CONCORD TAX EXEMPTION POLICY COMMITTEE
COMMITTEE MEETING OFFICIAL ACTION

Meeting Date/Action: 12:00 PM, Thursday, May 10, 2026
Meeting Start: 12:03 **Meeting End:** 12:38

Members:

Nathan Fennessy **Council Representative, Chairperson**
Present: ✓ Excused Absence: ___ Signature: _____
Nathan Fennessy

Michele Horne **Council Representative**
Present: ___ Excused Absence: ___ Signature: M. Horne
Michele Horne

Fred Keach **Council Representative**
Present: ___ Excused Absence: X Signature: _____
Fred Keach

Mark Davie **Council Representative**
Present: X Excused Absence: ___ Signature: _____
Mark Davie

Jim Schlosser **Council Representative**
Present: ___ Excused Absence: ✓ Signature: _____
Jim Schlosser

Ex Officio Member:
Mayor Byron Champlin, Council Representative
Present: ✓ Excused Absence: ___ Signature: _____
Mayor Byron Champlin

Staff Liaison:
Jonathan Rice, Director of Assessing Signature: _____
Jonathan Rice

Minute Taker: Printed Name: Shoshanna Cox **Signature:** _____

Guest(s): Kris Schultz, Councilor

Minutes
Tax Exemption Policy Committee

Minutes of June 10, 2026

Attendees: Councilor Nathan Fennessy, Chairperson; Councilor Michele Horne; Councilor Mark Davie; and Mayor Byron Champlin.
Excused absences: Councilor Fred Keach; Councilor Jim Schlosser.

City Staff: Jonathan Rice, Director of Assessing and
Shoshanna Cone, Administrative Assistant – Assessing.

Public Guest: Kris Schultz.

The meeting was opened at 12:03pm by Chairperson Fennessy.

Councilor Horne moved to accept the minutes of the February 5, 2026; Councilor Fennessey seconded; unanimously affirmed.

Director Rice reviewed the background of the elderly exemption amounts. The current elderly exemption amounts were adjusted in 2021 due to the changes to assessments in 2021. Previously assessments were adjusted yearly resulting a smaller adjustment to the assessments and exemption amounts. Due to the changes in the market over the past 5 years, the adjustments and exemption amounts are greater.

Members of the committee discussed the reason for the update and waiting 5 years between revaluations.

Director Rice reviewed the projected median changes to the different property types:

Single Family	60%	Res Condo	70%	Mfg Housing	100%	Multi-Fam	65%

Currently 98 property owners receive $0 tax bills based on their 2025 assessments and the current exemption amounts. It was discussed that after the revaluation and without changes to the exemption amounts, it is estimated that only 48 property owners would continue to receive a $0 tax bill for 2026.

The current exemption amounts are:	Ages 65-74	$80,000
	Ages 75-79	$131,000
	Ages 80+	$223,000

The recommended exemption amounts were determined by applying the estimated median increases to the different property types and adjusting the exemption amounts so that the majority of property owners currently receiving the $0 tax bills, would continue to receive a $0 tax bill. Director Rice specified that it is a median adjustment which means that the

number was uniformly applied to each property type. In reality the assessment increases by property type will be unique to each property due to specific property characteristics. The actual changes to the specific properties will not be finalized until August.

Director Rice recommend the committee approve bringing the proposed exemption amounts to City Council. However, Director Rice added that once the final revaluation assessments are determined, he'd like the committee to approve City staff to revise the recommended exemption amounts, if necessary, and bring forward to Council any recommended changes.

Chairperson Fennessy agreed that it made sense that they make a recommendation today based on the analysis provided and, if necessary, allow City staff to recommend additional adjustments to the elderly exemption amounts to be presented to City Council at a later date in to order to minimize undesired elderly tax increases.

Councilor Davie moved to recommend exemption amount to:

Ages 65-74	$155,000
Ages 75-79	$250,000
Ages 80+	$375,000

Councilor Horne seconded; unanimously affirmed.

Chairperson Fennessy moved to authorize the City Staff to review the elderly exemption amounts and make a recommendation to City Council after final assessments are determined, if necessary. Councilor Davie seconded; unanimously affirmed.

Public question of whether the age brackets were mandated by law which Director Rice confirmed. Second public question about the changes to Veterans law would be reviewed. Director Rice mentioned that the change to the definition would go into effect in 2027 due to changes from "Honorable discharge" to both "Honorable Discharge" and "Under Honorable Conditions" in the definition of a veteran. As for the changes to the stacking rule for Totally and Permanently disabled Veterans no longer being able to have both Totally and Permanently disabled Veteran's credit and the Optional Veteran's credit, that was adjusted in the February meeting.

Councilor Horne moved to adjourn at 12:39 pm. Councilor Davie seconded. All affirmed.