



NAPA COUNTY REGIONAL PARK &
OPEN SPACE DISTRICT

Brad Wagenknecht
Director, Ward One

Ryan Gregory
Director, Ward Two

Patricia Clarey
Director, Ward Three

Nancy Lewis-Heliotas
Director, Ward Four

Barry Christian
Director, Ward Five

MINUTES

BOARD OF DIRECTORS SPECIAL MEETING

Monday, August 24th, 2026 at 2:30 P.M.

JoAnn Busenbark Board Room, Napa Valley Transportation Authority, 625 Burnell St,
Napa, Calif.

1. Call to Order and Roll Call

Directors Present: Brad Wagenknecht, Patricia Clarey, Nancy Heliotas

Directors Excused: Ryan Gregory, Barry Christian

Staff Present: Chris Cahill, Andrew Brooks, Sabrina Wolfson, Ryan Ayers

2. Public Comment

None.

3. Set Matters

None.

4. Administrative Items

- a. Consideration and potential approval of a purchase agreement with the Rene and Veronica di Rosa Foundation and the Land Trust of Napa County for the District's acquisition of the +/- 163.5-acre Milliken Peak property (APN No. 047-080-048) from the Rene and Veronica di Rosa Foundation for \$1,850,000 plus related costs and authorize the General Manager to negotiate related agreements with the Rene and Veronica di Rosa Foundation.

Report presented by Chris Cahill and Andrew Brooks; Directors reviewed supplemental materials provided at the meeting, consisting of a revised Purchase Agreement dated August 24, 2026.

Directors found the project categorically exempt under CEQA, approved the Milliken Peak Purchase Agreement as revised August 24, 2026 with the Rene and Veronica di Rosa Foundation and the Land Trust of Napa County for the acquisition of the Milliken Peak property for \$1,850,000 plus related costs, authorized the General Manager to negotiate related agreements with the Rene and Veronica di Rosa Foundation, subject to the Board's final approval prior to closing, and authorized the General Manager to complete all actions and execute all documents necessary to effectuate the District's acquisition of the Milliken Peak property, including execution of a certificate of acceptance for the Grant Deed and the

Parking Easement and any amendments to the Purchase Agreement that do not expand the District's obligations (monetary or otherwise), subject to approval as to form by District Counsel.

BW – NH – PC – RG – BC

X X

District Counsel reported out in accordance with Government Code Section 54957.1 that the Board had met in closed session on April 13, 2026 and August 10, 2026 under Government Code Section 54956.8 to provide direction to its negotiators regarding the acquisition of the Milliken Peak property from the Rene and Veronica di Rosa Foundation and that the purchase agreement approved by the Board concluded the real estate negotiations.

5. Announcements by Board and Staff

None.

6. Adjournment

SIGNED: Patricia T. Clarey
Patricia Clarey, Board President

ATTEST: Ryan Ayers
Ryan Ayers, District Secretary

Vote: BW = Brad Wagenknecht; RG = Ryan Gregory; PC = Patricia Clarey; NH = Nancy Heliotes; BC = Barry Christian

The maker of the motion and second are reflected respectively in the order of the recorded vote.

Notations under vote: N = No; A = Abstain; X = Excused; Ab=Absent