



Meeting Minutes

Napa County Assessment Appeals Board

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

Thursday, November 7, 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, November 7, 2024, at 9:00 a.m. with the following members present: Vice Chair Donald Chase, Members Conrad Hewitt, and William Molinari. Chair Philip Husby, and Member Michael Basayne were excused. The meeting was called to order by Vice Chair Donald Chase.

2. APPROVAL OF MINUTES

A. Clerk of the Assessment Appeals Board requests approval of minutes from the regular meeting of October 3, 2024.

[24-1758](#)

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

3. AGENDA REVIEW

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

Deny Hearings for Application Nos. 21-157, 23-057, and 23-097 due to lack of appearance.

4. STIPULATIONS

A. Request the Assessment Appeals Board approve the following stipulations:

[24-1751](#)

21-070 IA Lodging Napa First LLC
(Assessor's Parcel No. 003-330-003)

22-075 Eric Seuthe
(Assessor's Parcel No. 050-010-005,
Assessment No. 995-150-109)

- 22-142 Marek Brzezinski and Jasleen Kukreja
(Assessor's Parcel No. 047-380-004,
Assessment No. 995-143-516)
- 23-095 ACI Real Estate SPE 125 LLC Albertson
as affected party
(Assessor's Parcel No. 009-201-022)
- 23-101 First & Main
(Assessor's Parcel No. 003-172-002)
- 24-002 Ares Commercial Properties
(Assessor's Parcel No. 001-304-013)

Chief Appraiser Jennifer Tydingco reviewed the three Stipulations with the highest changes in value.

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

5. WITHDRAWALS

A. Request the Assessment Appeals Board approve the following withdrawals: [24-1748](#)

- 22-063 IA Lodging Napa First LLC
(Assessor's Parcel No. 003-330-003)
- 23-014 Narrow Vista, LLC
(Assessor's Parcel No. 036-180-001)
- 23-058 Wells Fargo Advisors LLC
(Assessor's Parcel No. 003-204-010,
Assessment No. 800-056-662)
- 23-065 IA Lodging Napa First LLC
(Assessor's Parcel No. 003-330-003)
- 23-096 In-Shape Solutions LLC #174
(Assessor's Parcel No. 005-180-027,
Assessment No. 800-061-335)

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

6. REQUESTS FOR CONTINUANCE

None

7. HEARINGS

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

[24-1030](#)

21-157 Desilva Gates Construction LP
 (Assessor’s Parcel No. 057-360-001)

23-057 The Raleys Companies- South Napa Fee LLC
 (Assessor’s Parcel No. 046-693-023)

23-097 Longs Drug Stores California, LLC (lessee)
 (Assessor’s Parcel No. 005-153-039)

Motion Text: Deny the Hearing for Application No. 21-157 due to lack of appearance.
Voting Yes: Hewitt, Molinari, and Chase
Recusals: None
Result: Passed

Motion Text: Deny the Hearing for Application No. 23-057 due to lack of appearance.
Voting Yes: Hewitt, Molinari, and Chase
Recusals: None
Result: Passed

Motion Text: Deny the Hearing for Application No. 23-097 due to lack of appearance.
Voting Yes: Hewitt, Molinari, and Chase
Recusals: None
Result: Passed

8. BOARD MEMBER COMMENTS

Member Conrad Hewitt inquired if there has been an increase in the receipt of Assessment Appeals applications from the wine industry due to lower sales.

Discussion held.

9. ADMINISTRATIVE ITEMS

- A. Clerk of the Assessment Appeals Board requests adoption of the 2025 Assessment Appeals Board meeting calendar. [24-1759](#)

Senior Deputy Clerk of the Assessment Appeals Board Greg Morgan made presentation.

Discussion held.

Motion Text: Approve the requested action as amended (change proposed March 6, 2025 meeting date to March 13, 2025).

Voting Yes: Hewitt, Molinari, and Chase

Recusals: None

Result: Passed

10. CLOSED SESSION

None

11. ADJOURN

ADJOURN TO THE NAPA COUNTY ASSESSMENT APPEALS BOARD REGULAR MEETING, THURSDAY, DECEMBER 5, 2024 AT 9:00 A.M.

Neha Hoskins (By e-signature)

NEHA HOSKINS, Clerk of the Assessment Appeals Board