



PACIFIC HOSPITALITY GROUP®

February 27, 2024

Sent Via Email

Mr. Michael Allen
Senior Planner, Planning Division
City of Napa
mallen@cityofnapa.org

Re: Trinitas Mixed Use Project Extension Request

Dear Mr. Allen,

Please accept this correspondence as both an update to and a request for an additional two-year extension for the Trinitas Mixed Use Project (the "Project"), which the City of Napa initially approved via Resolution R2018-101, with said approvals extended for two years by City Staff, and further extended via Planning Commission recommendation and City Council Resolution R2021-121.

Since the Project entitlements were last extended, a portion of the legacy Meritage investors moved to sell the partnership's holdings in Napa. The Busch Family and Pacific Hospitality Group were ultimately able to recapitalize the partnership and infuse \$25 million of fresh capital into the resort property, while reinforcing our presence in Napa for generations to come.

More importantly, despite the prior uncertainty of the Project's viability between Covid and skyrocketing construction costs, we were able to come together and celebrate the opening of 21 homes at the Caritas Village. We never wavered in our commitment to delivering much needed housing to our community and will always strive to improve Napa for all.

We firmly believe our best days are in front of us and with the pandemic thankfully in the past and our financial future secured, we simply seek a further extension of time with no other changes to the Project.

Thank you for your consideration and please do not hesitate to contact me should you have any questions.

Very truly yours,

PACIFIC HOSPITALITY GROUP VENTURES, INC.

A handwritten signature in blue ink that reads "Anthony K. Zand".

ANTHONY K. ZAND
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