



Meeting Minutes

Napa County Assessment Appeals Board

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

Thursday, February 6, 2025

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 6, 2025, at 9:00 AM with the following members present: Chair Philip Husby, Vice Chair Donald Chase, Members Michael Basayne, and Conrad Hewitt. Member William Molinari was excused. The meeting was called to order by Chair Philip Husby.

A. Election of Officers for Calendar Year 2025 per the rotation schedule: Chair [24-2148](#)
and Vice Chair.

Motion Text: **Appoint Donald Chase as Chair and William Molinari as Vice Chair.**
Voting Yes: **Hewitt, Basayne, and Husby**
Excused: **Molinari**
Recusals: **None**
Result: **Passed**

2. APPROVAL OF MINUTES

A. Clerk of the Assessment Appeals Board requests approval of minutes from the regular meeting of December 5, 2024. [24-2147](#)

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

3. AGENDA REVIEW

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

Move Application No. 24-001 from Hearings to Stipulations.

Move Application Nos. 24-019, 24-027, 24-029, 24-032, 24-033, 24-034, 24-035, 24-036 from Hearings to Withdrawals.

4. STIPULATIONS

A. Request the Assessment Appeals Board approve the following stipulation: **25-245**

See Item 3 – Agenda Review.

Chief Appraiser Jennifer Tydingco reviewed the two Stipulations.

Motion Text: Approve the Stipulations as amended.

Voting Yes: **Hewitt, Basayne, and Chase**

Excused: Molinari

Recusals: None

Result: **Passed**

5. WITHDRAWALS

A. Request the Assessment Appeals Board approve the following withdrawals: **24-2151**

23-136 Harberts Family Ltd Partnership
(Assessor's Parcel No. 039-650-016)

23-137 Harberts Family Ltd Partnership
(Assessor's Parcel No. 039-650-016)

23-138 Harberts Family Ltd Partnership
(Assessor's Parcel No. 039-650-016)

23-139 Harberts Family Ltd Partnership
(Assessor's Parcel No. 039-650-016)

23-140 Harberts Family Ltd Partnership
(Assessor's Parcel No. 039-650-016)

23-141 Harberts Family Ltd Partnership
(Assessor's Parcel No. 039-650-016)

See Item 3 – Agenda Review.

Motion Text: Approve the Withdrawals as amended.

Voting Yes: **Hewitt, Basayne, and Chase**

Excused: Molinari

Recusals: None

Result: **Passed**

6. REQUESTS FOR CONTINUANCE

A. Request the Assessment Appeals Board approve the following requests for continuance:

24-030	Calistoga Hotel Group LP (Assessor's Parcel No. 011-050-041)
24-045, 24-046, 24-047, 24-048, 24-049, & 24-050	Boardwalk Investments Yountville LLC (Assessor's Parcel Nos. 036-330-011, 036-330-005, 036-330-010, 036-081-010, 036-330-009, & 036-330-006)

[24-2149](#)

Motion Text:	Approve the Requests for Continuance.
Voting Yes:	Hewitt, Basayne, and Chase
Excused:	Molinari
Recusals:	None
Result:	Passed

7. HEARINGS

A. Request the Assessment Appeals Board hold the following hearings: [24-2153](#)

24-001	Christy M. Stewart (Assessor's Parcel No. 043-190-031, Assessment No. 990-220-843)
24-019	James & Hilary Zucherman (Assessor's Parcel No. 061-103-005)
24-027	Jeffrey W. & Lisa A. Edwards (Assessor's Parcel No. 021-040-030)
24-028	SNR 27 The Springs of Napa Owner LLC dba Springs of Napa (Assessor's Parcel No. 038-170-038)
24-031	1351 95th Ave LLC (Assessor's Parcel No. 036-230-016)
24-032	PG 2602 LLC (Assessor's Parcel No. 009-305-053)
24-033	PG 2602 LLC (Assessor's Parcel No. 009-305-054)
24-034	Ampersand Futures LLC (Assessor's Parcel No. 011-540-006)
24-035	Ronald & Martha Doornink, Trustees (Assessor's Parcel No. 009-020-006)
24-036	M&A Margulis Living Trust (Assessor's Parcel No. 043-132-004)

See Item 3 - Agenda Review.

Motion Text:	Motion to deny application No. 24-031 due to lack of appearance.
Voting Yes:	Hewitt, Basayne, and Chase
Excused:	Molinari
Recusals:	None
Result:	Passed

8. BOARD MEMBER COMMENTS

Member Michael Basayne thanked Member Phillip Husby for his time as the previous Chair of the Assessment Appeals Board and wished him luck on his future endeavors.

Chair Donald Chase reminded staff of the change in meeting date from March 6, 2025 to March 13, 2025.

Discussion held.

9. ADMINISTRATIVE ITEMS

None

10. CLOSED SESSION

None

11. ADJOURN

ADJOURN TO THE NAPA COUNTY ASSESSMENT APPEALS BOARD REGULAR MEETING, THURSDAY, MARCH 13, 2025 AT 9:00 A.M.