



Meeting Minutes

Napa County Assessment Appeals Board

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

Thursday, October 3, 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, October 3, 2024, at 9:00 AM with the following members present: Chair Philip Husby, Vice Chair Donald Chase, and Member Conrad Hewitt. Members Michael Basayne, and William Molinari were 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 meeting of September 5, 2024.

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

3. AGENDA REVIEW

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

Move Application Nos. 23-007 and 23-013 from Hearings to Stipulations.

Move Application No. 23-028 from Hearings to Withdrawals.

4. STIPULATIONS

Chief Appraiser Jennifer Tydingco reviewed the Stipulations from Item 3 – Agenda Review.

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

5. WITHDRAWALS

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

- 22-058 RAD 2021 Bloom ESA Fund LLC
(Assessor’s Parcel No. 046-450-056,
Assessment No. 800-061-333)

- 23-002 NCCD Napa Valley Properties, LLC
(Assessor’s Parcel No. 046-450-073)

- 23-030 Kerwin Estate LLC
(Assessor’s Parcel No. 020-340-027)

- 23-031 Kerwin Estate LLC
(Assessor’s Parcel No. 020-340-028)

- 23-114 RAD 2021 Bloom ESA Fund LLC
(Assessor’s Parcel No. 046-450-056,
Assessment No. 800-061-333)

See Item 3 – Agenda Review.

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

6. REQUESTS FOR CONTINUANCE

None

7. HEARINGS

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

- 23-007 Ares Commercial Properties
(Assessor’s Parcel No. 001-304-013)

- 23-013 Napa Square Owner NY LLC ETAL
(Assessor’s Parcel No. 003-204-010)

- 23-028 XGCX LLC
(Assessor’s Parcel No. 007-321-009)

See Item 3 – Agenda Review.

8. BOARD MEMBER COMMENTS

None

9. ADMINISTRATIVE ITEMS

None

10. CLOSED SESSION

A. Request the Assessment Appeals Board hold closed session deliberations and consider possible adoption of Findings of Fact on the following:

23-123 Red Feather LLC
(Assessor’s Parcel No. 032-540-031
Assessment No. 850-000-442)

23-126 Hampe, Carl W.
(Assessor’s Parcel No. 039-580-007
Assessment No. 990-220-454)

The Board recessed for closed session deliberations.

Upon returning to open session, Deputy County Counsel Jason Dooley reported the following decisions:

Application No. 23-123 - Red Feather LLC: By motion made by Member Hewitt, seconded by Member Chase, the Board voted unanimously to approve and adopt the Findings of Fact as presented.

Application No. 23-126 - Carl W. Hampe: By motion made by Member Hewitt, seconded by Member Chase, the Board voted unanimously to approve and adopt the Findings of Fact as presented.

11. ADJOURN

ADJOURN TO THE NAPA COUNTY ASSESSMENT APPEALS BOARD REGULAR MEETING, THURSDAY, NOVEMBER 7, 2024 AT 9:00 A.M.

Neha Hoskins (By e-signature)

NEHA HOSKINS, Clerk of the Assessment Appeals Board