vice Chair Donald Chase was excused. The meeting was called to order by Chair Philip Husby.

2. APPROVAL OF MINUTES

A. Clerk of the Assessment Appeals Board requests approval of minutes from the regular meeting of April 4, 2024.

[24-793](#)

**Motion Text: Approve the Minutes.
Voting Yes: Hewitt, Basayne, and Husby
Recusals: None
Result: Passed**

3. AGENDA REVIEW

Supervising Appraiser Timothy Eggers, representing Assessor John Tuteur, requested the following:

Move Application Nos. 23-016, 23-017, 23-018, 23-019, 23-020, 23-023, 23-024 and 23-066 from Hearings to Stipulations.

4. STIPULATIONS

See Item 3 - Agenda Review.

The Stipulations with the three highest changes in value were reviewed.

Discussion held.

**Motion Text: Approve the Stipulations as amended.
Voting Yes: Hewitt, Basayne, and Husby
Recusals: None
Result: Passed**

5. WITHDRAWALS

- A. Request the Assessment Appeals Board approve the following withdrawal: [24-795](#)

21-049 Napa Property Owner LLC (Assessor's
Parcel No. 007-120-014)

Motion Text: **Approve the Withdrawal.**
Voting Yes: **Hewitt, Basayne, and Husby**
Recusals: **None**
Result: **Passed**

6. REQUESTS FOR CONTINUANCE

- A. Request the Assessment Appeals Board approve the following requests for
continuance: [24-1016](#)

18-215, 19-147, Hotel Luca LLC;
20-117, 21-114, dba Redd Wood/North Block Hotel
22-097, & 23-106 (Assessor's Parcel No. 036-032-013)

20-002, 20-120, & Not A Bad View LLC;
21-116 dba Wine Country Inn
(Assessor's Parcel No. 022-130-022,
Assessment No. 995-136-677)

20-007, 21-087, Solage Owners LLC
22-087, & 23-108 (Assessor's Parcel No. 011-540-045)

20-116, 21-115, & Shell Owners Association West;
22-098 dba Vino Bello
(Assessor's Parcel No. 046-620-015)

20-119, 22-096, & YHB Napa LLC;
23-105 dba Fairfield Inn American Canyon
(Assessor's Parcel No. 059-072-003)

20-165, 21-066, IA Lodging Napa First LLC
21-070, 22-063, (Assessor's Parcel No. 003-330-003)
22,085, 23-061, &
23-065

21-117 & 23-059	Ashford Yountville LP dba Bardessono Hotel & Spa (Assessor's Parcel No. 036-090-029)
22-103 & 23-042	Pacifica Napa Winery LLC (Pacifica Host Hotels) (Assessor's Parcel No. 038-120-042)
22-134	Airport Boulevard Realty LLC (Assessor's Parcel No. 057-200-024)
23-008 & 23-060	CL White House LLC (Assessor's Parcel No. 005-101-003)
23-012	Calistoga Hotel Group LP (Assessor's Parcel No. 011-050-041)
23-032, 23-033, 23-034, 23-035, 23-036, 23-037, & 23-038	Arcade Silverado JV LLC (Assessor's Parcel Nos. 060-230-012, 060-320-008, 060-450-008, 060-140-003, 039-222-019, 039-232-015, & 060-010-001)
23-062	KHP V Napa LLC (Assessor's Parcel No. 007-300-004)
23-067	Spring Mountain Hotel LLC (Assessor's Parcel No. 009-490-009)
23-068, 23-069, 23-070, 23-071, 23-072, & 23-073	Boardwalk Investments Yountville LLC (Assessor's Parcel Nos. 036-330-011, 036-330-010, 036-081-010, 036-330-009, 036-330-006, & 036-330-005)
23-083	CN Napa Owner LLC (Assessor's Parcel No. 046-160-080)
23-107	LDMUD LLC (Assessor's Parcel No. 011-092-038)
Motion Text:	Approve the Requests for Continuance.
Voting Yes:	Basayne, Hewitt, and Husby
Recusals:	None
Result:	Passed

7. HEARINGS

A. Request the Assessment Appeals Board hold the following hearings:

[24-551](#)

- | | |
|--------|---|
| 23-16 | DirecTV LLC
(Assessor's Parcel No. 011-205-013,
Assessment No. 800-059-824) |
| 23-17 | DirecTV LLC
(Assessor's Parcel No. 003-030-015,
Assessment No. 800-057-579) |
| 23-18 | DirecTV LLC
(Assessor's Parcel No. 058-083-017,
Assessment No. 800-059-821) |
| 23-19 | DirecTV LLC
(Assessor's Parcel No. 034-140-027,
Assessment No. 800-059-822) |
| 23-20 | DirecTV LLC
(Assessor's Parcel No. 009-502-007,
Assessment No. 800-059-823) |
| 23-23 | LBA RVI-Company XLVIII, LLC
(Assessor's Parcel No. 057-090-078) |
| 23-24 | LBA RVI-Company XLVIII, LLC
(Assessor's Parcel No. 057-090-077) |
| 23-066 | Walgreen Co. as Lessee
(Assessor's Parcel No. 001-510-057) |

See Item 3 - Agenda Review.

8. BOARD MEMBER COMMENTS

Deputy County Counsel Jason Dooley and Chair Philip Husby welcomed new Assessment Appeals Board Member William Molinari.

9. ADMINISTRATIVE ITEMS

None

10. CLOSED SESSION

None

11. ADJOURN

ADJOURN TO THE NAPA COUNTY ASSESSMENT APPEALS BOARD REGULAR MEETING, THURSDAY, JULY 11, 2024 AT 9:00 AM.

Neha Hoskins (By e-signature)

NEHA HOSKINS, Clerk of the Assessment Appeals Board