



Meeting Minutes

Napa County Assessment Appeals Board

Chair Philip Husby
Vice Chair Donald Chase
Member Michael Basayne
Member Conrad Hewitt
Member - Vacant

Thursday, February 1, 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, February 1, 2024, at 9:00 AM with the following members present: Chair Philip Husby, Vice Chair Donald Chase, Members Michael Basayne and Conrad Hewitt. 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 meetings of November 2, 2023 and January 4, 2024. [24-192](#)

Motion Text: Approve the November 2, 2023 Minutes.
Voting Yes: Chase, Hewitt, and Basayne
Recusals: None
Result: Passed

Motion Text: Approve the January 4, 2024 Minutes.
Voting Yes: Basayne, Hewitt, and Husby
Abstain: Chase
Result: Passed

3. AGENDA REVIEW

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

Move Application Nos. 21-054 and 21-065 from Hearings to Stipulations.

Move Application Nos. 18-135, 18-136, 18-161, 19-101, 19-102, 19-103, 20-099, 20-100, 21-148, 21-149, 18-140, 19-116, 20-112, 21-158, 20-079, 20-080, 21-053, 20-081, 22-083, and 21-122 from Hearings to Withdrawals.

Move Application Nos. 20-169, 20-170, 20-171, and 21-112 from Hearings to Requests for Continuance.

4. STIPULATIONS

See Item No. 3 - Agenda Review.

Supervising Appraiser Timothy Eggers presented the two Stipulations for review.

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

5. WITHDRAWALS

See Item No. 3 - Agenda Review.

Motion Text: **Approve Withdrawals as amended.**
Voting Yes: **Chase, Basayne, and Husby**
Recusals: **None**
Result: **Passed**

6. WAIVERS

None

7. REQUESTS FOR CONTINUANCE

See Item No. 3 - Agenda Review.

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

8. HEARINGS

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

23-2037

18-135 Angaston Limited Liability Company
(Assessor's Parcel No. 030-060-049)

18-136 Angaston Limited Liability Company
(Assessor's Parcel No. 030-060-055)

18-161 Angaston Limited Liability Company
(Assessor's Parcel No. 030-060-052)

19-101	Angaston Limited Liability Company (Assessor's Parcel No. 030-060-049)
19-102	Angaston Limited Liability Company (Assessor's Parcel No. 030-060-052)
19-103	Angaston Limited Liability Company (Assessor's Parcel No. 030-060-055)
20-099	Angaston Limited Liability Company (Assessor's Parcel No. 030-060-049)
20-100	Angaston Limited Liability Company (Assessor's Parcel No. 030-060-055)
21-148	Angaston Limited Liability Company (Assessor's Parcel No. 030-060-049)
21-149	Angaston Limited Liability Company (Assessor's Parcel No. 030-060-055)
18-140	Tremont Vista LLC (Assessor's Parcel No. 030-060-063)
19-116	Tremont Vista LLC (Assessor's Parcel No. 030-060-063)
20-112	Tremont Vista LLC (Assessor's Parcel No. 030-060-063)
21-158	Tremont Vista LLC (Assessor's Parcel No. 030-060-063)
19-157	Hydro Conduit Corporation (Assessor's Parcel No. 057-110-037)
20-79	Mani NVR Napa DE LLC (Assessor's Parcel No. 002-141-002)
20-80	Mani NVR Napa DE LLC (Assessor's Parcel No. 002-200-001)
21-053	Mani NVR Napa DE LLC (Assessor's Parcel No. 002-141-002)

21-054	Mani NVR Napa DE LLC (Assessor's Parcel No. 002-200-001)
20-081	WHI Napa LLC (Assessor's Parcel No. 005-101-003)
21-065	WHI Napa LLC (Assessor's Parcel No. 005-101-003)
22-083	WHI Napa LLC (Assessor's Parcel No. 005-101-003)
20-169	White Wave Foods Inc. (Assessor's Parcel No. 058-420-044)
20-170	White Wave Foods Inc. (Assessor's Parcel No. 058-420-044)
20-171	White Wave Foods Inc. (Assessor's Parcel No. 058-420-044)
20-202	David J LaMonica (Assessor's Parcel No. 039-140-008)
21-085	In-Shape Health Club #174 (Assessor's Parcel No. 005-180-027)
21-112	Martina Nekoksa Cornell (Assessor's Parcel No. 043-093-002)
21-122	Bristol Holding LLC (Assessor's Parcel No. 003-011-020)

See Item No. 3 - Agenda Review.

**Hearing 19-157 - Hydro Conduit Corporation
(Assessor's Parcel No. 057-110-037)**

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

**Hearing 20-202 - David J. LaMonica
(Assessor's Parcel No. 039-140-008)**

Motion Text: Deny due to lack of appearance.

Voting Yes: Chase, Basayne, and Husby

Recusals: None

Result: Passed

**Hearing 21-085 - In-Shape Health Club #174
(Assessor's Parcel No. 005-180-027)**

Motion Text: Deny due to lack of appearance.

Voting Yes: Basayne, Chase, and Husby

Recusals: None

Result: Passed

9. BOARD MEMBER COMMENTS

Vice Chair Donald Chase inquired about the Form 700 filing process.

Chair Philip Husby requested an update on the recruitment of a new board member to fill the vacant position.

10. ADMINISTRATIVE ITEMS

None

11. CLOSED SESSION

None

12. ADJOURN

ADJOURN TO THE NAPA COUNTY ASSESSMENT APPEALS BOARD REGULAR MEETING, THURSDAY, MARCH 7, 2024 AT 9:00 AM.

Neha Hoskins (By e-signature)

NEHA HOSKINS, Clerk of the Assessment Appeals Board