



Meeting Minutes

Napa County Assessment Appeals Board

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

Thursday, July 11, 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, July 11, 2024, at 9:00 AM with the following members present: Chair Philip Husby, Vice Chair Donald Chase, Members Conrad Hewitt, and William Molinari. Member Michael Basayne 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 June 6, 2024.

[24-1175](#)

Motion Text: Approve the Minutes.
Voting Yes: Molinari, and Husby
Recusals: Chase
Result: Passed

3. AGENDA REVIEW

Chief Appraiser Jennifer Tydingco, representing Assessor John Tuteur, requested the following:

Move Application No. 22-142 to Requests for Continuance.

Deny Application Nos. 23-043, and 23-044, under Hearings, due to failure to appear.

4. STIPULATIONS

A. Request the Assessment Appeals Board approve the following stipulation: [24-1174](#)

23-063 Pasquale R. & Linda Pingitore
(Assessor's Parcel No. 061-081-005)

The Stipulation was reviewed.

Motion Text: Approve the Stipulation.
Voting Yes: Chase, Molinari, and Husby
Recusals: None
Result: Passed

5. WITHDRAWALS

A. Request the Assessment Appeals Board approve the following withdrawals: [24-752](#)

Various Treasury Wine Estates Americas Company
137 Applications, 52 Assessor's Parcel Nos.
(See Itemized List Attached to
Agenda Item Report)

23-006 Fairfield Napa Phase I LLC
(Assessor's Parcel No. 046-190-068,
Assessment No. 995-141-383)

23-026 Ampersand Futures LLC
(Assessor's Parcel No. 011-540-006)

23-039 James Andrew Johnson & Devonna Mae Kaji
(Assessor's Parcel No. 020-261-004)

23-040 Villa Zinfandel LLC
(Assessor's Parcel No. 027-160-049)

23-078 William Dodson & Kopper Michael Jay Dodson
(Assessor's Parcel No. 039-170-006)

Motion Text: Approve the Withdrawals.
Voting Yes: Molinari, Chase, and Husby
Recusals: None
Result: Passed

6. REQUESTS FOR CONTINUANCE

See Item 3 - Agenda Review.

Motion Text: Approve the Requests for Continuance as amended.
Voting Yes: Chase, Molinari, and Husby
Recusals: None
Result: Passed

7. HEARINGS

A. Request the Assessment Appeals Board hold the following hearings: [24-573](#)

22-142 Marek Brzezinski & Jasleen Kukreja
(Assessor’s Parcel No. 047-380-004,
Assessment No. 995-143-516)

23-043 Caroline Simmons, Trustee of the
Caroline Simmons Trust
(Assessor’s Parcel No. 027-460-013)

23-044 VGA Calistoga LLC
(Assessor’s Parcel No. 011-072-012)

See Item 3 - Agenda Review.

**Application No. 23-043 - Caroline Simmons, Trustee of the Caroline Simmons Trust
(Assessor's Parcel No. 027-460-013)**

Motion Text: Deny the appeal due to lack of appearance.
Voting Yes: Molinari, Chase, and Husby
Recusals: None
Result: Passed

**Application No. 23-044 - VGA Calistoga LLC
(Assessor's Parcel No. 011-072-012)**

Motion Text: Deny the appeal due to lack of appearance.
Voting Yes: Molinari, Chase, and Husby
Recusals: None
Result: Passed

8. BOARD MEMBER COMMENTS

Vice Chair Donald Chase requested to discuss an upcoming bifurcated hearing scheduled for September 5 and October 3, 2024 (JMK, et al).

Senior Deputy Clerk of the Assessment Appeals Board Greg Morgan and Deputy County Counsel Jason Dooley provided comments.

9. ADMINISTRATIVE ITEMS

None

10. CLOSED SESSION

None

11. ADJOURN

ADJOURN TO THE NAPA COUNTY ASSESSMENT APPEALS BOARD REGULAR MEETING, THURSDAY, AUGUST 1, 2024 AT 9:00 A.M.

Neha Hoskins (By e-signature)

NEHA HOSKINS, Clerk of the Assessment Appeals Board