

## **BOARD OF APPRAISERS MEETING**

**Dayton, Ohio**

**January 8, 2025**

The meeting of the Board of Appraisers of The Miami Conservancy District (MCD) and its Subdistricts was called to order at 1:03 p.m. with David K. Galbreath, Jr., Chairman; Adam P. Kranbuhl, Member; and Joseph P. Kelley, Member present. The meeting was held at MCD headquarters, 38 East Monument Avenue, Dayton, Ohio 45402.

Members of the staff in attendance: MaryLynn Lodor, General Manager/Board Secretary; Sarah Hippensteel Hall, Manager of Communications, Outreach, and Stewardship; Kenneth P. Moyer, Treasurer; Donald P. O'Connor, Chief Engineer; Chris Pfeiffer, Executive Assistant; and Barry M. Puskas, Chief of Technical and Engineering Services.

Legal counsel in attendance: Lee A. Slone, McMahon DeGulis LLP.

Guests in attendance: John Menninger and Carol Malesky, Stantec Consulting Services, Inc.; and Matt Lindsay, Miami Valley Regional Planning Commission.

### **COMPLIANCE WITH SUNSHINE LAW AND BYLAWS**

The meeting was held in compliance with the Sunshine Law and MCD and Subdistrict Bylaws. The meeting information was posted on MCD's website. Miami Valley news media and individuals requesting such notification were notified of this meeting by electronic mail dated January 2, 2025.

### **MINUTES**

The Minutes of the Board of Appraisers meeting of November 6, 2024, were provided to members of the Board for review and comment. The Board of Appraisers, on motion by Mr. Kranbuhl and seconded by Mr. Kelley, unanimously approved the minutes for the November 6, 2024, meeting.

Next, Ms. Lodor recapped the purpose of the Benefit Assessment Study that began in July 2024, with assistance from Stantec Consulting Services, Inc. (Stantec), who is conducting an accelerated Phase 1 of the Benefit Assessment Study. The Phase 1 study would possibly identify flood protection benefits not previously appraised within the nine counties MCD serves and propose methodology alternatives based on the policy direction. The Phase 1 study is expected to compare alternatives to the current benefit methodology. The Board of Appraisers has held two meetings with MCD staff and Stantec to obtain updates and provide feedback on the development of the Phase 1 Benefit Assessment Study.

Ms. Lodor stated that the purpose of today's meeting is for Stantec to provide a final update on the Phase 1 Benefits Assessment Study. It is anticipated that this will be the last meeting of the Board of Appraisers in Phase 1 of the Benefit Assessment Study. The MCD Board of Directors will be presented with the alternatives on January 23. To ensure clarity and manage expectations of roles and responsibilities effectively, Ms. Lodor recapped the statutory

roles of the Board of Directors and the Board of Appraisers for the selection of an updated approach for the development of benefit methodology.

**Board of Directors' (BOD) Role – Policy Direction**

- The BOD is responsible for providing policy direction. Their role is to evaluate the options and decide which policy approach aligns best with the organization's goals and priorities.

**Board of Appraisers' (BOA) Role – Technical Validation/Defensibility**

- The BOA is tasked with vetting the benefit appraisal methodology from a technical defensibility standpoint and evaluate each alternative for whether it will effectively appraise the benefits. The BOA role is to ensure the conceptualized alternatives presented are technically valid and defensible. Following the presentation to the BOD, policy direction will be provided to the BOA by the BOD. With the selection of an alternative, the BOA will be tasked with the further development of the benefit methodology that conforms to the policy direction of the BOD.

Ms. Lodor recapped that the Phase 1 Benefit Assessment Study has resulted in a review of current methodology, benchmarking analysis and workshops held with the Board of Appraisers, which Stantec has used to develop four alternatives. This meeting of the Board of Appraisers is to validate the preliminary approaches outlined by Stantec and to build consensus on their technical defensibility, prior to presentation to the Board of Directors.

Ms. Lodor shared that on January 23, the MCD Board of Directors will have a presentation on the Phase 1 study results and proposed alternatives. Ms. Lodor also summarized the anticipated schedule for the remainder of 2025, with formation of an advisory committee to consider the Phase 1 study results and proposed alternatives, results of a public opinion survey, and other public feedback. The committee, facilitated by the Miami Valley Regional Planning Commission, is anticipated to provide guidance to MCD prior to a Board of Directors policy decision. Once the Board of Directors selects the foundational policy approach in Summer 2025, the responsibility shifts back to the Board of Appraisers to further refine and develop the method to align with that policy direction.

Next, Ms. Lodor introduced Mr. John Menninger of Stantec Consulting Services, Inc. to review the status of the four tasks of the Benefit Assessment Study. Mr. Menninger discussed the findings of Stantec's hydraulic analysis and answered questions regarding the modeling that included the 10-, 50-, 100-, 500- Year; Official Plan Flood (OPF); and the 1913 Discharge.

Mr. Menninger provided an overview of the direct benefits calculation using Federal Emergency Management Agency (FEMA) and MCD approaches. The initial comparison between FEMA and MCD benefits indicates that MCD undervalues the total benefit and the partial benefits. Benefits to the broader community or "indirect benefits" were also shared by Stantec during the meeting.

Mr. Menninger also provided an overview of the benchmarked data and pilot areas to be used in comparison with potential benefit methodology options and alternatives. Stantec has identified four approaches for discussion – all are focused on the counties that are part of the Miami Conservancy District: 1) District Watershed Approach - similar to Muskingum and Margaret Creek where every parcel in nine counties is assessed; 2) Combo - Watershed Approach - similar to Chippewa and Hunters Run with a direct benefit area and indirect benefits at district-watershed scale; 3) Combo - Expanded Community - similar to approach number 2 but with more detailed divisions of indirect and direct benefits at a district-watershed scale; and

4) Simplified Benefit Appraisal - modifications/tweaks to current methodology using the current boundaries of the flood protection district. Stantec took feedback from the Board of Appraisers to perform additional refinement of the alternatives with MCD staff to serve as the basis for the presentation of options at a future meeting.

Next, a discussion ensued regarding Stantec's presentation, including:

- The comparison of MCD benefits vs. those of FEMA
- Potential for hospital flooding
- Additional categories of Indirect Benefit that MCD should consider, such as loss of employment centers, school systems, supply chain disruption, particularly food distribution, and quality of life
- stormwater contribution calculation, including whether the calculation differentiated between properties developed before stormwater mitigation or retention rules were in place
- Comparison of the four alternatives presented, and
- Potential additional refinements.

Ms. Lodor stated that the only alternative that is not based on property value is Alternative 1. As MCD has now identified new indirect benefits, the resulting new methodology may result in many direct benefits being reduced but there may be instances that flood protection has been undervalued, such as the partial protection area and these may increase.

The last item on the agenda was future meetings. It was determined that a future Board of Appraisers meeting will likely be held in mid-summer and will be scheduled closer to that timeframe.


#### **ADJOURN**

There being no further business, the meeting was adjourned on motion by Mr. Kelley and seconded by Mr. Kranbuhl at 3:35 p.m.

**ATTEST:**

  
MaryLynn Lodor  
General Manager/Board Secretary

**APPROVED:**

  
David K. Galbreath, Jr.  
Chairman