

**TOWN OF CONCORD
SELECT BOARD
AGENDA
November 14, 2016**

7PM – Select Board Room – Town House

1.	Call to Order
2.	Consent Agenda: <ul style="list-style-type: none"> • Town Accountant's Warrants • Gift Acceptance: Stone Soup Dinner \$500 to the Agriculture Committee Gift Account • Sunday Entertainment Licenses: 51 Walden Street, 12/18, 2-5PM, Operetta
3.	Executive Session Minutes
4.	Town Manager's Report
5.	7:05PM Public Hearing: Entertainment License – Saltbox Kitchen, 84 Commonwealth Avenue
6.	7:10PM Tax Classification Hearing – Board of Assessors
7.	Request to Increase Hours – Michael's Restaurant, 208 Fitchburg Turnpike
8.	Discuss and review charge for White Pond Advisory Committee
9.	FY2018 Budget Discussion
10.	Preparation for 11/29 Joint Public Hearing re: December Special Town Meeting
11.	Public Comments
12.	Committee Liaison Reports
13.	Miscellaneous/Correspondence
14.	Committee Nominations
15.	Committee Appointments: Sharyn Lenhart of 152 Holden Wood Road to the Comprehensive Long Range Plan Committee for term to expire January 2018
16.	Executive Session for Collective Bargaining matters

PENDING

Thursday	November 24	All Day	Thanksgiving	Town Offices Closed
Friday	November 25	All Day	Thanksgiving Observed	Town Offices Closed
Monday	November 28	7 PM	Select Board Meeting	Town House
Thursday	November 29	7 PM	Joint Public Hearing Select Board/Finance Committee/Planning Board	Town House
Thursday	December 8	7 PM	Special Town Meeting	High School
Monday	December 12	7 PM	Special Town Meeting Adjourned Session/Snow Date	High School

Gift Acceptance Log – November 14, 2016

Gift Received From:	Date of Meeting:	For Gift Account:	Total Amount:
Stone Soup Dinner	November 14, 2016	Agriculture Committee Gift Account	\$500.00

Sunday Entertainment Log – November 14, 2016

Applicant Name	Phone Number	Date of Event	Location of Event	Type of Entertainment
51 Walden, Inc.	978-369-7911	December 18, 2016	51 Walden Street	Operetta

TOWN OF CONCORD
Finance Department
MEMORANDUM

DATE: November 8, 2016
TO: Christopher Whelan, Town Manager
FROM: Kerry A. Lafleur, Finance Director/ Treasurer-Collector
SUBJECT: Setting the FY17 Tax Rate
A review of the policy decisions to be made by the Select Board

The Public Hearing to set the property tax rate will occur on November 14, 2016. We have submitted all required supporting information to the Department of Revenue/Bureau of Local Assessment (DOR/BLA).

The TAX RATE ANALYSIS Report and Recommendations to the Select Board from the Board of Assessors has been provided to you under separate cover. This memorandum is submitted in conjunction with that report as a review of the decisions that will need to be made by the Select Board at the conclusion of the Public Hearing. **The Board of Assessors is recommending a Uniform Tax Rate of \$14.07 (1.407% of assessed value).**

Concord has used a uniform tax rate since FY98. Based on a town-wide assessed valuation of \$5.974 Billion and a tax levy of \$84,050,189 needed to fund the appropriations made by the April 4, 2016 Annual Town Meeting, the FY17 uniform tax rate is \$14.07. This is an increase of \$0.15, or 1.08% higher than the current year's rate of \$13.92. The increase in the tax rate reflects a 2.26% increase in the town's taxable assessed value and a 3.36% increase in the tax levy.

About 52% of the tax levy increase of \$2,731,090 is derived from New Growth. FY17 New Growth is calculated based upon the value of new construction between July 1, 2015 and June 30, 2016. FY17 New Growth has a total assessed valuation of \$101,498,449 which will generate \$1,412,859 in new tax dollars. The assessed value of the existing tax base grew by \$30,328,658, or about 0.52%. The tax levy for this existing base is up only 1.62%. This is about 47% lower than the 2.99% projected increase made at the conclusion of the Annual Town Meeting.

	<u>Assessed value</u>	<u>Tax Levy</u>
FY16	\$ 5,841,889,295	\$ 81,319,099
FY17		
Base	\$ 5,872,217,953 (plus 0.52%)	\$ 82,637,330 (plus 1.62%)
New growth	101,498,449 (1.74% of prior base)	1,412,859 (plus 1.74%)
	\$ 5,973,716,402 (plus 2.26%)	\$ 84,050,189 (plus 3.36%)

The Levy Limit Calculation results in a Maximum Allowable Levy of \$88,382,941, which is an increase in available capacity of \$3,404,765. The total **required** tax levy increase for FY17 is \$2,731,090, which includes \$455,334 for the increased cost of debt service excluded from the Levy Limit. Specifically, the increase in FY17 excludable debt is attributable to a reduction in the offset

from the High School Stabilization Fund for associated debt service. The net increase in the levy, exclusive of the debt exemption, of \$2,275,756 is less than the available increase in the Levy, resulting in an increase in the Unused Levy Capacity of \$1,128,420, for a total Unused Levy Capacity of \$4,332,752, or 5.28%.

Decisions to be made by the Select Board, with the advice of the Board of Assessors:

1. Residential Factor

Setting the residential factor determines whether each class of property shall be taxed at a uniform tax rate or whether taxes shall be shifted among classes so that the resulting levy is weighted differently than the share of assessed valuation represented by each class. The classes of property are:

- Residential ("R");
- Open Space ("O");
- Commercial ("C");
- Industrial ("I"); and
- Personal Property ("P").

Setting the residential factor at a value of "1" results in a single uniform tax rate for all classes. Setting this value at anything other than 1 results in a differential tax rate between the "R/O" group and the "C/I/P" group.

2. Open Space Discount

The Assessors no longer include any parcels in this class. Accordingly, the Board of Assessors has for many years recommended that the Selectmen NOT adopt an Open Space Discount. We are aware of only one community (Bedford) that is presently using this provision. The statutory requirement for a parcel to be assessed in this class is the determination of the Board of Assessors that a parcel "contribute significantly to the benefit and enjoyment of the public." It has been the conclusion of past Boards of Assessors that most parcels which could conceivably meet this standard have already been discounted for taxable assessment purposes under the various "Chapter Land" designations of recreational ("Chapter 61") and Agricultural/Horticultural ("Chapter 61A and 61B") and/or under Conservation Restrictions.

The provision allows a uniform discount of up to 25% on any parcels so classified. Between FY82 and FY97, there were a small number of properties included in this class, with a discount of 15% applied. It was observed over time that this favorable tax treatment did not prevent open space property from being developed; and a parcel removed from the class by reason of sale did not incur any rollback penalty. Ultimately, in FY98 the Select Board, upon recommendation of the Board of Assessors, decided to cease use of this discount provision.

Most recently, the Board of Assessors prepared and submitted an "Open Space Study" report dated November 16, 2009, which is available for public review on the town website.

3. Residential Exemption

The characteristics of this provision have been fully detailed in a report dated October 13, 2005 transmitted from the Board of Assessors on November 3, 2005, as supplemented and updated in the Finance Department's report dated October 20, 2008. No material factual considerations have changed since the most recent update and the conclusions of the earlier examinations that the use of

this provision would not be in the best interest of the Town of Concord are still deemed by the Board of Assessors to be valid. Both reports are available for public review on the Town's website. In summary, this mechanism provides for the redistribution of the tax levy among residential property owners, solely within the Residential Class (Class 1). It involves the following steps:

- subtraction of a standard dollar amount (a percentage of the average Class 1 value) from every qualifying owner-occupied residential parcel;
- a new tally of the assessable Class 1 taxable value, and then a recalculation of the Class 1 tax rate that will result in the same tax levy from the Class as would have been obtained originally.

This has the net result of shifting taxes within Class 1 – from parcels that are below the average assessed value in the Class to parcels that are above the average assessed value in the Class. It also, however, results in substantially higher taxes on apartment and multi-family parcels that are not owner occupied, on multi-family parcels, on vacant land parcels in the Class and on any other residential property which is not owner-occupied (including, in certain instances, properties that are owned by a Trust). The MA Department of Revenue has further ruled that communities adopting the Residential Exemption procedure **must** have appropriate procedures in place to verify the owner-occupant status of each Class 1 property as of each January 1 assessment date.

The selected percentage to calculate the standard qualifying assessed value reduction can be set from 0 to 20%, but selecting 20% does not mean that everyone gets a 20% tax reduction. This is because the tax rate for the class must be raised in order that the Class 1 total tax levy remains unchanged.

Thirteen (13) communities in the Commonwealth used this provision as of FY16. No community has newly adopted this provision since 2006. Those who have adopted the Residential Exemption procedure tend to be communities of dense residential development with a small proportion of high-end residential parcels or communities with a significant number of second-home, non-resident taxpayers (Barnstable, Boston, Brookline, Cambridge, Chelsea, Everett, Malden, Nantucket, Somerset, Somerville, Tisbury, Waltham, and Watertown). All on this list also are at or close to the maximum allowable shift to the Commercial/Industrial/Personal Property classes.

4. Small Commercial Exemption

This provision works in much the same way as the residential exemption, providing for a discounting of the taxable assessed value for all eligible parcels, based on a selected percentage of the average Commercial Class value. The Board of Assessors has in the past concluded that this is a blunt instrument as likely to cause harm to some as it is to result in good to others – and in a somewhat haphazard, rather than targeted fashion. Ten communities used this provision in FY16.

Action requested at conclusion of Public Hearing

Following the Public Hearing on November 14, 2016, it is requested that the Board consider immediately voting on the four measures described above, in order that tax rate documents can be submitted promptly for Massachusetts Department of Revenue (DOR) approval. Permission to issue third quarter tax bills by January 1, 2017 is granted by the DOR only upon review of a completed Tax Rate Recapitulation Worksheet and supporting documentation. The DOR adheres to a strict queue based on the date completed paperwork is filed by each municipality. Therefore, it is in the Town's best interest to proceed as expeditiously as possible.

Supplementary Information

UNUSED LEVY LIMIT

The portion of the FY17 Levy Limit that is not being levied is \$4,332,752, and is referred to as the UNUSED LEVY LIMIT. It is incorporated into the fiscal planning for the next budget year (FY18) and beyond. The Unused Levy Limit is up from the prior year amount of \$3,203,743. The Unused Levy Limit is a measure of how much further the tax levy could increase without requiring an operating override ballot. The FY17 Unused Levy amount represents 5.28% of the Levy Limit.

PROPERTY TAX AND SUMMARY BUDGET DATA

The property tax levy supports 85.55% of the total General Fund budget of \$98,249,582, or about 1% more than in the prior fiscal year. The total budget provides for an increase of 2.00% over FY16. This includes a \$1,000,000 appropriation from Free Cash for property tax relief and a \$455k increase in excludable debt, generally attributable to the reduction in the draw from the High School Stabilization Fund.

Notes:

1. The total budget has been adjusted to \$98,249,582 to reflect a decrease in the following Non-Appropriated Accounts: Minuteman Regional High School Assessment; State Assessments; and Prior Year Snow & Ice Deficit.
2. \$10k has been added to the Overlay Account to round the Tax Rate to the nearest penny. This is also a Non-Appropriated Account.

ATTACHMENTS:

Pages 5-7	FY17 adopted budget with FY14-16 comparison
Page 8- 9	Levy Limit history, FY06-17
Page 10	Levy Limit calculation, FY15- 17
Pages 11- 14	Property tax data, average & median single family tax bills, FY07-17
Page 15	Chart of taxable assessed value, FY1991 - 2017
Page 16	FY1980-2017 Table: tax rates, assessed value, Levy Limit and levies

General Fund Budget- All Accounts, FY14-16 and FY17 Adopted

October 20, 2016

Budget Plan		Budget	Prior	Years	Budget	Adopted	over PY	Percent
		FY2014	Budget		FY2016	FY2017	Dollar	Change
			FY2015				Change	Change
Non-Guidelines, within General Operating Budget								
Joint Town & CPS Accounts								
1	Group Insurance	\$ 4,650,000	\$ 4,650,000	\$	4,650,000	\$ 4,650,000	\$ -	0.00%
2	OPEB Trust Fund	\$ 650,000	\$ 900,000	\$	1,150,000	\$ 1,400,000	\$ 250,000	21.74%
3	Retirement Assessment	\$ 3,035,000	\$ 3,125,000	\$	3,220,000	\$ 3,317,000	\$ 97,000	3.01%
4	Payroll Tax (Social Security & Medicare)	\$ 640,000	\$ 685,000	\$	740,000	\$ 765,000	\$ 25,000	3.38%
5	Other Fixed & Mandated	\$ 400,000	\$ 425,000	\$	425,000		\$ (425,000)	
6	Unemployment Comp & Workers Comp					\$ 200,000	\$ 200,000	
7	Property & Liability Insurance					\$ 250,000	\$ 250,000	
8	Refunding Savings, Required Levy			\$	114,217	\$ -	\$ (114,217)	
9	Minuteman Regional High School Assessment	\$ 227,033	\$ 191,689	\$	407,041	\$ 423,444	\$ 16,403	4.03%
10	Appropriations from Free Cash			\$	625,000	\$ -	\$ (625,000)	
11	Debt Service	\$ 3,400,000	\$ 3,500,000	\$	3,605,000		\$ (3,605,000)	
12	Debt Service, Non-Excluded, Town					\$ 3,730,000	\$ 3,730,000	
13	Debt Service, Non-Excluded, CCRSD Assessed					\$ 80,753	\$ 80,753	
14	Debt Service, Excluded, Town	\$ 4,624,457	\$ 1,858,841	\$	4,206,283	\$ 4,007,828	\$ (198,455)	-4.72%
15	Debt Service, Excluded, CCRSD Assessed	\$ 1,551,843	\$ 4,495,632	\$	3,514,429	\$ 3,668,218	\$ 153,789	4.38%
	sub-total: Non-Guidelines within Budget	\$ 19,178,333	\$ 19,831,162	\$	22,656,970	\$ 22,492,243	\$ (164,727)	-0.73%
Non-Guidelines, Non-Appropriated								
16	State Assessments	\$ 429,403	\$ 511,384	\$	497,843	\$ 488,210	\$ (9,633)	-1.93%
17	Snow & Ice Deficit (from Prior Year)	\$ 101,951	\$ 285,362	\$	310,772	\$ -	\$ (310,772)	-100.00%
18	Overlay for Abatements & Exemptions	\$ 539,880	\$ 555,513	\$	543,663	\$ 560,000	\$ 16,337	3.00%
	sub-total: Non-Guidelines, not appropriated	\$ 1,071,234	\$ 1,352,259	\$	1,352,278	\$ 1,048,210	\$ (304,068)	-22.49%
19	Total: Non-Guideline Accounts	\$ 20,249,567	\$ 21,183,421	\$	24,009,248	\$ 23,540,453	\$ (468,795)	-1.95%
20	Total: Available for Guidelines	\$ 68,082,431	\$ 70,060,812	\$	73,788,713	\$ 74,709,129	\$ 920,416	1.25%
21	dollar increase over prior year							
22	percent increase over prior year							

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General Fund Budget- All Accounts, FY14-16 and FY17 Adopted

October 20, 2016

Guideline Accounts	Budget FY2014	Budget FY2015	Budget FY2016	Adoped Guideline FY2017	over PY Dollar Change	Percent Change
Town Government						
23 Personal Services	\$ 14,494,368	\$ 15,181,707	\$ 15,721,241	\$ 16,468,178	\$ 746,937	4.75%
24 O&M	\$ 3,234,645	\$ 3,332,306	\$ 3,458,772	\$ 3,470,835	\$ 12,063	0.35%
25 Capital Outlay	\$ 1,520,000	\$ 1,625,000	\$ 1,709,000	\$ 1,800,000	\$ 91,000	5.32%
26 Reserve Fund	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000	\$ -	0.00%
sub-total: General Fund	\$ 19,474,013	\$ 20,364,013	\$ 21,114,013	\$ 21,964,013	\$ 850,000	4.03%
27 Emergency Services Stabilization Fund	\$ -	\$ 200,000	\$ 100,000	\$ 50,000	\$ (50,000)	-50.00%
total: Town Government	\$ 19,474,013	\$ 20,564,013	\$ 21,214,013	\$ 22,014,013	\$ 800,000	3.77%
28 Concord Public Schools	\$ 31,140,538	\$ 32,440,538	\$ 34,542,735	\$ 35,660,111	\$ 1,117,376	3.23%
29 Concord-Carlisle Regional School District	\$ 15,356,221	\$ 15,856,221	\$ 16,556,221	\$ 17,035,005	\$ 478,784	2.89%
30 Total: Operating Budgets	\$ 65,970,772	\$ 68,860,772	\$ 72,312,969	\$ 74,709,129	\$ 2,396,160	3.31%
31 Total Budget Plan:	\$ 86,220,339	\$ 90,044,193	\$ 96,322,217	\$ 98,249,582	\$ 1,927,365	2.00%
32 Operating Surplus at Fiscal Year End (with actual revenues):	\$ 2,111,659	\$ 1,200,040	\$ 1,475,744	\$ -		

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Financing the Budget Plan		Prior Years			Current Year			
		Actual FY2014	Actual FY2015	Actual FY2016	Final FY2017	Dollar Change	Percent Change	Percent of Total
1	Property Tax	\$ 74,135,633	\$ 77,341,746	\$ 81,319,099	\$ 84,050,189	\$ 2,731,090	3.36%	85.55%
2	State Aid	\$ 3,806,723	\$ 4,114,129	\$ 4,241,886	\$ 4,642,015	\$ 400,129	9.43%	4.72%
3	Local Receipts	\$ 7,716,964	\$ 7,369,830	\$ 8,179,698	\$ 6,632,000	\$ (1,547,698)	-18.92%	6.75%
4	Available Funds	\$ 2,672,678	\$ 2,418,528	\$ 4,057,278	\$ 2,925,378	\$ (1,131,900)	-27.90%	2.98%
total: Revenue		\$ 88,331,998	\$ 91,244,233	\$ 97,797,961	\$ 98,249,582	\$ 451,621	0.46%	100.00%

		Actual FY2014	Actual FY2015	Actual FY2016	Est. 09/20/16 FY2017	Dollar Change	Percent Change	Percent of Total
A. Property Tax								
5	Prior Year Levy Limit	\$ 69,911,104	\$ 72,879,506	\$ 75,539,516	\$ 78,712,008	\$ 3,172,492		
5A	New Growth Adjustment	\$ -	\$ 2,462	\$ -	\$ 23,518	\$ 23,518		
6	Proposition 2 1/2 Increase	\$ 1,747,778	\$ 1,822,049	\$ 1,888,488	\$ 1,968,388	\$ 79,900		
		\$ 71,658,882	\$ 74,704,017	\$ 77,428,004	\$ 80,703,914	\$ 3,275,910		
7	New Growth	\$ 1,220,624	\$ 835,499	\$ 1,284,004	\$ 1,412,859	\$ 128,855		
	<i>within the levy limit</i>	\$ 72,879,506	\$ 75,539,516	\$ 78,712,008	\$ 82,116,773	\$ 128,855		
8	Override	\$ -	\$ -	\$ -	\$ -	\$ -		
9	Debt Exclusions	\$ 4,801,422	\$ 5,444,595	\$ 5,810,834	\$ 6,266,168	\$ 455,334		
	<i>additions to levy limit</i>	\$ 4,801,422	\$ 5,444,595	\$ 5,810,834	\$ 6,266,168	\$ 455,334		
10	maximum allowable levy:	\$ 77,680,928	\$ 80,984,111	\$ 84,522,842	\$ 88,382,941	\$ 3,860,099		

11	<i>projected use of property tax:</i>	\$ 74,135,633	\$ 77,341,746	\$ 81,319,099	\$ 84,050,189	\$ 2,731,090	3.36%	
12	<i>base</i>	\$ 69,334,211	\$ 71,897,151	\$ 75,508,265	\$ 77,784,021	\$ 2,275,756		79.17%
13	<i>debt exclusion</i>	\$ 4,801,422	\$ 5,444,595	\$ 5,810,834	\$ 6,266,168	\$ 455,334		6.38%
		\$ 74,135,633	\$ 77,341,746	\$ 81,319,099	\$ 84,050,189	\$ 2,731,090		85.55%
14	<i>Unused Levy Capacity</i>	\$ 3,545,295 4.86%	\$ 3,642,365 4.82%	\$ 3,203,743 4.07%	\$ 4,332,752 5.28%	\$ 1,129,009		

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Levy Limit History

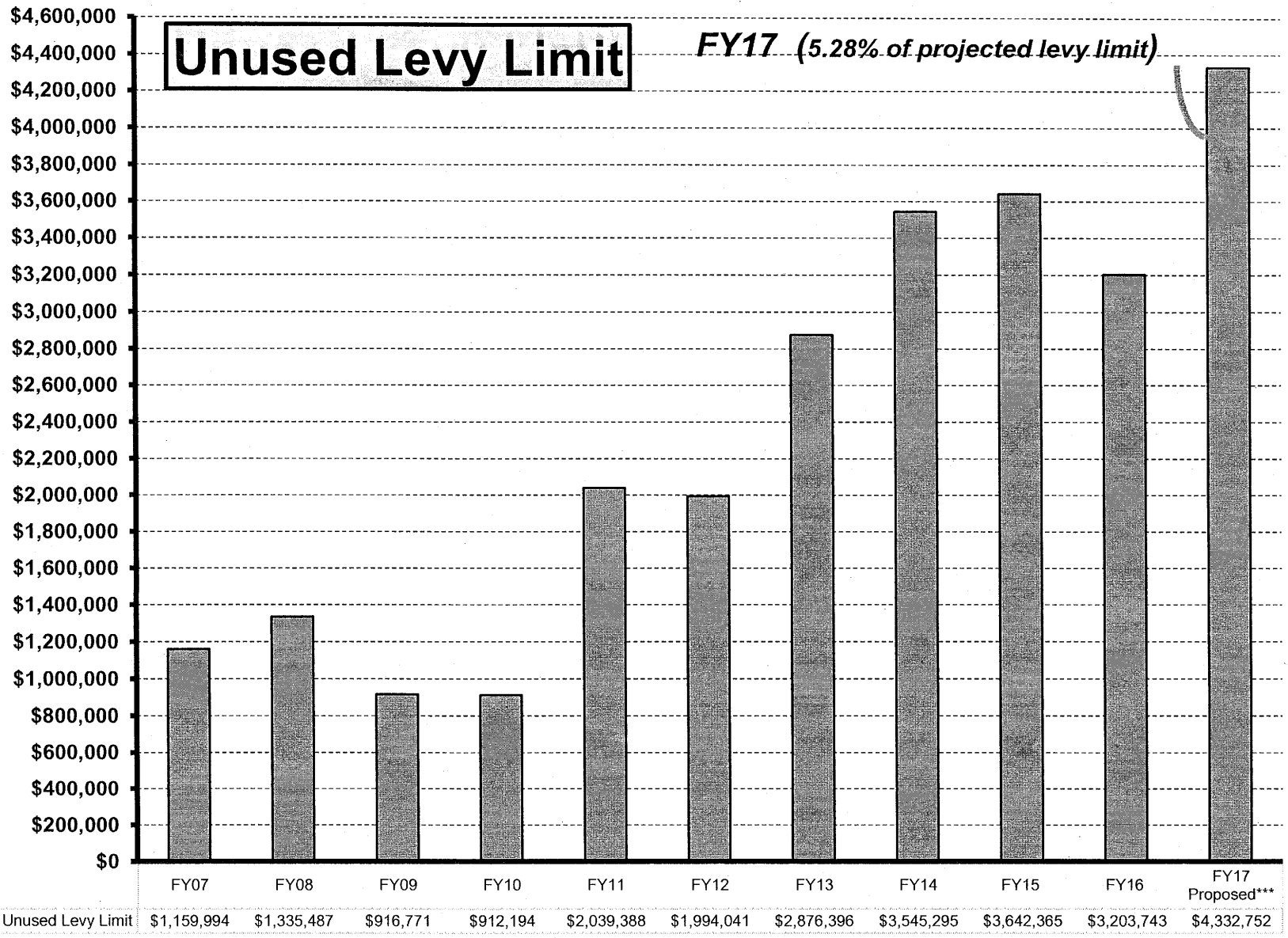
	Adjustments,					NEW GROWTH measures		Levy Limit	Levy within Limit (from RECAP)	Unused Levy Limit	Unused as % of LL
	prior years new growth	Allowed 2.5% increase in LL	New growth	Operating Override voted	Total allowed change in LL	as % of total LL change	as % of prior limit				
FY02*		\$870,694	\$1,010,486	\$2,249,222	\$4,130,402	24.46%	2.90%	\$38,958,156	\$38,226,458	\$731,698	1.88%
FY03		\$973,954	\$760,672	\$1,478,773	\$3,213,399	23.67%	1.95%	\$42,171,555	\$41,782,825	\$388,730	0.92%
FY04		\$1,054,289	\$578,456	\$1,532,364	\$3,165,109	18.28%	1.37%	\$45,336,664	\$45,161,214	\$175,450	0.39%
FY05		\$1,133,417	\$558,743	\$1,858,160	\$3,550,320	15.74%	1.23%	\$48,886,984	\$48,293,261	\$593,723	1.21%
FY06		\$1,222,175	\$817,917	\$752,480	\$2,792,572	29.29%	1.67%	\$51,679,556	\$50,786,544	\$893,012	1.73%
FY07		\$1,291,989	\$894,270	\$657,538	\$2,843,797	31.45%	1.73%	\$54,523,353	\$53,363,359	\$1,159,994	2.13%
FY08		\$1,363,084	\$1,368,514	\$0	\$2,731,598	50.10%	2.51%	\$57,254,951	\$55,919,464	\$1,335,487	2.33%
FY09		\$1,431,374	\$947,751	\$0	\$2,379,125	39.84%	1.66%	\$59,634,076	\$58,717,305	\$916,771	1.54%
FY10	\$3,237	\$1,490,933	\$1,068,881	\$0	\$2,563,051	41.70%	1.79%	\$62,197,127	\$61,284,933 **	\$912,194	1.47%
FY11		\$1,554,928	\$817,300	\$0	\$2,372,228	34.45%	1.31%	\$64,569,355	\$62,529,967	\$2,039,388	3.16%
FY12		\$1,614,234	\$863,585	\$0	\$2,477,819	34.85%	1.34%	\$67,047,174	\$65,053,133	\$1,994,041	2.97%
FY13	\$4,307	\$1,676,287	\$1,183,336	\$0	\$2,863,930	41.32%	1.76%	\$69,911,104	\$67,034,708	\$2,876,396	4.11%
FY14		\$1,747,778	\$1,220,624	\$0	\$2,968,402	41.12%	1.75%	\$72,879,506	\$69,334,211	\$3,545,295	4.86%
FY15	\$2,462	\$1,822,049	\$835,499	\$0	\$2,660,010	31.41%	1.15%	\$75,539,516	\$71,897,151	\$3,642,365	4.82%
FY16		\$1,888,488	\$1,284,004	\$0	\$3,172,492	40.47%	1.70%	\$78,712,008	\$75,508,265	\$3,203,743	4.07%
FY17	\$23,518	\$1,968,388	\$1,412,859	\$0	\$3,381,247	41.79%	1.79%	\$82,116,773	\$77,784,021	\$4,332,752	5.28%

Notes:

* one-time 18-month period due to adoption of Section 40, Chapter 653 of the Acts of 1989, Article 21, 2001 Annual Town Meeting.

** FY10 Willard School Note Paydown of \$100,000 (May 2010) was made from available funds in the debt service appropriation supported by the "within limit" tax levy, not as excluded debt levy.

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LEVY LIMIT CALCULATIONS

FY2015 Actual

\$ 72,879,506	FY2014 Levy Limit	
2,462	FY2014 New Growth adjustment	
<u>1,822,049</u>	plus 2 1/2%	
\$ 74,704,017		
<u>835,499</u>	New Growth levy	
\$ 75,539,516	FY2015 Levy Limit	
<u>5,444,595</u>	FY2015 debt exclusion levy	
\$ 80,984,111	Maximum allowable levy	
	projected tax levy	\$77,341,746
	Unused Levy Limit	3,642,365

FY2016 Actual

\$ 75,539,516	FY2015 Levy Limit	
<u>1,888,488</u>	plus 2 1/2%	
\$ 77,428,004		
<u>1,284,004</u>	New Growth	
\$ 78,712,008	FY2016 Levy Limit	
<u>5,810,834</u>	FY2016 debt exclusion	
\$ 84,522,842	Maximum allowable levy	
	projected tax levy	\$81,319,099
	Unused Levy Limit	3,203,743

FY2017 Actual (prior to Classification Hearing)**

\$ 78,712,008	FY2016 Projected Levy Limit	
23,518	Amended FY2016 New Growth	
<u>1,968,388</u>	plus 2 1/2%	
\$ 80,703,914		
<u>1,412,859</u>	New Growth	
\$ 82,116,773	FY2017 Projected Levy Limit	
<u>6,266,168</u>	FY2017 debt exclusion	
\$ 88,382,941	Maximum allowable levy	
	projected tax levy	\$84,050,189
	Unused Levy Limit	4,332,752

Property Tax Data: Fiscal Years 2007-2017

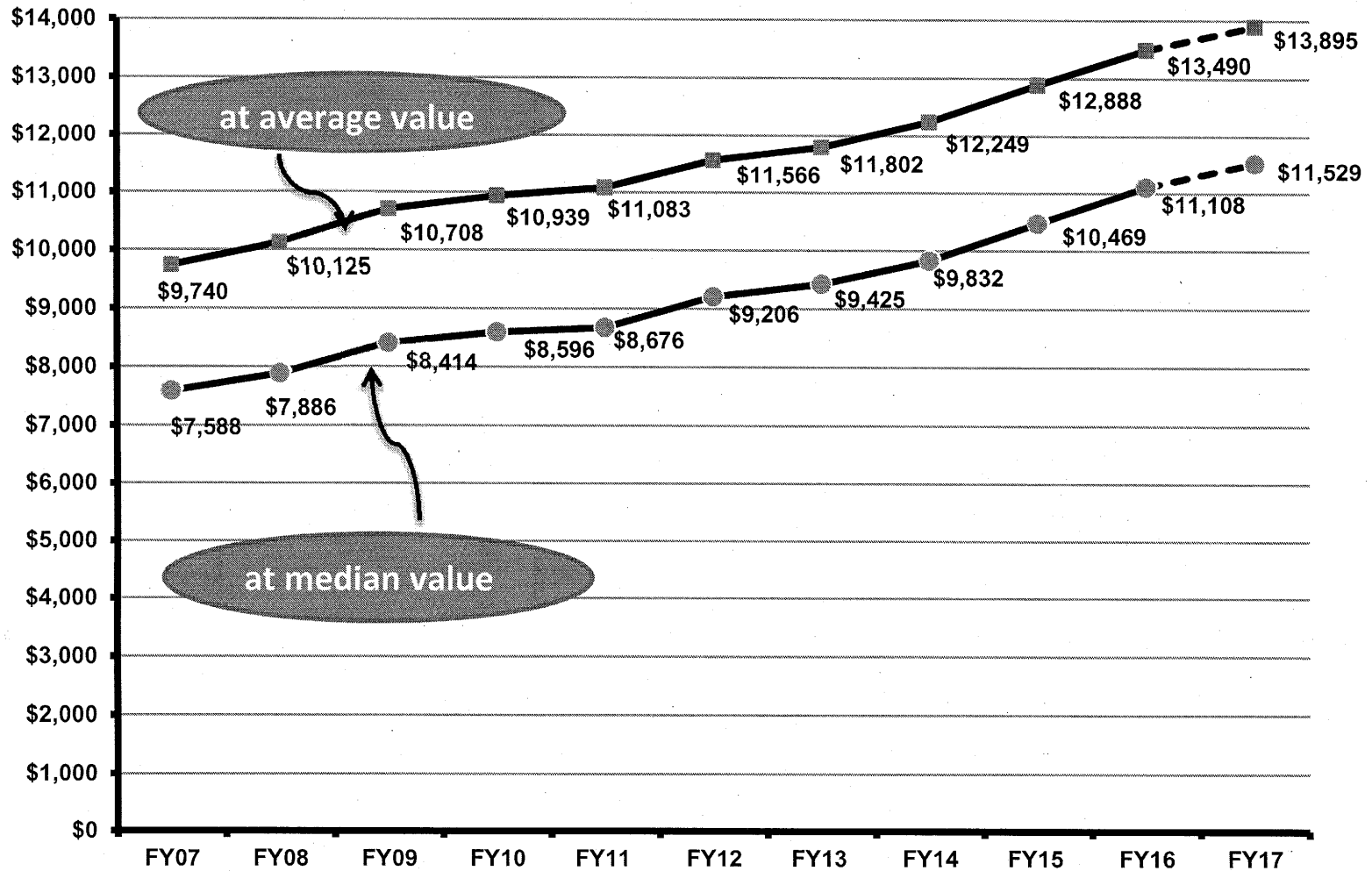
Assessment Date	Fiscal Year	Median single family parcel value	Tax rate	Tax Bill	Average Single family		Total Tax Levy	New Growth Levy	impact on existing taxpayers	
					value	Tax Bill			Net Levy	% over prior total levy
Jan. 1, 2006	2007	\$718,550	10.56	\$7,588	\$922,372	\$9,740	\$56,065,720	\$894,270	\$55,171,450	+3.6%
Jan. 1, 2007	(a) 2008	735,650	10.72	7,886	944,487	10,125	58,946,453	1,368,514	57,577,939	+2.7%
Jan. 1, 2008	2009	707,100	11.90	8,414	899,866	10,708	62,648,641	947,751	61,700,890	+4.7%
Jan. 1, 2009	2010	656,700	13.09	8,596	835,697	10,939	65,797,569	1,068,881	64,728,688	+3.3%
Jan. 1, 2010	2011	657,750	13.19	8,676	839,569	11,074	66,545,397	817,300	65,728,097	(0.1)%
Jan. 1, 2011	(a) 2012	677,900	13.58	9,206	851,674	11,566	69,122,997	863,585	68,259,412	+2.6%
Jan. 1, 2012	2013	669,850	14.07	9,425	838,804	11,802	71,123,429	1,183,336	69,940,093	+1.2%
Jan. 1, 2013	2014	680,400	14.45	9,832	847,681	12,249	74,135,633	1,220,624	72,915,009	+2.5%
Jan. 1, 2014	(a) 2015	732,600	14.29	10,469	901,857	12,888	77,341,746	835,499	76,506,247	+3.2%
Jan. 1, 2015	2016	798,000	13.92	11,108	969,130	13,490	81,319,099	1,284,004	80,035,095	3.50%
<i>current year</i> Jan. 1, 2016	2017	\$819,400	\$14.07	\$11,529	\$987,566	\$13,895	\$84,050,189	\$1,412,859	\$82,637,330	1.62%

notes: (a) valuation certification year, Mass. Dept. of Revenue on-site review

Operating overrides and debt exclusion levy impact	Fiscal Year	Voted Operating Override levy	% incr. in levy	Debt Exclusion Levy	Change from prior year	Total change in tax levy
	2007	\$657,538	1.23%	\$2,702,361	\$215,818	\$2,792,633
	2008	<i>none</i>		3,026,989	324,628	2,880,733
	2009	<i>none</i>		3,982,522	955,533	3,702,188
	2010	<i>none</i>		4,512,636	530,114	3,148,928
	2011	<i>none</i>		4,015,430	(497,206) *	747,828
	2012	<i>none</i>		4,069,862	54,432 *	2,577,600
	2013	<i>none</i>		4,088,721	18,859 *	2,000,432
	2014	<i>none</i>		4,801,422	712,701 *	3,012,204
	2015	<i>none</i>		5,444,595	643,173 *	3,206,113
	2016	<i>none</i>		\$5,810,834	\$366,239 *	\$3,977,353
	2017	<i>none</i>		\$6,266,168	\$455,334	\$2,731,090

* FY11 is net of \$1,000,000 appropriated from the Debt Stabilization Fund and \$431,796 Thoreau MSBA grant allocation.
 FY12 is net of \$700,000 appropriated from the Debt Stabilization Fund and \$427,413 Thoreau MSBA grant allocation.
 FY13 is net of \$475,000 appropriated from the Debt Stabilization Fund and \$409,878 Thoreau MSBA grant allocation.
 FY14 is net of \$965,000 appropriated from Debt Stabilization Funds (Elementary and High School) and \$409,878 Thoreau MSBA grant allocation.
 FY15 Adopted budget is net of \$500,000 appropriated from Debt Stabilization Funds (High School) and \$409,878 Thoreau MSBA grant allocation.

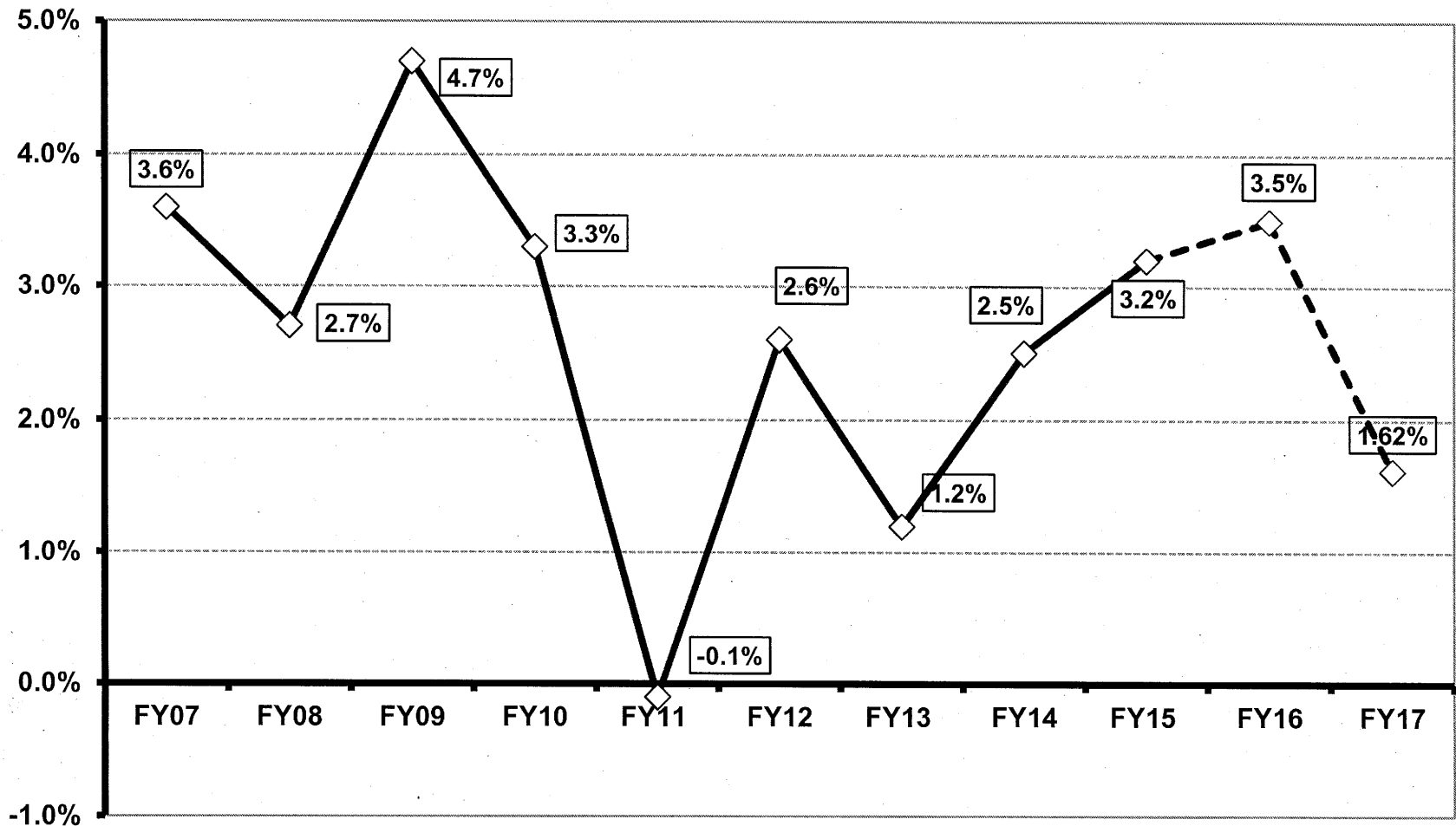
Tax bill on Single Family parcel



-12-

Overall % increase to existing taxpayers

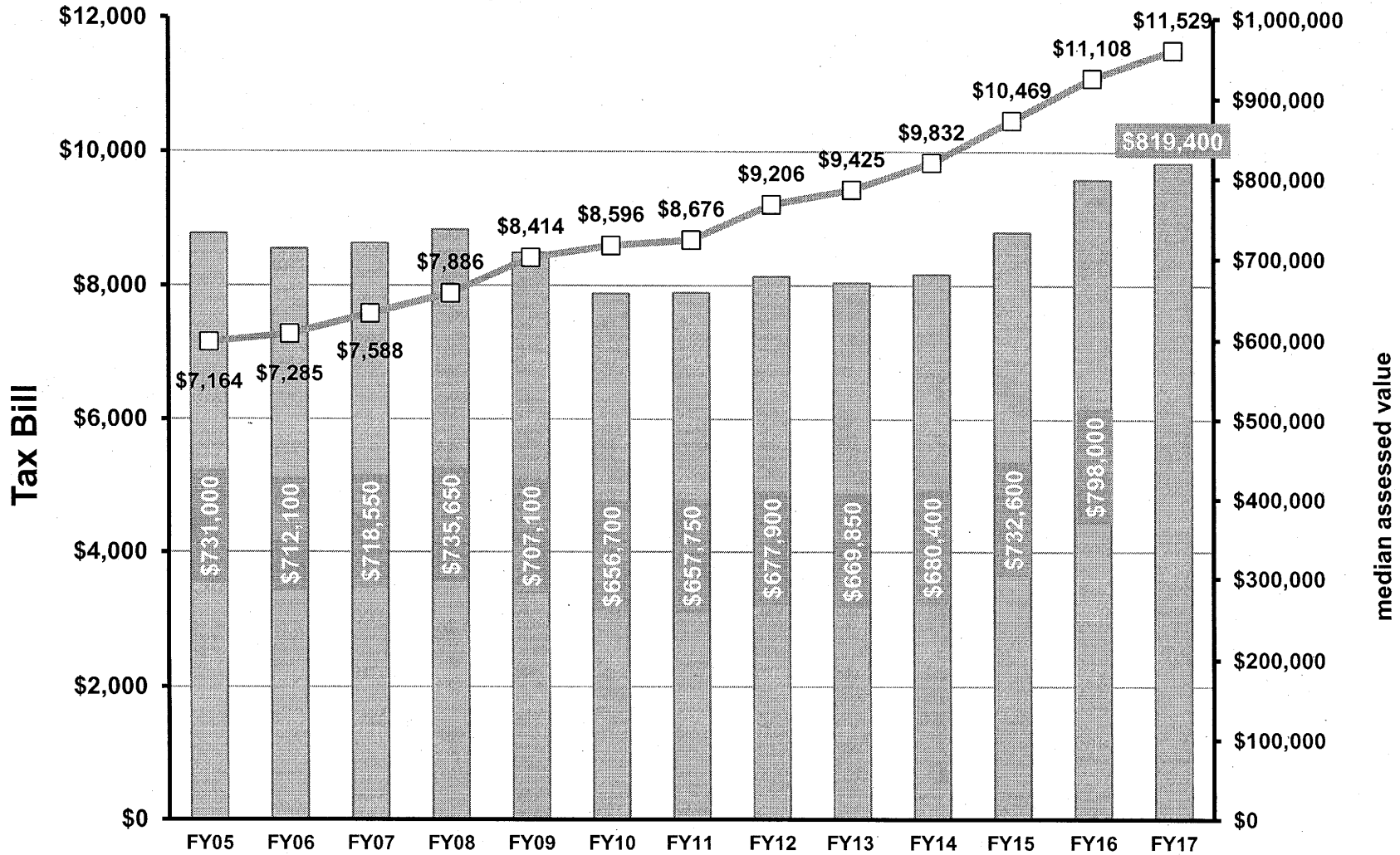
(*impact on individual taxpayers will vary*)



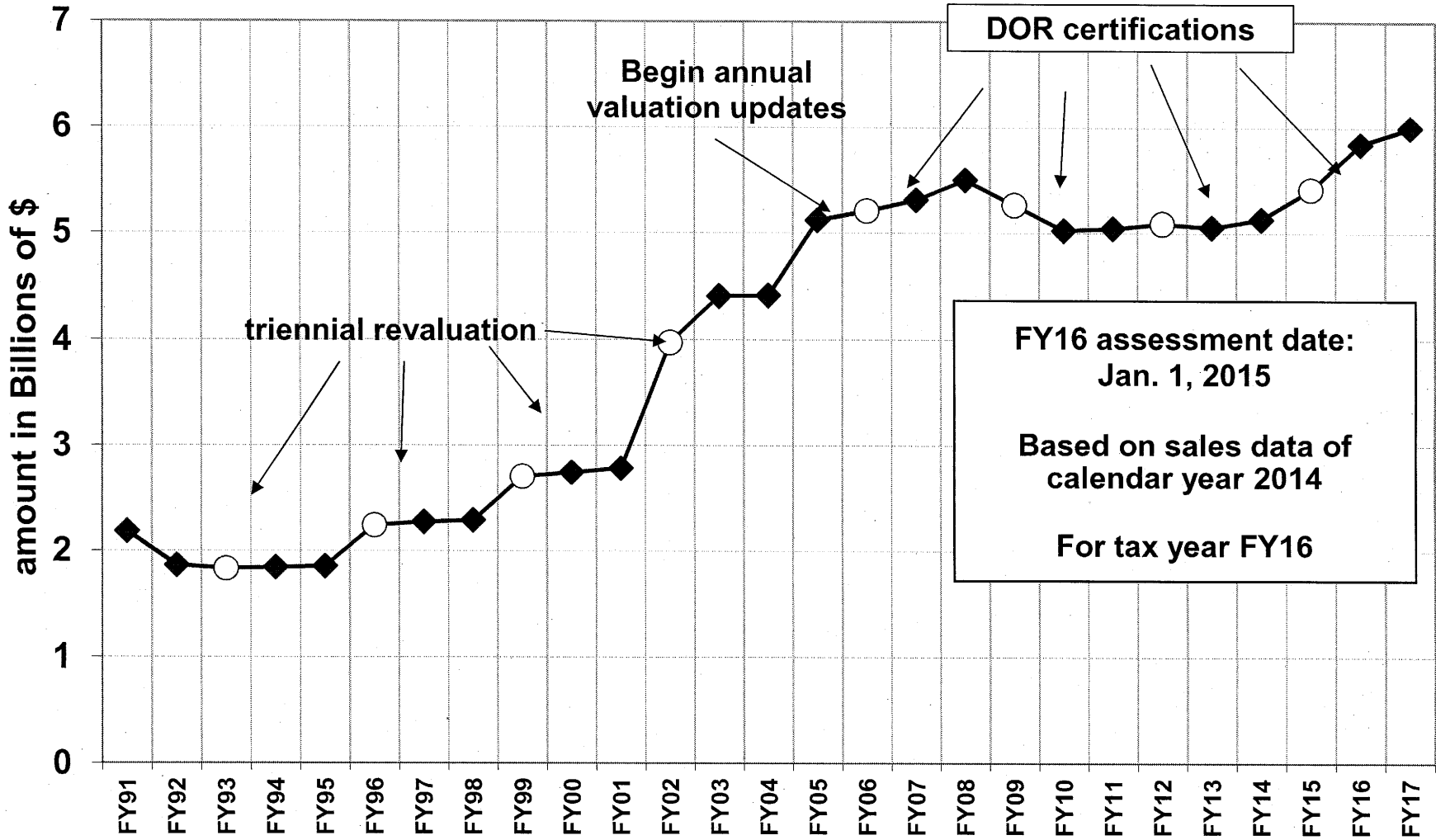
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- 1/1

Single Family residential median value and tax bill



Taxable Assessed Valuation



Assessed Valuation, Levy Limit, Tax Levy and Rates: FY1980-2017

Fiscal Year	Total Assessed Value	Levy Ceiling	Levy Limit	Actual Levy		Uniform Tax Rate	Actual Tax Rates			"CIP" ratio	Unused Levy Limit	
				Within Limit	Debt Exclusion		Residential	Open Space	Commercial		\$	as % of Limit
1980	\$371,034,400			\$13,060,411		\$35.20						
1981	\$383,133,677			\$15,248,720		\$39.80						
1982	\$644,119,237	\$16,102,981	\$15,629,937	\$15,093,532		\$23.43	23.60	20.06	23.43	100.0	\$536,405	3.43%
1983	\$651,122,529	\$16,278,063	\$16,214,000	\$15,342,973		\$23.56	23.66	19.99	23.78	100.9	\$871,027	5.37%
1984	\$784,563,443	\$19,614,086	\$17,006,633	\$15,465,780		\$19.71	19.25	16.36	22.63	114.8	\$1,540,853	9.06%
1985	\$801,293,191	\$20,032,330	\$17,780,870	\$15,648,020		\$19.53	19.13	16.26	22.00	112.6	\$2,132,850	12.00%
1986	\$822,949,238	\$20,573,731	\$18,605,674	\$16,125,650		\$19.59	19.25	16.36	21.71	110.8	\$2,480,024	13.33%
1987	\$1,464,903,743	\$36,622,594	\$19,600,366	\$17,296,129		\$11.81	11.47	9.75	13.95	118.1	\$2,304,237	11.76%
1988	\$1,510,487,280	\$37,762,182	\$20,651,135	\$18,392,726		\$12.18	11.89	10.11	14.04	115.3	\$2,258,409	10.94%
1989	\$1,547,164,362	\$38,679,109	\$21,574,623	\$19,908,672		\$12.87	12.61	10.72	14.60	113.4	\$1,665,951	7.72%
1990	\$2,188,108,438	\$54,702,711	\$22,609,017	\$21,603,000		\$9.87	9.72	8.27	10.82	109.6	\$1,006,017	4.45%
1991	\$2,185,289,176	\$54,632,229	\$23,486,987	\$23,083,329		\$10.56	10.21	8.68	12.87	121.9	\$403,658	1.72%
1992	\$1,863,767,794	\$46,594,195	\$24,325,878	\$24,324,345		\$13.05	12.62	10.73	15.91	121.9	\$1,533	0.01%
1993	\$1,831,121,461	\$45,778,037	\$25,229,582	\$24,770,829		\$13.53	13.27	11.28	15.57	115.1	\$458,753	1.82%
1994	\$1,842,884,146	\$46,072,104	\$26,148,398	\$25,639,506	\$435,498	\$14.15	13.98	11.89	15.57	110.0	\$508,892	1.95%
1995	\$1,853,888,132	\$46,347,203	\$27,110,678	\$26,562,285	\$504,753	\$14.60	14.49	12.32	15.62	107.0	\$548,393	2.02%
1996	\$2,246,615,332	\$56,165,383	\$28,513,798	\$27,531,054	\$279,059	\$12.40	12.42	10.56	12.40	100.0	\$982,744	3.45%
1997	\$2,273,535,628	\$56,838,391	\$29,574,375	\$28,652,539	\$544,685	\$12.84	12.86	10.93	12.84	100.0	\$921,836	3.12%
1998	\$2,288,809,124	\$57,220,228	\$30,582,585	\$29,804,080	\$545,529	\$13.26					\$778,505	2.55%
1999	\$2,704,003,171	\$67,600,079	\$32,061,277	\$31,406,074	\$772,688	\$11.90					\$655,203	2.04%
2000	\$2,742,122,055	\$68,553,051	\$33,421,403	\$32,453,928	\$725,749	\$12.10					\$967,475	2.89%
2001	\$2,783,643,972	\$69,591,099	\$34,827,754	\$34,225,525	\$681,370	\$12.54					\$602,229	1.73%
2002	\$3,974,434,046	\$99,360,851	\$38,958,156	\$38,226,458	\$842,228	\$9.83					\$731,698	1.88%
2003	\$4,408,301,807	\$110,207,545	\$42,171,555	\$41,782,825	\$713,204	\$9.64					\$388,730	0.92%
2004	\$4,411,852,520	\$110,296,313	\$45,336,664	\$45,161,214	\$1,560,304	\$10.59					\$175,450	0.39%
2005	\$5,117,100,515	\$127,927,513	\$48,886,984	\$48,293,261	\$1,854,324	\$9.80					\$593,723	1.21%
2006	\$5,207,535,371	\$130,188,384	\$51,679,906	\$50,786,544	\$2,486,543	\$10.23					\$893,362	1.73%
2007	\$5,309,253,831	\$132,731,346	\$54,523,353	\$53,363,359	\$2,702,361	\$10.56					\$1,159,994	2.13%
2008	\$5,498,736,316	\$137,468,408	\$57,254,951	\$55,919,464	\$3,026,989	\$10.72					\$1,335,487	2.33%
2009	\$5,264,591,702	\$131,614,793	\$59,634,076	\$58,717,305	\$3,931,336	\$11.90					\$916,771	1.54%
2010	\$5,026,552,229	\$125,663,806	\$62,197,127	\$61,284,932	\$4,512,636	\$13.09					\$912,195	1.47%
2011	\$5,045,140,030	\$126,128,501	\$64,569,355	\$62,529,967	\$4,015,430	\$13.19					\$2,039,388	3.16%
2012	\$5,090,058,629	\$127,251,466	\$67,047,174	\$65,053,133	\$4,069,863	\$13.58					\$1,994,041	2.97%
2013	\$5,054,970,094	\$126,374,252	\$69,911,104	\$67,034,708	\$4,088,721	\$14.07					\$2,876,396	4.11%
2014	\$5,130,493,662	\$128,262,342	\$72,879,506	\$69,334,221	\$4,801,422	\$14.45					\$3,545,285	4.86%
2015	\$5,412,298,562	\$135,307,464	\$75,539,516	\$71,897,151	\$5,444,595	\$14.29					\$3,642,365	4.82%
2016	\$5,841,889,295	\$146,047,232	\$78,712,008	\$75,508,265	\$5,810,834	\$13.92					\$3,203,743	4.07%
2017	\$5,973,716,402	\$149,342,910	\$82,116,773	\$77,784,021	\$6,266,168	\$14.07					\$4,332,752	5.28%

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TAX RATE ANALYSIS
Fiscal Year 2017

Report of the
Concord Board of Assessors

David Karr, Chair
Cynthia Rainey, Vice Chair
Jim Sommer
Christian Fisher
Gerald Vigneron

To

Concord Select Board

For Public Hearing on November 14, 2016

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Purpose

The purpose of the public classification hearing is for the Select Board to determine the allocation of the local property tax to be borne by the four classes of real property plus personal property for Fiscal Year 2017. In deciding the allocation, the Select Board must adopt a residential factor, which is used to determine the percentage of the tax levy to apply to each class of real and personal property. The Board of Assessors applies these percentages to the individual property class (M.G.L. Chapter 40, section 56). The Select Board also can vote to adopt a factor for shifting the taxes among residential properties (residential exemption), among commercial properties (small commercial exemption), and between residential and open space properties (open space discount). It is the responsibility of the Assessors to provide the Select Board with all relevant information, and to discuss the fiscal effect of possible alternatives.

Recommendation

The Board of Assessors recommends the Select Board take the following action in adopting the FY2017 factors:

1. Vote a "Residential Factor of "1."
2. Vote not to grant an Open Space discount.
3. Vote not to adopt a Residential Exemption.
4. Vote not to adopt a Small Commercial Exemption.

These recommendations result in a uniform tax rate of \$14.07, up 1.08% from the FY2016 rate. Total taxable value is up 2.26%. Net of new growth, the tax value on all other property will rise .51%.

The following is the report of the Board of Assessors to the Select Board.

I. Total Assessed Values for Fiscal Year 2017

The Board of Assessors must determine the classification of all real property as of January 1, 2016, for FY2017, in accordance with the definitions set forth in M.G.L. Chapter 59, section 2A(b):

Class One	Residential
Class Two	Open Space
Class Three	Commercial
Class Four	Industrial

In addition, the value for all personal property, Class Five, must be determined. The classification, or use, codes are issued in accordance with the Department of Revenue, Bureau of Local Assessment guidelines. A listing of the State Use Classification Codes is attached in Addendum 1 and the total valuation report for FY2017 is attached in Addendum 2, Form LA-4 "Assessment/Classification Report."

In FY2017, the town data and values have been affected by the following items:

A. Revaluation/Re-certification Adjustment

Per the Department of Revenue's guidelines, the assessing cycle requires that all parcels, exempt and taxable, be visited at least once every 9 years, that values be determined at market value every year, and that the Department of Revenue recertify values every three years, soon to be every 5 years. The last recertification year was FY2015, which means this year Fy 2017 is an "Interim Year Adjustment." All the same work is completed as in a re-certification year, except the DOR does not come to Concord to verify all the information.

B. Abatements and Adjustments

In FY2016 Concord taxpayers filed 56 applications for abatement during the regular abatement period. The total number of abatements granted was 30. The dollar amount of abatements granted during the FY2016 abatement hearings totaled \$4,693,580 for real estate, which is \$65,334.63 in tax dollars. The majority of abated taxes was attributed to small corrections in property listings and most resulted in permanent adjustments to the property data. There have been three FY2016 appeals filed with the Appellate Tax Board (ATB).

In order to meet the DOR’s cyclical inspection requirement, assessing staff seeks to conduct a complete inspection of a property regardless of the reason for the visit (building permit, sale, data verification, abatement application, due for cyclical inspection, etc.). Every year there are many changes entered into the property records as a result of these inspections. Our records show that there were 653 inspections for FY2017, (over 10% of all real estate parcels). Of these, 398 were full inspections, inside and out. These numbers do not include when a field review is done from the street, which can include one parcel or many. A field review was performed on all 2015 sales. A field review usually does not require entering the property and therefore does not meet the DOR’s standard in order to qualify as a cyclical inspection.

C. New Growth

The Annual Town Meeting in April of 2001 voted to accept a 1989 state statute that changes the new growth date from January 1st to June 30th. Thus, the valuation as a result of new construction or any other physical changes for FY2017 covers the time frame from July 1, 2015 to June 30, 2016.

The new growth amount, representing those additions or changes to a property, result in added value to that property. The growth this year was higher as compared to the prior year, primarily due to an increase in the volume of building permits, the new hotel at 320 Baker Avenue and the completion of the Brookside apartments on Beharrell Street. The growth included 69 new homes, 42 major renovations and 14 major additions. The condominiums on Ingham Lane and the start of the Black Birch project also contributed by adding 25 new units. Personal Property new growth is largely due to the addition of property on four accounts Comcast, Kayak, Prysm, Inc. and Welch Foods.

The growth relevant to FY2017 was distributed among the four classes of real estate and personal property as follows:

	<u>Value</u>	<u>Levy Limit Adjustment</u>	<u>% of Total New Growth</u>
Class One, Residential	\$86,212,699	\$ 1,200,081	84.94%
Class Two, Open Space	0	0	
Class Three, Commercial	\$3,818,900	\$53,159	3.76%
Class Four, Industrial	0	0	
Personal Property	<u>\$ 11,466,850</u>	<u>\$ 159,619</u>	11.30 %
TOTAL	\$ 101,498,449	\$ 1,412,859	

D. Change of Taxable Status

From time to time a shift in tax burdens will occur due to a change of taxable status. This year 151 Main Street valued at \$1,629,700 lost its exempt status and became taxable. There were no properties that came off the tax rolls this year.

E. Total Taxable value

The total taxable value for FY2017 is \$5,973,716,402. A comparison of the Assessment Totals between FY2016 and FY2017 appears on pages 6 and 7. The total town valuation from FY16 to FY17 increases by 2.26%. The change in value by class varies from this total. The increase in the residential class is 2.46%, while the commercial/industrial and personal property increase is 0.12%. The new growth listed above is included in the totals, so the actual change is \$29,737,444 or .05%. Note that this represents the change in the market from Calendar 2014 to 2015 and represents a very small change.

Overall, the Residential/Open Space (R/O) portion is 91.57% of the total value and the Commercial/Industrial/Personal Property (C/I/P) portion is 8.43%. These percentages are slightly higher for residential, but consistent with the last several years. The FY2007 portions, ten years earlier, were 91.20% and 8.80%.

II. Tax Levy

At the April 2016 Annual Town Meeting, the taxpayers voted appropriations for the fiscal year July 1, 2016 through June 30, 2017. In addition, certain state assessments, deficits and the overlay must be added to determine the total budget amount. The FY 2017 total General Fund budgeted amount is \$98,469,125. Monies to support this local spending are raised by the property tax levy, state aid, local receipts and other sources. The Maximum Permitted Levy is the total amount of money that can be raised through real and personal property taxes and is the largest source of revenue for the town. The Maximum Permitted Levy in FY 2017, including the debt exclusion, is \$88,382,941. The actual levy is \$84,050,189. The difference between the maximum permitted levy and the actual levy is called excess levy capacity. For FY 2017 the Unused Levy Limit is \$4,332,752. The Levy Limit is calculated as follows:

FY2016 Levy Limit	\$78,712,008
Fy 16 New Growth Adjustment (<i>form LA-13a</i>)	\$ 23,518
2 ½% allowed increase	\$1,968,388
New Growth (<i>form LA-13</i>)	<u>\$1,412,859</u>
TOTAL (<i>before debt exclusion and override</i>)	\$82,116,773
DEBT EXCLUSION (<i>Principal and interest due on debt authorized to be repaid from taxation above the levy limit</i>)	\$6,266,168
OVERRIDE	<u>0</u>
MAXIMUM PERMITTED LEVY	<u>\$88,382,941</u>
FY2017 PROPERTY TAX LEVY	\$84,050,189
Unused Levy Limit	\$ 4,332,752

Town of Concord									
Fy 2017 Taxable Assessed Value									
Assessment Date:		January 1, 2015	January 1, 2016						
Budget Year		7/1/15 - 6/30/16	7/1/16 - 6/30/17					Last Year	10 Years Ago
Class		FY 16 Valuation	FY17 Valuation	\$ Change FY16-17	% Change FY16-17	FY17 % Share	FY16 % Share	FY07 % Share	
Class 1	Residential	\$5,339,204,392	\$5,470,440,285	\$131,235,893	2.46%	91.58%	90.96%	91.20%	
Class 2	Open Space	\$0	\$0	\$0	na	0.00%	0.00%	0%	
	R/O Subtotal	\$5,339,204,392	\$5,470,440,285	\$131,235,893	2.46%	91.57%	90.96%	91.20%	
Class 3	Commercial	\$428,233,033	\$429,475,137	\$1,242,104	0.29%	7.19%	7.51%	7.40%	
Class 4	Industrial	\$23,865,400	\$21,616,900	(\$2,248,500)	-9.42%	0.36%	0.67%	0.60%	
Class 5	Personal Property	\$50,586,470	\$52,184,080	\$1,597,610	3.16%	0.87%	0.86%	0.80%	
	C/I/P Subtotal	\$502,684,903	\$503,276,117	\$591,214	0.12%	8.42%	9.04%	8.80%	
	TOTAL	\$5,841,889,295	\$5,973,716,402	\$131,827,107	2.26%				
Class 9	Exempt	\$842,403,700	\$857,361,400	\$14,957,700	1.78%				

Fiscal 2016				Fiscal 2017			
Category	Assessed Value	Tax Rate	Tax Levy	Category	Assessed Value	Tax Rate (Proposed)	Tax Levy
Residential/Open Space (R/O):				Residential/Open Space (R/O):			
Residential:				Residential:			
Single family	4,434,742,801	\$13.92	61,731,620	Single family	4,531,943,000	\$14.07	63,764,438
Condominiums	336,750,035	\$13.92	4,687,560	Condominiums	380,125,900	\$14.07	5,348,371
Miscellaneous	253,663,356	\$13.92	3,530,994	Miscellaneous	253,034,135	\$14.07	3,560,190
Multi-family	76,326,200	\$13.92	1,062,461	Multi-family	73,847,950	\$14.07	1,039,041
Apartments	187,760,900	\$13.92	2,613,632	Apartments	189,965,500	\$14.07	2,672,815
Vacant Land	49,961,100	\$13.92	695,459	Vacant Land	41,523,800	\$14.07	584,240
Total RO:	5,339,204,392		74,321,725	Total RO:	5,470,440,285		76,969,095
Commercial/Industrial (CIP):				Commercial/Industrial (CIP):			
Commercial:				Commercial:			
Retail , Office , Other	375,646,200	\$13.92	5,228,995	Retail , Office , Other	375,260,000	\$14.07	5,279,908
Chapter 61, 61A & 61B	12,739,689	\$13.92	177,336	Chapter 61, 61A & 61B	11,970,322	\$14.07	168,422
Mixed Use Commercial	39,847,144	\$13.92	554,672	Mixed Use Commercial	42,244,815	\$14.07	594,385
subtotal:	428,233,033		5,961,004	subtotal:	429,475,137		6,042,715
Industrial:				Industrial:			
Manuf., Processing, Warehouse	22,222,400	\$13.92	309,336	Manuf., Processing, Warehouse	19,949,100	\$14.07	280,684
Solar	1,643,000	\$13.92	22,871	Solar	1,667,800	\$14.07	23,466
subtotal:	23,865,400		332,206	subtotal:	21,616,900		304,150
Personal property:	50,586,470	\$13.92	704,164	Personal property:	52,184,080	\$14.07	734,230
Total CIP:	502,684,903		6,997,374	Total CIP:	503,276,117		7,081,095
Total Town Value:	5,841,889,295		81,319,099	Total Town Value:	5,973,716,402		84,050,190

II. Tax Rate

The tax rate, in its simplest form, is the tax levy divided by the town's taxable valuation. This is called the *Uniform Tax Rate*. Under this rate each class of property pays a share of the tax levy *equal* to its share of the total town value. The calculation for the Town of Concord for FY 2017 is:

$$\$84,050,189 / \$5,973,844,302 = .01407$$

or

$$\$14.07 \text{ per thousand dollars of assessed valuation}$$

A tax rate history of both the Town of Concord and surrounding and/or comparable cities and towns is shown in Addendum 3. Of the 12 communities listed, 7 have split rates and 5 have a uniform rate. Despite the residential class advantage in a split rate town, the Town of Concord has repeatedly had the lowest or one of the lowest tax rates for both the Residential and the CIP classes. For FY2017 the town ranked the second lowest in the residential class and the lowest CIP rate in this group.

The Select Board has chosen to adopt a *Uniform Tax Rate* for the last 19 years. The Select Board must vote the percentages of the tax levy to be paid by each class of real property and by personal property each year (M.G.L. Chapter 40 section 56). In determining the percentages, the Select Board are actually adopting a residential factor.

A. Residential Factor

The residential factor adopted by a community governs the percentage of the tax levy that is to be paid by the residential property owners. A residential factor of "1" will result in the taxation of all property at the same rate, the *Uniform Tax Rate*. The Uniform Tax Rate with a residential factor of "1" is calculated to be \$14.072. However, the law allows the Commercial/Industrial/Personal Property, C/I/P, tax rate for the Town of Concord to be as high as 50% above the uniform rate; and the Residential/Open Space, R/O, to be as low as 65% of the uniform rate. A lower residential factor would result in the residential class bearing a lower share of the total levy than its share of taxable assessed value.

History of differential tax rates in Concord

In 1982, the town had a uniform rate and the percentage shares were 18% for the C/I/P, and 82% for the R/O. In 1983, the C/I/P class began to decrease in value relative to the R/O class. The Board of Select Board, at that time, decided to shift the tax burden to the C/I/P class in the interest of maintaining a stable percent balance between the R/O and C/I/P classes. The 1983 vote shifted the levy 9/10ths of a percent to the C/I/P class. The Select Board continued to shift the taxes until 1996, with the maximum shift of 22% occurring in FY 1991.

However, through the mid-1990's, the total value of the town became increasingly residential. With this residential growth, it was perceived that an increasingly severe shift of the tax levy share to CIP would be required in order to produce only a relatively small benefit to the residential class. Therefore, the Select Board decided to gradually reduce the tax shift, and in FY1997 eliminated this tax shift entirely. In each of the ensuing years, the Board of Assessors has recommended and the Select board have voted to adopt a uniform tax rate for the residential and CIP classes.

Allowable tax shift for FY17

As previously stated, a residential factor of 1 will result in the taxation of all property at the same rate. However, state law permits the town to adopt a residential factor of less than 1, which would have the effect of increasing the commercial, industrial, and personal property tax rates and decreasing the residential tax rate. The chart in Addendum 4 shows the range of allowable residential factor options available to the Select Board.

Recommendation of the Board of Assessors

The Board of Assessors supports a uniform tax rate for all classes, achieved by the adoption of a residential factor of “1.”

B. Open Space Discount

Open Space is defined in M.G.L. Chapter 59, section 2A as:

...land which is not otherwise classified and which is not taxable under the provisions of chapters sixty-one, sixty-one A or sixty-one B, or taxable under a permanent conservation restriction, and which land is not held for the production of income but is maintained in an open or natural condition and which contributes significantly to the benefit and enjoyment of the public. [Recently the law was changed to allow inclusion of chapter land.]

State law allows properties classified as Open Space to be taxed at a rate discounted up to 25% from the uniform tax rate. The tax dollars lost by the discount are shifted to the residential class of properties, which includes developable vacant land. The local Board of Assessors must develop the criteria that must be met in order to classify a parcel as Open Space that meets the “significant contribution” for the benefit and enjoyment of the public criteria. Previously Concord has interpreted “significant” as a size consideration, in addition to other factors including view, watershed, trail way, or green belt.

Only one community in Massachusetts grants an open space discount: Bedford. Boards of Assessors use this classification sparingly since most land fits into other classifications, and the open space classification, on its own, makes no difference in the assessment of a property. Assessors have also observed that as the years have passed, many of the land parcels afforded a tax discount were developed anyway, regardless of the tax incentive employed to encourage protection of open land and/or be a deterrent to development.

Presently, there are no parcels classified by the Board of Assessors as Class 2 – Open Space. During the past several years the Assessors have examined the valuation methodologies for land, including undeveloped land, and considered what might be an appropriate policy that Concord could adopt for open space. In particular, vacant land as well as undeveloped lots on a developed parcel were reviewed in detail. Current assessing practices in Concord do not use an aggressive approach to the valuation of undeveloped parcels by assuming maximum developability. Valuing a parcel as excess land results in a more favorable property tax for the owner, rather than assessing it as buildable per the land curve and then applying an open space discount. The Board of Assessors does not believe there is any advantage to classifying properties as Class 2 – Open Space. *Further the tax discount under the Chapter land program is far greater than afforded by the open space discount.*

Recommendation of the Board of Assessors

The Board of Assessors recommends that the Select Board not adopt an open space discount since there are no parcels classified as Class 2.

C. Residential Exemption

This mechanism provides for the redistribution of the tax levy among residential property owners, solely within the Residential Class (Class 1). “Exemption” is a misnomer since it is actually a tax shift among residential properties. It involves the following steps:

- Subtracting a standard dollar amount (a percentage of the average Class 1 value) from every qualifying owner-occupied residential parcel;
- Recalculating the Class 1 tax rate based on the new total of the Class 1 taxable value. The Class 1 tax levy must remain unchanged before and after this calculation.

This has the net result of shifting taxes from Class 1 parcels that are below the average value to parcels within the Class that are above the average. It also, however, results in substantially higher taxes on apartment and multi-family parcels that are not owner occupied, on vacant land parcels in the Class, and on any other residential property which is not owner occupied (including, in many instances, properties that are owned by a trust).

The selected percentage to calculate the standard qualifying assessed value reduction can be from 0 to 35%, but selecting a certain percent does not mean that everyone gets that exact percent tax reduction. This is because the tax rate for the Class must be raised. The impact of the exemption – who pays more and who pays less – is not conditioned upon the income status of the occupant. The manner in which the residential exemption works implies the presumption that all occupants of higher-valued properties also have higher incomes.

The average value of Class 1 is \$922,782 while the average single family home value is \$987,566. The exemption, however, would be calculated on the \$922,782 value. A 35% shift would be \$317,722 exemption in value. The Class 1, residential tax rate associated with 35% exemption would produce a class 1 tax rate of \$19.90 up, \$5.83 from the rate without the exemption. The break-even point where the rate increase and the exemption amount cross would be on a residential parcel (land and buildings) valued at \$1,102,000.

In FY2017 there are 5,924 Class 1 parcels. Based on a “guesstimate” of eligibility, we estimate there are 4,959 potentially eligible properties. To determine the precise number of principal residences would require extensive review of the census, voting, and utility records, car registrations and income tax returns. To implement this exemption, the taxpayers would file an application and include these documents. Their principal residence, indicated by using the above listed documents, would determine their eligibility. Based on the assumed eligible number of parcels, at least 1,461 parcels would experience an increase in their taxes without the benefit of the exemption and an increased tax rate. If the property did not qualify the reduction of \$322,974 wouldn’t apply and in addition they would be taxed at new rate of \$19.90. A \$400,000 house that did not qualify for the exemption would have an annual tax bill increase of \$2,332.

An additional 1,461 (approximate) residential properties (those over the break-even point) would experience an increase. The following are examples of the increase.

Value	No Shift Tax	Shift Value	Shift Tax	Difference
\$1,120,000	\$15,505.14	\$779,026	\$15,503.09	-\$02.05
\$1,500,183	\$21,107.57	\$1,177,209	\$23,327.17	\$2,319.60
\$2,002,000	\$28,168.14	\$1,679,026	\$33,413.63	\$5,245.49
\$2,516,840	\$35,411.94	\$2,193,866	\$43,659.26	\$8,247.32
\$3,010,512	\$42,357.90	\$2,687,538	\$53,483.63	\$11,125.72
\$4,017,540	\$56,526.78	\$3,694,566	\$73,524.09	\$16,997.30
\$5,000,695	\$70,359.79	\$4,677,722	\$93,089.47	\$22,729.69

This option is based on the assumption that a lower value property indicates an occupant with lower income and vice versa. In recent years the Board of Assessors has examined this provision in detail and has continued to recommend against its adoption. The FY2017 data does not indicate any change that would result in a different conclusion.

Only fourteen cities and towns in the Commonwealth use the residential exemption. Two communities joined in FY2006, Everett and Barnstable. Otherwise, this list hasn’t changed in many years. In larger metropolitan communities, the large apartment population essentially funds the exemption (Boston, Brookline, Cambridge, Chelsea, Everett, Malden, Marlborough, Somerville, Waltham, Watertown); in resort communities, the second home population funds the exemption (Barnstable, Nantucket, Tisbury); and in one community, the power plant funds over half of the total levy (Somerset). Thirteen of the fourteen communities also use the CIP tax shift essentially to the fullest degree they can, which means the commercial, industrial, and personal property classes are also called upon to reduce the Class 1 tax bill. (See “A. Residential Factor” above.)

Recommendation of the Board of Assessors

The Board of Assessors does not support adoption of a residential exemption because its impact would be to raise taxes on a substantial number of residential parcels without regard to the fiscal circumstances of the occupants, while lowering taxes on a substantial number of residential parcels whose financial circumstances may not indicate a need for a discounted property tax. (See a report to the Concord

Board of Assessors by Lynn Masson and Tony Logalbo on 10/13/05 and *The Residential Exemption* prepared by Jay E. Closser on 11/25/98) all available at:

http://www.concordma.gov/Pages/ConcordMA_Assessor/FY17INFO

Further, the Board notes the adverse consequences that would result for apartment buildings and multi-family units, which comprise a significant proportion of Concord's affordable housing stock.

D. Small Commercial Exemption

Under M.G.L. Chapter 59, section 5I, the Select Board may decide annually to exempt up to ten percent of the value of Class Three commercial parcels that are occupied by businesses with an average annual employment of no more than ten people. The building value must have a valuation of less than \$1,000,000 and the property must be occupied by the eligible businesses as of the January 1 assessment date. The property need not be owned by the eligible business that has been approved as a small business by the DOR. If multiple commercial occupants occupy the building, all occupants must be eligible. The small commercial exemption is a reduction in the taxable valuation of the property applied by the assessors before setting the tax rate. Like the Residential Exemption discussed above, the consequence of the Commercial Exemption is to set a new Commercial Tax Rate higher than the Uniform Tax Rate of \$14.07. If adopted, it has the effect of reducing property taxes on certain commercial properties occupied by small businesses and shifting those taxes onto other commercial properties, many of which are likely also occupied by small businesses as either owners or leaseholders.

In FY 2017, the Town of Concord has 335 Class Three commercial properties with a total value of \$375,260,000 (excluding mixed use). There are approximately 72 parcels over \$1,000,000 and 1 vacant parcel. The majority of the remaining parcels, many of which are commercial condominiums and office buildings, retail establishments, and inns and motels, might qualify. However, the businesses need to apply to the DOR to be qualified as a small business. If this exemption were to be considered it would require several years notification, so that the businesses that could qualify would be prepared. There are a limited number of communities that provide the small commercial exemption including: Auburn, Avon, Bellingham, Braintree, Dartmouth, New Ashford, Seekonk, Somerset, Westford and Wrentham.

The intent of the law is to give a tax reduction to small businesses at the expense of the larger commercial parcels. The question of fairness arises since the legislation is based upon the assumption that the owners of larger buildings are financially healthier than the owners of smaller buildings.

Recommendation of the Board of Assessors

The Board of Assessors does not support adoption of the small commercial exemption (See *The Small Commercial Exemption* by Jay E. Closser, dated November 25, 1998). Also available at:

http://www.concordma.gov/Pages/ConcordMA_Assessor/FY17INFO

CONCLUSION

In conclusion, the Board of Assessors is unanimous in its recommendation to retain the Uniform Tax Rate of \$14.07/\$1,000 of valuation for FY17.

The Board of Assessors does not recommend adoption of the Open Space Discount, the Residential Exemption or the Small Business Exemption.

ADDENDA

ADDENDUM #1

State Use Code

Residences

101	Single Family
102	Condominium
103	Mobile Home
104	Two-Family
105	Three-Family
106	Accessory Land with Improvement
109	Multiple Houses on One Parcel

Apartments

111	Four to Eight Units
112	More Than Eight Units

Non-Transient Group Quarters

125	Other Congregate Housing
126	

Vacant Land in a Residential Zone or Accessory to Residential Parcel

130	Developable Land
131	Potentially Developable Land
132	Undevelopable Land

Other

140	Child Care Facility
-----	---------------------

Open Space

201-202	Open Land in Residential Area
210-211	Open Land in Rural Area
220-221	Open Land in Commercial Area

Commercial

300-393	Transient Group Quarters, Warehouse and Distribution Facilities, Retail, Office Buildings, Public Service and Recreational
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Industrial

400-452	Manufacturing, Utilities, Mining
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Personal Property

501-552	
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Forest Land (CH 61), Agricultural/Horticultural (CH 61A),

Recreational CH 61B)

601	Forest Land
710-722	Agriculture/Horticulture Land
801-814	Recreational Land

Exempt

900-939	Government-owned, Educational, Charitable, Religious
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ASSESSMENT/CLASSIFICATION REPORT as of January 1, 2016
Fiscal Year 2017

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	4,589	4,531,943,000				
102	816	380,125,900				
MISC 103,109	62	135,312,100				
104	109	72,320,050				
105	2	1,527,900				
111-125	26	189,965,500				
130-32,106	291	41,523,800				
200-231	0		0			
300-393	335			375,260,000		
400-442	27				19,949,100	
450-452	1				1,667,800	
CH 61 LAND	3	13	0	32,873		
CH 61A LAND	27	36	0	1,116,749		
CH 61B LAND	23	12	0	10,820,700		
012-043	29	117,722,035	0	42,244,815	0	
501	89					8,580,230
502	134					22,608,020
503	0					0
504	2					10,695,330
505	2					8,600,800
506	1					2,376,400
508	5					1,323,300
550-552	0					0
TOTALS	6,634	5,470,440,285	0	429,475,137	21,616,900	52,184,080
Real and Personal Property Total Value						5,973,716,402
Exempt Parcel Count & Value						622 857,361,400

For CH 61, 61A and 61B Land: enter the mixed use parcel count in the left-hand box, and enter the 100% Chapter land parcel count in the right-hand box.

Signatures

Board of Assessors
 R. Lane Partridge, Town Assessor, Concord, lpartridge@concordma.gov 978-318-3070 | 10/14/2016 11:55 AM
 Comment: Board signed copy on file at the assessors office Jim Sommer, David Karr, Cynthia Rainey

Comments

505 class does not match DOR value due to PP exemption

NOTE : The information was Approved on 10/19/2016

Addenda # 3
Community Tax
Rates

	FY10	FY11	FY12	FY 13	FY 14	FY15	FY16
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Concord

Residential	\$13.09	\$13.19	\$13.58	\$14.07	\$14.45	\$14.29	\$13.92
CIP	Uniform	Uniform	Uniform	Uniform	Uniform	Uniform	Uniform
Average Single Family Bill	\$10,939	\$11,074	\$11,564	\$11,802	\$12,249	\$12,890	\$13,490

Acton

Residential	\$17.12	\$18.08	\$18.55	\$19.10	\$19.45	\$19.05	\$19.23
CIP	Uniform	Uniform	Uniform	Uniform	Uniform	Uniform	Uniform
Average Single Family Bill	\$8,767	\$9,049	\$9,259	\$9,650	\$9,832	\$10,128	\$10,382

Andover

Residential	\$13.19	\$14.12	\$14.15	\$14.51	\$15.18	\$14.97	\$14.82
CIP	\$21.33	\$22.46	\$23.54	\$24.26	\$25.25	\$24.77	\$25.99
(uniform rate)	(\$14.81)	(\$15.81)	(\$16.01)	(\$16.45)	(\$17.18)	(\$16.90)	(\$16.93)
Average Single Family Bill	\$7,239	\$7,480	\$7,786	\$7,967	\$8,343	\$8,648	\$8,945

Bedford

Residential	\$13.08	\$14.33	\$15.21	\$15.37	\$15.71	\$14.62	\$15.28
Open Space	\$9.81	\$10.74	\$11.40	\$11.55	\$11.78	\$10.94	\$11.47
CIP	\$29.51	\$31.76	\$33.21	\$33.80	\$34.04	\$32.12	\$33.50
(uniform rate)	(\$16.86)	(\$18.14)	(\$18.98)	(\$19.31)	(\$19.45)	(\$18.36)	(\$19.15)
Average Single Family Bill	\$6,627	\$7,358	\$7,883	\$7,963	\$8,481	\$8,607	\$9,103

Carlisle

Residential	\$14.62	\$16.13	\$17.14	\$17.68	\$18.64	\$19.00	\$17.20
CIP	Uniform	Uniform	Uniform	Uniform	Uniform	Uniform	Uniform
Average Single Family Bill	\$11,276	\$11,650	\$11,900	\$11,960	\$12,732	\$13,127	\$13,588

Chelmsford

Residential	\$15.15	\$16.72	\$17.49	\$17.95	\$18.98	\$18.70	\$18.03
CIP	Uniform	Uniform	Uniform	Uniform	Uniform	Uniform	Uniform
Average Single Family Bill	\$5,267	\$5,427	\$5,653	\$5,799	\$6,119	\$6,329	\$6,540

Lexington

Residential	\$13.86	\$14.40	\$14.97	\$15.20	\$15.51	\$14.86	\$14.60
CIP	\$26.21	\$27.28	\$28.45	\$28.97	\$29.56	\$29.10	\$28.40
(uniform rate)	(\$15.42)	(\$16.04)	(\$16.74)	(\$17.04)	(\$17.39)	(\$16.63)	(\$16.23)
Average Single Family Bill	\$9,584	\$10,022	\$10,441	\$10,906	\$11,481	\$12,191	\$12,955

ADDENDUM #3
(continued)

Community Tax Rates	FY10	FY11	FY12	FY 13	FY 14	FY 15	FY 16
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Lincoln

Residential	\$11.47	\$12.37	\$13.81	\$14.23	\$14.41	\$13.99	\$13.70
CIP	\$15.09	\$16.27	\$18.17	\$18.72	\$18.95	\$18.39	\$18.05
(uniform rate)	(\$11.60)	(\$12.52)	(\$13.98)	(\$14.40)	(\$14.58)	(\$14.15)	(\$13.88)
Average Single Family Bill	\$11,684	\$12,378	\$13,322	\$13,254	\$14,367	\$15,033	\$15,185

Maynard

Residential	\$16.14	\$17.50	\$18.45	\$20.05	\$22.29	\$22.31	\$21.25
CIP	\$25.71	\$26.91	\$27.17	\$29.55	\$32.28	\$31.09	\$29.57
(uniform rate)	(\$17.50)	(\$18.70)	(\$19.54)	(\$21.26)	(\$23.56)	(\$23.38)	(\$22.23)
Average Single Family Bill	\$5,171	\$5,517	\$5,751	\$6,096	\$6,414	\$6,680	\$6,960

Sudbury

Residential	\$16.08	\$17.03	\$17.60	\$17.99	\$18.03	\$17.60	\$17.80
CIP	\$20.13	\$22.27	\$22.95	\$23.52	\$24.94	\$24.88	\$25.11
(uniform rate)	(\$16.37)	(\$17.40)	(\$17.98)	(\$18.38)	(\$18.42)	(\$17.99)	(\$18.20)
Average Single Family Bill	\$10,460	\$10,695	\$10,937	\$11,205	\$11,544	\$11,598	\$12,082

Wayland

Residential	\$17.78	\$19.35	\$19.01	\$17.89	\$18.33	\$18.39	\$17.34
CIP	Uniform	Uniform	Uniform	Uniform	Uniform	Uniform	Uniform
Average Single Family Bill	\$10,982	\$11,471	\$11,274	\$10,529	\$10,974	\$12,049	\$11,730

Westford

Residential	\$14.63	\$15.23	\$15.55	\$16.13	\$16.60	\$16.24	\$16.30
CIP	\$14.82	\$15.50	\$15.79	\$16.38	\$16.83	\$16.44	\$16.50
(uniform rate)	(\$14.63)*	(\$15.23)*	(\$15.55)*	(\$16.13)*	(\$16.60)*	(\$16.24)*	(\$16.30)*
Average Single Family Bill	\$6,594	\$6,719	\$6,901	\$7,097	\$7,312	\$7,543	\$7,797

*Small commercial exemption

ADDENDUM # 4

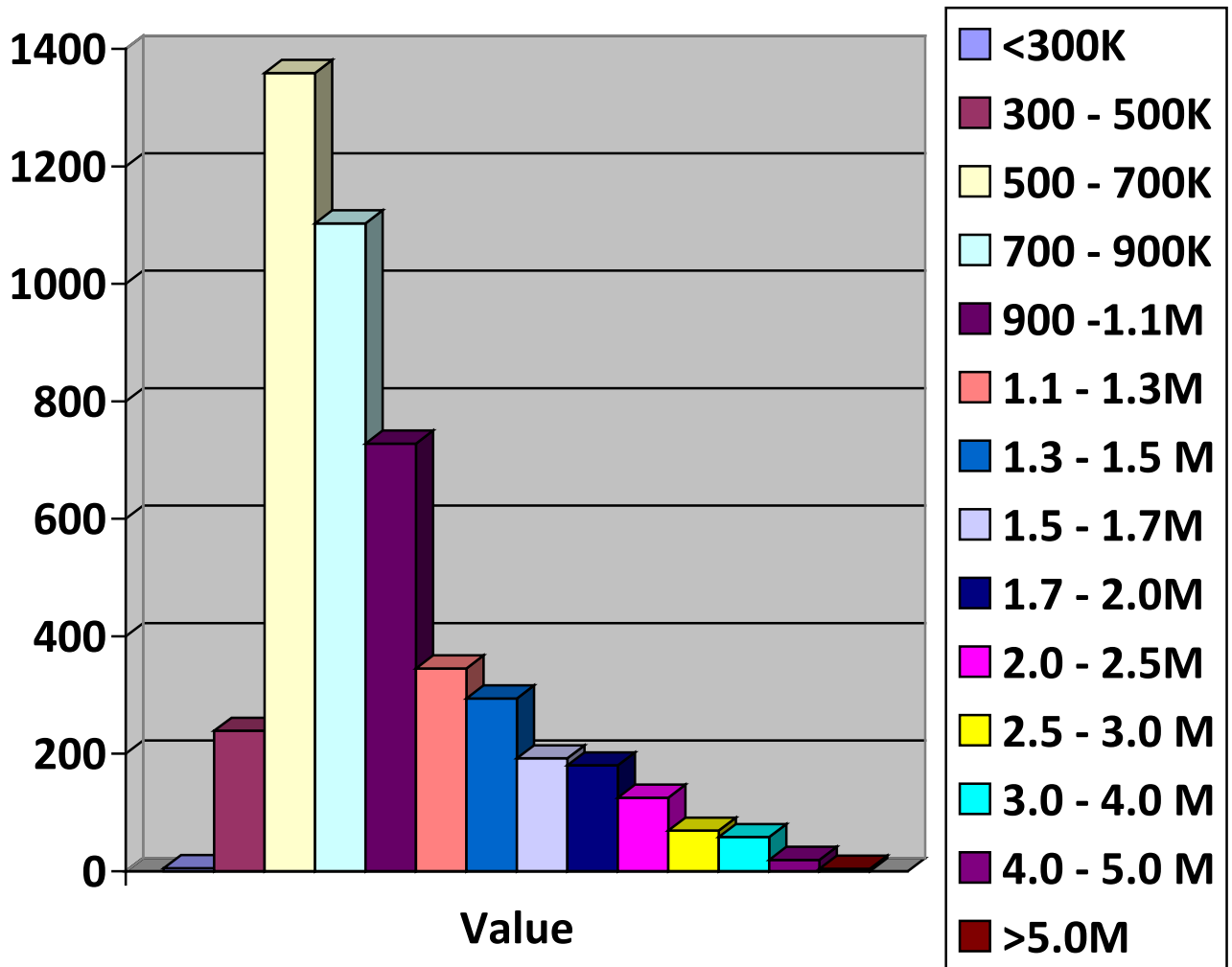
What if ... Scenario Worksheet

Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding

CLASS		VALUE	PERCENTAGE				
Residential		\$5,470,440,285	91.58%	R&O %			
Open Space		\$0	0.00%				
Sub-Total Res, OS				91.5752%			
Commercial		\$429,475,137	7.19%				
Industrial		\$21,616,900	0.36%	C.I.P.			
Personal Property		\$52,184,080	0.87%				
Sub-Total Comm, Ind, PP				8.4248%			
Total		\$5,973,716,402	100.00%				
LEVY							
Estimated Levy		\$84,050,189.00					
Single Tax Rate		\$14.07					
		Share Percentages		Estimated	C.I.P.	% Shift	
C.I.P. Shift	Res Factor	Res/OS	C.I.P.	Res/OS		Res	C.I.P.
1	100	91.5752%	8.4248%	\$14.07	\$14.07	0.00%	0.00%
1.02	99.8160%	91.4067%	8.5933%	\$14.04	\$14.35	-0.18%	2.00%
1.04	99.6320%	91.2382%	8.7618%	\$14.02	\$14.63	-0.37%	4.00%
1.06	99.4480%	91.0697%	8.9303%	\$13.99	\$14.91	-0.55%	6.00%
1.08	99.2640%	90.9012%	9.0988%	\$13.97	\$15.20	-0.74%	8.00%
1.1	99.0800%	90.7327%	9.2673%	\$13.94	\$15.48	-0.92%	10.00%
1.12	98.8960%	90.5642%	9.4358%	\$13.91	\$15.76	-1.10%	12.00%
1.14	98.7120%	90.3957%	9.6043%	\$13.89	\$16.04	-1.29%	14.00%
1.16	98.5280%	90.2272%	9.7728%	\$13.86	\$16.32	-1.47%	16.00%
1.18	98.3440%	90.0587%	9.9413%	\$13.84	\$16.60	-1.66%	18.00%
1.2	98.1600%	89.8902%	10.1098%	\$13.81	\$16.88	-1.84%	20.00%
1.22	97.9760%	89.7217%	10.2783%	\$13.79	\$17.17	-2.02%	22.00%
1.24	97.7920%	89.5532%	10.4468%	\$13.76	\$17.45	-2.21%	24.00%
1.26	97.6080%	89.3847%	10.6153%	\$13.73	\$17.73	-2.39%	26.00%
1.28	97.4240%	89.2162%	10.7838%	\$13.71	\$18.01	-2.58%	28.00%
1.3	97.2400%	89.0477%	10.9523%	\$13.68	\$18.29	-2.76%	30.00%
1.4	96.3200%	88.2052%	11.7948%	\$13.55	\$19.70	-3.68%	40.00%
1.5	95.4000%	87.3627%	12.6373%	\$13.42	\$21.10	-4.60%	50.00%

ADDENDUM #5

FY 2017 SINGLE FAMILY RESIDENCE by VALUES – STATE USE CODE 101
(Does not include mixed use 012 or multiple houses 109)
Concord, Ma

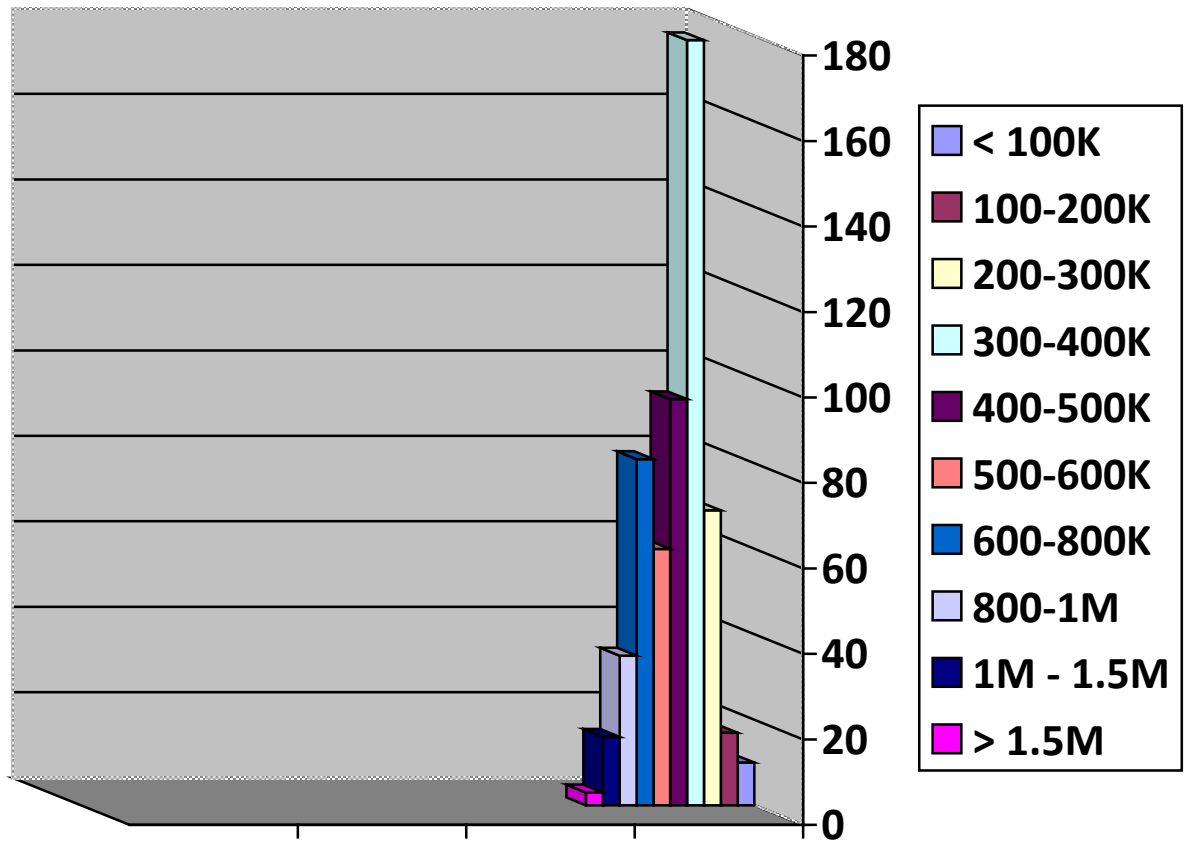


Average Assessment: \$987,566

Median Assessment: \$819,400

Addendum # 6

FY 2017 CONDO VALUES – STATE USE CODE 102
(The figures include affordable units, but not separate garages)



Assessment

Average Assessment: \$430,626.

Median Assessment: \$404,900.



Board of Assessors FY2017 Classification Meeting with the Select Board

November 14, 2016



Outline

- **Tax Rate Analysis for FY2017**
- **Recertification**
- **New Growth**
- **Total Taxable Value**
- **Tax Levy Calculation**
- **Tax Rate Calculation**
- **Classification Issues**
 - **Residential Factor**
 - **Open Space Discount**
 - **Residential Exemption**
 - **Small Commercial Exemption**
- **Summary**



Tax Rate Analysis for FY2016

TAX RATE ANALYSIS

Fiscal Year 2017

Report of the
Concord Board of Assessors

David Karr, Chair
Cynthia Rainey, Vice Chair
Jim Sommer
Christian Fisher
Gerald Vigneron

To

Concord Select Board

For Public Hearing on November 14, 2016

- Report distributed to the Select Board members
- Details:
 - Assessed values
 - Tax levy
 - Tax Rate
 - BOA recommendations on classification



This is an Interim Year Adjustment

- **DOR requires recertification every 3 years soon to be every 5**
 - **Next Recertification year FY 2018**
 - **Interim year same process for Town**
 - **Review of values and growth by DOR**

Status

- **Fy 2017 Values Approved**
- **Fy 2017 Growth Approved**
- **Expect tax bills to go out with the approved rate and on time**



New Growth

- **Period: July 1, 2015 to June 30, 2016**
- **Residential: \$86,212,699 (Value) @ \$13.92/1,000 = \$1,200,081(Taxes)**
 - \$899,218 – Standard growth (New SFD, Additions)
 - \$193,592 – Condominiums (Ingham lane and Forest Ridge)
 - \$ 107,271 - Two and Three-Family's, Apartments (Brookside)
- **Commercial: \$3,818,900 @ \$13.92/1000 or \$53,159**
Industrial: \$0.00 @ \$13.92/1000 or \$0.00
Personal Property: \$11,466,850 @ \$13.92/1000 or \$159,619
- **Fiscal 2017 Total Growth: \$101,498,449 @ \$13.92/1000 or \$1,412,859**
- **Fiscal 2016 Amended Growth: \$1,645,800 @ \$14.29/1000 or \$ 23,518**
- **Total Growth: \$1,436,377**



Total Taxable Value

Class	FY2016 Valuation	FY2017 Valuation	Change	% Change
Residential	\$5,339,204,392	\$5,470,440,285	\$131,235,893	2.46%
Commercial/ Industrial/ P. Property	\$502,684,903	\$503,276,117	\$ 591,214	.12%
Total	\$5,841,889,295	\$5,973,716,402	\$131,827,107	2.26%



Tax Levy Calculation

Item	Value
FY2016 Levy Limit	\$78,712,008
Amended growth FY 2016	\$ 23,518
Add...2 ½ allowed increase	\$ 1,968,388
Add...New growth	\$ 1,412,859
Total before any debt exclusion and override	\$82,116,773
Add...Debt exclusion	\$ 6,266,168
Add...Any override	0
Maximum permitted levy	\$88,382,941
FY2017 Property tax levy	\$84,050,189
Unused levy limit	\$ 4,332,752*

* Unused levy limit used in fiscal planning for future



Tax Rate Calculation

FY2016 Tax Rate was \$13.92

$$\frac{\text{FY2017 Property Tax Levy}}{\text{Town Taxable Valuation}} = \frac{\$88,050,189}{\$5,973,716,402} = 0.01407$$

or

\$14.07 per thousand dollars of assessed value

FY2017 Tax Rate is \$14.07



Classification Issue – Residential Factor

- **Setting residential factor = 1 provides uniform tax rate for all classes (Residential, Open space, Commercial, Industrial and Personal property)**
- **Setting residential factor not = 1 results in differential tax rate between the “R/O” group and the “C/I/P” group**
- **Concord has used a uniform rate since FY1998**
- **91% of Concord revenue comes from Residential, a slight reduction (savings) in the “R/O” group would put a large increase (burden) on the “C/I/P” group**

Recommendation:

The Board of Assessors supports a uniform tax rate for all classes, achieved by the adoption of a residential factor of “1.”



Classification Issue – Open Space Discount

- There are no parcels currently classified as open space
- Most large land owners participate in chapter land discounts under 61, 61A and 61B resulting in more savings than if they were designated as “Open Space”
- Under Chapter the discount ranges from 75% to 98%
- The open space discount has a maximum discount of 25%
- Excess land values remained the same at \$35,500/Acre further reducing the need for the OSD

Recommendation:

The Board of Assessors recommends that the Selectmen not adopt an open space discount.



Classification Issue – Residential Exemption

- **Redistribution of the tax levy among residential property owners**
- **“Exemption” is a misnomer since it is actually a tax shift among residential properties (upper portion of the tax base will have a higher tax bill, lower portion of the tax base will have a lesser tax bill)**
- **Tends to penalize low income renters because Apartment buildings would not qualify, would be in the upper half and pass the increase on to the tenants**
- **Most Advantageous in second-home communities**
- **Only 13 out of 351 communities in Massachusetts have adopted the exemption (9 inner city, 3 Cape, 1 south coast)**

Recommendation:

The Board of Assessors does not support adoption of a residential exemption.



Classification Issue – Small Commercial Exemption

- The intent of the exemption is to give a tax reduction to small commercial property owners at the expense of the larger commercial and industrial parcels
- The question of fairness arises since the legislation is based upon the assumption that the owners of higher valued properties are financially healthier than the owners of properties with lower values
- Detail analysis appears in the “Tax Rate Analysis” document

Recommendation:

The Board of Assessors does not support adoption of the small commercial exemption.



Summary

- **The Board of Assessors recommendation is to retain the Uniform Tax Rate (=1)**
- **It is deemed the fairest method of apportioning the tax bill in Concord – and because it is the only way to avoid unintended consequences that the Board deems to be damaging**
- **The Board of Assessors does not recommend adoption of the**
 - **Open Space Discount**
 - **Residential Exemption**
 - **Small Business Exemption**

Michael's Restaurant

208 Fitchburg Turnpike
Concord, MA 01742
(978)371-1114

September 30, 2016

To Whom It May Concern:

We would kindly ask that the following hours be granted for the purpose of selling alcohol.

Monday through Saturday, 8am-12am
Sunday, 10am-12am

Any questions or concerns, please feel free to contact me at (978)371-1114.

Thank you,

A handwritten signature in black ink, appearing to read "Mauricio DoCarmo". The signature is fluid and cursive, with a large initial "M" and "D".

Mauricio DoCarmo
Owner
Michael's Restaurant

ADMINISTRATIVE CODE

for the

WHITE POND ADVISORY COMMITTEE

Background and purpose

It is the consensus of the town officials and the White Pond neighborhood groups that the town and the White Pond residents should face the White Pond issues locally. This consensus came about as a result of the denial by the State Legislature, on two separate occasions, to allow the town to establish its own land use standards by means of an exemption from the sub-standard lot laws.

The Board of Selectmen, therefore, will establish a five person Committee to serve until Sept. 30, 1975 as an advisory and liaison Committee to review and analyze the concerns of the areas and play a leadership role in programming the solutions to the recognized and accepted problems.

This Committee, appointed by the Selectmen, will serve under the general supervision of the Board. Staff guidance will be provided by the Town Manager and the departments under his jurisdiction and the Town Planner will act as the interdepartmental coordinator,

Duties and Responsibilities

The White Pond Advisory Committee shall have the following duties and responsibilities:

1. Isolate and identify all of the concerns of the various neighborhoods included in what is generally considered the White Pond area and group these neighborhood concerns into logical classifications, i.e. public works, health and sanitation, planning and zoning, etc.
2. Establish a set of standards to judge the magnitude or urgency of the various neighborhood concerns.
3. Refine the concerns identified in (1) and by a selection process, determine which should be considered for further action and which should be discarded because they do not meet the accepted standards.
4. Review and establish the legal and procedural process to accomplish the solutions to those concerns which survive the selection process.
5. Reevaluate the concerns which have been selected to determine the impact that their solutions would have on the effected property owners, the various White Pond organizations, the general area and the town in terms of betterments, assessments, tax

rates, environmental effects, development of the area, property rights, etc. This exercise should result in a list of projects in their order of importance.

6. Prepare the outline for the procedural steps to be taken to accomplish the projects, i.e. some may possibly be accomplished by an administrative action; others may require town meeting votes in terms of by-laws, amendments to by-laws, appropriations, etc.; others may require amendments to existing governing statutes, and so forth.
7. Submit a progress report to the Board of Selectmen within six months from the time of the appointment of the Committee and a final report no later than September 1, 1974, recommending the course of action the Town and neighborhoods should take. Interim reports and recommended actions on specific issues will be acceptable as long as they have been considered in the context of the overall project and their effects weighed against all other factors under consideration.
8. Advise and assist the various appropriate specific departments, boards and committees to accomplish the approved projects falling within their jurisdictional areas.
9. Continue in an advisory capacity until the approved master program has been completed and/or until the Committee is discharged by the Board of Selectmen.

APPROVED:

BOARD OF SELECTMEN APRIL 2, 1973

TOWN OF CONCORD

WHITE POND ADVISORY COMMITTEE CHARTER

COMMITTEE CHARGE

BACKGROUND- This will be a description of the area akin to the start of the Estabrook Woods Study Committee Charter. Will take some of the descriptions and details from the ESS White Pond Watershed Management Plan Final Revision 5/29/2015, from Introduction @ 2.0 – pg. 4 and also some facts about the history of the town in connection with White Pond.

I. Establishment, Purposes, and Roles of the Committee

- a. The Select Board hereby establishes the White Pond Advisory committee.
- b. The purpose of the Committee is to advise the Select Board with respect to the most appropriate and effective steps to –
 1. restore and maintain White Pond water quality to the previously highest measured levels;
 2. preserve and protect the White Pond watershed and environs, its land, flora, and fauna;
 3. sustainably maintain a serene and natural environment and a safe, clean, and enjoyable experience for all residents and visitors of White Pond and its environs;

4. achieve managed, public access to White Pond and its environs for all Concord residents;
5. resolve White Pond neighborhood problems;
6. solicit and evaluate citizen input in order to build a broad base of support for these objectives;
7. provide guidance to homeowners within the White Pond watershed on impact to the pond of building projects.

c. Committee Roles and Responsibilities

1. review and consider data, analysis, and recommendations gathered from water quality tests and other pond assessments;
2. gather information from experts on relevant topics;
3. solicit input on the needs, concerns, and aspirations of residents of the White Pond neighborhood and communicate them to the Select Board;
4. convene public and private stakeholders to discuss issues concerning the well being of the pond, as needed;
5. make recommendations to the Select Board concerning staff and resources dedicated to protecting White Pond and its ecosystem;
6. submit a report on the State of the Pond to the Select Board annually;
7. gather and share information on White Pond issues with the

town citizenry through reports, forums, media, social media, and other forms of communication;

8. work with local and other agencies to advance the health of White Pond and its ecosystem;

9. strategize on ways to obtain local, state, and/or federal resources that will assist with implementing WPAC priorities;

10. support education within the watershed, including guidance to individual homeowners, on the impact on the pond from building projects, septic systems, fertilizer use, and other best practices to protect White Pond;

11. solicit citizen input in order to build a broad base of support for WPAC objectives.

II. Membership

a. The Committee shall be composed of five Concord residents to be appointed by the Select Board.

b. Each member shall serve for a term of three years.

c. The Committee shall be headed by a Chair, who shall be {appointed by the Select Board/ elected by the Committee} for a term of {x} years.

d. The Committee shall meet monthly on the fourth Wednesday of the month.

**TOWN OF CONCORD
TOWN HOUSE
CONCORD, MA 01742**

**BULK RATE
U.S. POSTAGE PAID
PERMIT No. 51**

**RESIDENTIAL CUSTOMER
LOCAL 01742**

WARRANT FOR SPECIAL TOWN MEETING

THURSDAY, DECEMBER 8, 2016

7:00 PM

**CONCORD-CARLISLE REGIONAL HIGH SCHOOL
500 WALDEN STREET**

**ADJOURNED SESSION/SNOW DATE IF NECESSARY
MONDAY, DECEMBER 12, 2016**

**JOINT PUBLIC HEARING
FINANCE COMMITTEE, PLANNING & BOARD SELECT BOARD
NOVEMBER 29, 2016 AT 7:00 PM
TOWN HOUSE – HEARING ROOM**

CANCELLATION INFORMATION

**IN CASE OF SNOW VISIT THE TOWN'S WEBSITE AT www.concordma.gov OR
CALL 978 318-3006.**

**SPECIAL TOWN MEETING
THURSDAY, DECEMBER 9, 2016
7:00 PM
CONCORD-CARLISLE REGIONAL HIGH SCHOOL**

PARKING – Town Meeting attendees should enter the high school parking lot via the Walden Street entrance only. On-site parking is limited. Carpooling is encouraged. Parking for people with disabilities is available at the high school. In the event that the parking lots at the high school are full, attendees will be directed to Alcott School first and, if Alcott fills, then the Concord District Court. Shuttle buses will be available to bring residents to and from the satellite parking.

CHILDCARE – Will be provided at the high school in the maroon gym for children 2½ and older. The Concord Recreation Department is offering the service at a cost of \$5 per child per hour or \$25 for two or more children for the evening. In order to guarantee a space, reservations should be made in advance by calling the Concord Recreation Department at 978/369-6460.

SENIORS - May arrange transportation with the Council on Aging office at 978/318-3020. Advance reservations are necessary. Rides will be available on a first come first served basis.

CHECK-IN – All voters who are registered to vote by **November 28, 2016** are eligible to participate at Town Meeting. Voters should check-in at the tables in the main lobby by last name and pick up a Town Meeting ballot on each night of attendance. Only one ballot per voter per evening of attendance. Ballots are not transferrable.

SEATING – Will only be available in the auditorium.

ASSISTED LISTENING DEVICES – will be available in the lobby.

SPECIAL ARRANGEMENTS OR NEEDS – Anyone with a disability requiring special arrangements for Town Meeting should contact Kate Hodges, Assistant Town Manager/ADA Coordinator before 4:30 p.m. on November 28, 2016 at (978) 318-3000 or e-mail her at khodges@concordma.gov. The earlier that special arrangement needs are communicated, the more likely that time will allow for special accommodations, if possible, to be met.

TELLERS – Voters willing to be a teller at Town Meeting are asked to call Abe Fisher, head teller at (978) 869-9233 or e-mail at abefisher@misterfisher.com

**THE COMMONWEALTH OF MASSACHUSETTS
WARRANT FOR SPECIAL TOWN MEETING
Thursday, December 8, 2016**

Middlesex, ss.

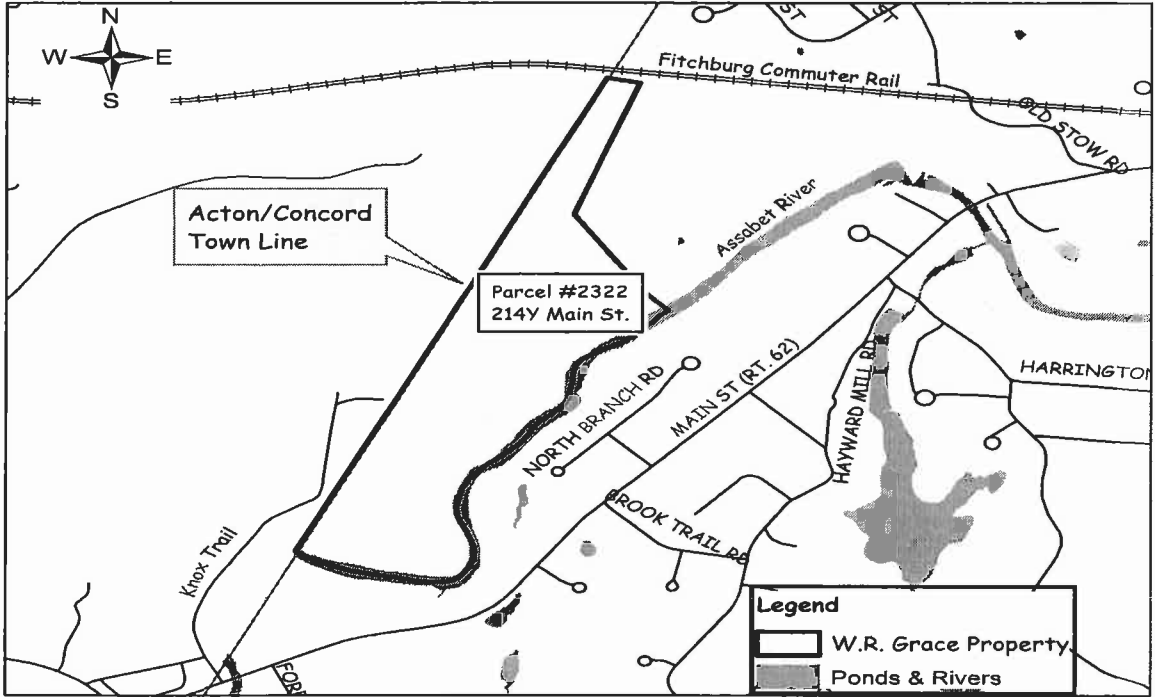
To any of the Constables of the Town of Concord, in said County,

In the name of the Commonwealth of Massachusetts, you are hereby required to notify the legal voters of said Town of Concord, qualified to vote at Town Meeting for the transaction of Town affairs, to meet at the Concord-Carlisle Regional High School at 500 Walden Street, in said town, on Thursday, the eighth day of December, 2016, at 7:00 o'clock in the evening, by posting a printed copy of this Warrant by you attested, at the Town House and in at least one public location in each precinct in Concord, and by mailing a copy thereof to every household fourteen days, at least, before said 8th of December, 2016, then and there to act upon the following Articles:

PILOT AGREEMENT – SOLAR PROJECT AT 214Y MAIN STREET

ARTICLE 1. To determine whether the Town will vote to approve an agreement for payment in lieu of taxes (PILOT Agreement), as negotiated by the Town Manager with the selected solar project developer for proposed solar energy generating facilities to be located at 214Y Main Street, the former WR Grace property, and further to authorize the Select Board and Town Manager to take such actions as may be necessary under State law to effectuate said Agreement, or take any action relative thereto.

Town Meeting voted under Article 37 of the 2012 Annual Town Meeting to authorize the leasing of land for the installation of a utility-scale photovoltaic electric generating system on a portion of the property at 214Y Main Street (shown on the figure below). As municipal property, the land is tax-exempt, but the electric generating equipment will be privately-owned and will therefore be subject to local property taxes. Setting the value of electric generating equipment is not an exact science, and the value of the equipment can vary depending on a number of factors that cannot be known in advance, such as the demand for energy, the regional economy and changes in regulations. Massachusetts General Laws chapter 59, section 38 allows electrical generators to negotiate a payment in lieu of taxes "... which shall be the result of good faith negotiations and shall be the equivalent of full and fair cash valuation..." Such an agreement provides the opportunity to determine a predictable tax revenue stream for the Town and predictable tax payments for the generating company. Negotiation of that agreement was authorized under Article 37 as well. The agreement must be ratified by the municipal legislative body.



BRUCE FREEMAN RAIL TRAIL - EASEMENTS OVER TOWN LAND

ARTICLE 2. To determine whether the Town will vote to authorize the Select Board to grant or deed easements over certain Town property located at 30Y Powder Mill Road for an improved multi-use rail trail for non-motorized transportation, open space and recreation purposes and for all other purposes for which rail trails are now or hereafter may be used in the Commonwealth, or take any other action relative thereto.

This Article authorizes the Select Board to deed easements over town-owned land for the proposed use as a multi-use rail trail for non-motorized transportation, open space and recreation purposes. This Article fulfills a housekeeping requirement established by MassDOT to grant an easement over town land to ensure the land may be used as part of the rail trail.

BY PETITION ALTERNATIVE PRD PRELIMINARY SITE DEVELOPMENT AND USE PROPOSAL FOR LOT 4A AND PARCEL A FOREST RIDGE ROAD

ARTICLE 3. To determine whether the Town will vote pursuant to Section 10.3.4 of the Zoning Bylaw to approve the Phase II Black Birch Alternative PRD Preliminary Site Development and Use Proposal for Lot 4A and Parcel A Forest Ridge Road dated September 12, 2016, as filed with the Town Clerk and Planning Board, or take any other action relative thereto.

Petitioner's Explanation: Concord's Long-Range Plan and Housing Production Plan have set goals for the Town to facilitate development of housing options for residents looking to downsize. Town Meeting approval of the Phase II Black Birch Alternative Planned Residential Development Preliminary Site Development and Use Proposal (herein "Site Development Proposal") will enhance these housing opportunities and is the same type of approval voted in 2001 under Article 41 for the residences at Riverbend and in 2015 under Article 20 for the residences in Phase I of Black Birch.

Approval of this Article is based conditioned upon: a maximum of 16 units each occupied by at least one individual who is 55 years or older; the establishment of not less than 4.6 acres of Common Open Space; and either (a) the provision of two (2) affordable units, or in the alternative, (b) the donation by Black Birch II of one million dollars (\$1,000,000.00) to the Town earmarked for affordable housing purposes and subject to the control and management of the Select Board all as set forth in the Site Development Proposal. With respect to the foregoing alternatives, following the Planning Board's Public Hearing pursuant to this Article, the Petitioner will seek Planning Board approval under Section 10.3.4.3(d) of the Zoning Bylaw to amend the Site Development Proposal in order to agree upon one of the alternatives as summarized under (a) and (b) above.

BY PETITION RELEASE OF RESIDENTIAL RESTRICTION APPLICABLE TO LOT 4A AND PARCEL A FOREST RIDGE ROAD

ARTICLE 4. To determine whether the Town will vote to authorize the Select Board to enter into an agreement to release Lot 4A Forest Ridge Road containing 5.79 ± acres and Parcel A Forest Ridge Road containing 3.32 ± acres, both as shown on a plan entitled "Plan of Land in Concord, Massachusetts, Owned by: Todd A. Pulis, Trustee of Thoreau Realty Trust" dated August 25, 2016 to be recorded with the Middlesex South District Registry of Deeds, from a certain Easement and Restrictive Covenant Agreement dated September 19, 1990 and recorded with said Registry Deeds in Book 20781, Page 75 and to agree that said Lot 4A and Parcel A may be used for residential purposes as a primary use, or take any other action relative thereto.

Petitioner's Explanation: This article requests that the Town vote to authorize the Select Board to enter into an agreement to release Lot 4A and Parcel A from a 1990 covenant and agree that Lot 4A and Parcel A may be used for residential purposes as a primary use. Lot 4A and Parcel A are a portion of the property located at 275 Forest Ridge Road.

BY PETITION AMENDMENT OF THE ZONING BYLAW TABLE III – DIMENSIONAL REGULATIONS UNDER MAXIMUM FLOOR AREA RATIO IN THE LIP#2 DISTRICT

ARTICLE 5. To determine whether the Town will vote to amend **Zoning Bylaw Table III – Dimensional Regulations under Maximum Floor Area Ratio in the Limited Industrial Park #2 District (LIP #2)** by deleting after the word “Educational”: the words “in LIP #2,” and substituting in place thereof the words “and Residential uses in the LIP #2, provided such Residential uses are located within an Alternative PRD,” so that the first part of the provisions under Maximum Floor Area Ratio in the LIP District would read as follows:

6,000 sq. ft. gross floor area per acre
for Educational and Residential
uses in the LIP #2, provided such
Residential uses are located within an
Alternative PRD,

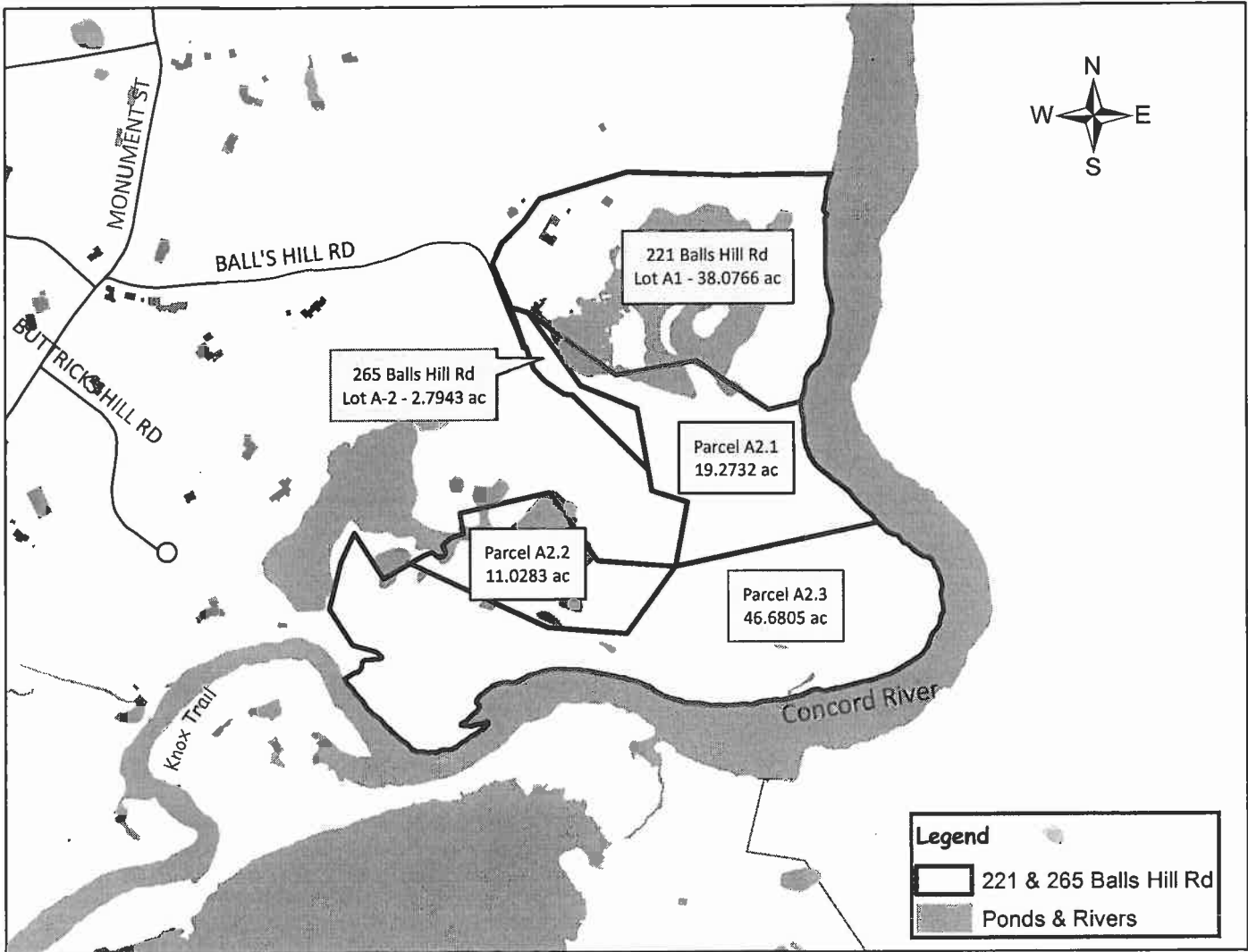
or take any other action relative thereto.

Petitioner's Explanation: This article would increase the maximum floor area ratio for Residential uses within an Alternative Planned Residential Development (PRD) in the LIP #2 District from 3,000 square feet to 6,000 square feet per acre.

LAND ACQUISITION – BALLS’ HILL ROAD

ARTICLE 6: To determine whether the Town, will vote to appropriate, and authorize the Treasurer with the approval of the Select Board to raise and appropriate, or to transfer from available funds in the Treasury, or to borrow by the issuance of bonds or notes under the provisions of Chapter 44 of the Massachusetts General Laws Chapter 44, Section 8C, the sum of \$400,000 for the purpose of purchasing for conservation and passive recreation purposes, and water and water supply purposes, by eminent domain or purchase or otherwise, the property or portions thereof at 221 and 265 Ball’s Hill Road, the acquisition of same having been authorized pursuant to Article 23 of the 2016 Annual Town Meeting and as amended hereby; that the amount borrowed will be reduced by any grant funding received towards the property acquisition; that a portion of said land be conveyed to said Town of Concord to be managed and controlled by the Public Works Commission acting as Water Commissioners; that a portion of said land be conveyed to said Town of Concord under the provisions of Massachusetts General Laws, Chapter 40, Section 8C, as it may hereafter be amended and other Massachusetts statutes relating to conservation, to be managed and controlled by the Concord Natural Resources Commission, acting as its Conservation Commission; and that the Natural Resources Commission be authorized to file on behalf of the Town of Concord any and all applications deemed necessary for grants and /or reimbursements from the Commonwealth of Massachusetts deemed necessary under Chapter 132A, Section 11 and/or any others in any way connected with the scope of this Article, and the Town of Concord, the Town Manager, and the Natural Resources Commission be authorized to enter into all agreements and execute any and all instruments as may be necessary on behalf of the Town of Concord to affect said purchase, or take any other action relative thereto.

The Town has submitted a Local Acquisitions for Natural Diversity (LAND) grant to the Commonwealth of Massachusetts in the amount of \$400,000 to assist in the acquisition of the 80 acres of undeveloped land at 221 and 265 Ball's Hill Road (shown on the figure below), as approved at 2016 Annual Town Meeting. To be eligible for LAND grant funding, a portion of the land must be dedicated to conservation purposes, to be managed by the Natural Resources Commission. The LAND grant is a reimbursement grant, and this article will allow the Town to borrow \$400,000 for the property acquisition if the state awards the grant to the Town, which will then be reimbursed to the Town upon payment by the state. LAND grants are awarded in mid-November, so the Town will know by the December 8 Special Town Meeting whether this interim borrowing is needed. LAND grant reimbursements are made by June 30, 2017. If the grant is not received the Select Board does not expect to move this article.



Hereof fail not and make due return of this Warrant with your doings thereon, to the Town Clerk, at or before the time of said meeting aforesaid.

Given under our hands this 17th day of October in the year two thousand-sixteen.

Alice Kaufman

Jane Hotchkiss

Michael Lawson

Thomas McKean

Steven Ng

SELECT BOARD

Commonwealth of Massachusetts Middlesex, ss.

Concord _____
Date

By virtue of this warrant I have notified the legal voters of the Town of Concord to meet at the times and places and for the purposes within named as directed.

Constable of Concord

SPECIAL TOWN MEETING VOTER REGISTRATION INFORMATION

THE DEADLINE FOR UNREGISTERED RESIDENTS TO REGISTER TO VOTE AT THE SPECIAL TOWN MEETING IS:

MONDAY, NOVEMBER 28, 2016

IN ADDITION TO REGULAR OFFICE HOURS, A SPECIAL EVENING REGISTRATION SESSION WILL BE HELD ON MONDAY, NOVEMBER 28, 2016 UNTIL 8:00 PM AT THE TOWN CLERK'S OFFICE, 22 MONUMENT SQUARE FOR RESIDENTS WHO ARE CURRENTLY NOT REGISTERED VOTERS IN CONCORD.

Voter registration may be done online, by mail or in person.

For online registration or to download a mail-in registration form, visit the Town's Web Site (www.concordma.gov – click "Elections & Voting") or call the Town Clerk's office and ask that a form be mailed.

For in-person registration, visit the Town Clerk's office at the Town House
22 Monument Square – 978-318-3080
Mondays-Fridays, 8:30 am-4:30 pm

LAST NAME: <i>Lenhart (Price)</i>	FIRST NAME: <i>Sharyn</i>	PRECINCT #: <i>3</i>	TOWN OF CONCORD COMMITTEE INTEREST		
STREET ADDRESS: <i>152 Holden Wood Rd</i>			INDICATE COMMITTEE PREFERENCE		
E-MAIL ADDRESS: <i>SAlenhart@aol.com</i>			1.	<i>COA</i>	
PHONE - HOME: <i>978-369-1869</i> OFFICE: <i>978-369-1869</i>			2.	<i>Health</i>	
FAX #: <i>978-371-2593</i> CELL#:			3.	<i>Finance</i>	
PLACE OF EMPLOYMENT: <i>Concord MA 152</i>			DATE APP'T	COMMITTEE	TERM EXPIRED
<i>Holden Wood Rd - also McHeath Hospital</i>				<i>Council on Aging Board</i>	<i>Entered 8/29/11</i>
PROFESSION/TITLE: <i>Physician - M.D.</i>			<i>8/29/11</i>	<i>Filling the unexpired term of Pat Oliphant</i>	<i>5/31/13</i> <i>Entered 5/17/13</i>
RELEVANT EXPERIENCE, EDUCATION: <i>consultation</i>			<i>5/17/13</i>	<i>Council on Aging Board</i>	<i>5/31/16</i>
<i>Medical - clinical & educational - experience</i>					
<i>Administrative + Finance Experience + Assoc</i>			<i>6/2/16</i>	<i>Council on Aging Board</i>	<i>5/31/19</i>
<i>Dean of Medical School + President - Medical Organization</i>					
RELEVANT DEGREES, PROFESSIONAL CERTIFICATES:					
<i>Certificate in Negotiation Skills</i>					
<i>Certificate in Project Mgt.</i>					
<i>Concord Healthcare Disaster Training</i>					