



**2025 VALUE ADJUSTMENT BOARD
MEETING MINUTES**

**THURSDAY, JANUARY 15, 2026
11:30 AM
CITY COUNCIL CHAMBER**

Council Member Will Lahnen, Chair
Council Member Rahman Johnson, **Excused**
School Board Member Charlotte Joyce
Council Appointed Citizen Member Shirley Dasher
School Board Appointed Citizen Member Dominic Cummings

In Attendance:

Jason Teal – Value Adjustment Board Clerk
Heather Pelegrin – Chief of the Value Adjustment Board
Johnathan Griffis – VAB Assistant II
Andrew Cable – VAB Assistant I
Aaron Thalwitzer – Value Adjustment Board Attorney
Jamey Crozier – Executive Council Assistant, Council Member Lahnen
Chris Garrett – Counsel to the Property Appraiser
Keith Hicks – Chief Appraiser, Property Appraiser’s Office
Harry Guetherman – Commercial Division Chief, Property Appraiser’s Office
Sage Sullivan – Residential Division Chief, Property Appraiser’s Office
Laura Winter – Customer Service Division Chief, Property Appraiser’s Office

Meeting convened 11:30 AM

Chair Lahnen convened the meeting, and the attendees introduced themselves for the record.

1. Approval of the meeting minutes from the 2025 VAB Organizational Meeting held on August 6, 2025. **Board Member Dasher made a motion to approve the minutes. The motion was seconded by Board Member Cummings. The Board Approved 4-0.**
2. Public Comments:
 - **VAB # 2025-000012 & 2025-000013 – Jeffrey Kempf, Attorney for Petitioner.** Mr. Kempf asked the Board to defer the recommended decisions for VAB #'s 2025-000012 & 2025-000013. Chair Lahnen asked if there were any questions from the Board. There were none and Chair Lahnen stated that they could take action further down the agenda if necessary. **There was no motion made.**
3. Deferral requests from Petitioners. There were none other than the two that were previously discussed regarding VAB #'s 2025-000012 & 2025-000013.
4. Deferral requests from the Property Appraiser’s Office. Chair Lahnen stated there were 15

deferral requests listed on the agenda, VAB #'s 2025-000277, 2025-000972, 2025-000973, 2025-000974, 2025-000975, 2025-000976, 2025-000977, 2025-000978, 2025-000979, 2025-000980, 2025-000981, 2025-000982, 2025-000999, 2025-015001 & 2025-015017. Chair Lahnen called on Chris Garrett, PAO Attorney, to come up to the podium. Mr. Garrett stated that Ms. Pinkstaff was out of the office and explained that there are a couple of different inconsistencies with the recommended decisions and they were seeking deferrals. Mr. Garrett also requested the VAB create a policy or procedure to address deferrals of this nature differently in the future. Aaron Thalwitzer, VAB Attorney, stated that he has included in the Board packet a proposed local procedure that he would like the Board to review prior to the next Board meeting that should help with the deferral process in the future. Chair Lahnen asked the Board to review that document prior to the next Board meeting and that discussion will be held at the next Board meeting.

Board Member Dasher made a motion to defer the 15 recommended decisions per the PAO request. The motion was seconded by Board Member Joyce. The Board Approved the motion 4-0.

5. Consider the recommended decisions listed on the 12 page excel spreadsheet for the 2025 January 15, 2026, VAB Meeting. Chair Lahnen stated that there were 317 recommended decisions. Of the 317 recommended decisions, 259 were denied (16 of them had been denied due to being “no shows”) and 58 were granted. Chair Lahnen also shared that Mr. Kempf’s petitions for VAB #'s 2025-000012 and VAB # 2025-000013 had both been recommended to be granted by the Special Magistrate. Chair Lahnen called on Mr. Thalwitzer to provide clarification on Mr. Kempf’s request that VAB has received the previous day regarding the two petitions. Mr. Thalwitzer explained the request for deferral was due to clerical error, inadvertently leaving out a parcel Mr. Kempf intended to file with the other two petitions. Mr. Kempf’s deferral request is to get the additional parcel added with the other two filed petitions. Mr. Thalwitzer stated that the Petitioners may submit a late-filed petition with proof of “Good Cause” to the VAB if they wanted an additional parcel to be considered. Mr. Thalwitzer stated the filing period the petitioner missed had been August 15, 2025, through September 9, 2025. Chair Lahnen asked what had been granted on VAB # 2025-000012 and VAB # 2025-000013. Mr. Thalwitzer confirmed the petitions were granted for the live local exemption and confirmed that if the Board were to approve the two petitions, Mr. Kempf and the petitioners still retain the ability to submit a late file petition with good cause to get the additional parcel considered. **Board Member Dasher made a motion to Approve all the recommended decisions on the excel spreadsheet. The motion was seconded by Board Member Joyce. The Board Approved 4-0.**

Announce date and location of next 2025 VAB meeting: Thursday, February 12, 2026, at 11:30 AM
1st Floor, City Hall, Council Chambers

Meeting was adjourned at 11:42 AM.

Andrew Cable – VAB Staff
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