BOARD OF APPRAISERS MEETING

Dayton, Ohio **May 29, 2026**

The special joint meeting of the Board of Appraisers and Board of Directors of The Miami Conservancy District (MCD) and its Subdistricts was called to order at 9:04 a.m. with David K. Galbreath, Jr., Chairman; Adam P. Kranbuhl, Member; and Joseph P. Kelley Jr., Member, of the Board of Appraisers, along with Michael H. van Haaren, President, with Beth G. Whelley, Vice President, and Mark G. Rentschler, Member, of the Board of Directors, present. The meeting was held at MCD headquarters located at 38 East Monument Avenue in Dayton.

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; Christina M. Pfeiffer, Executive Assistant; Shannon E. Phelps, Manager of Administration; and Barry M. Puskas, Chief of Technical and Engineering Services.

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

Guests in attendance at the work session: John Menninger of Stantec Consulting Services, Inc.; and Scott Milburn of Scott Milburn, LLC. Michael Lawrence, Dustin Avant, and Matt Miller, all of Jack Faucett Analytics, Inc., attended via Teams.

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 May 22, 2026.

Ms. Lodor reviewed the progress on the Seventh Readjustment of the Appraisal of Benefits.

BENEFIT ASSESSMENT STUDY – IMPLEMENTATION STATUS UPDATE

Since the last Board of Appraiser's meeting, significant progress has been made on Phase 2 implementation activities associated with the Seventh Readjustment of the Appraisal of Benefits. Multiple workstreams are advancing concurrently, with a focus on completing the economic benefits – both direct and indirect. The project is closely coordinated to ensure consistency of assumptions, alignment of datasets, and readiness of materials for Board review.

The team is now transitioning into integration, validation, and presentation of results. Progress has been made, but there have been schedule impacts due to delayed benefit deliverables, which are being actively managed.

Current Status of Phase 2 Implementation Status

Mr. Lawrence of Jack Faucett Analytics (JFA) reviewed their economic and benefit appraisal analysis utilizing the FEMA Tool Kit to calculate direct and indirect benefits in the MCD watershed. JFA has made substantial advancement of indirect benefit modeling including assigning values to all indirect benefit categories and estimating service disruption impacts.

Draft analyses completed across nearly all categories include National Flood Insurance Program (NFIP) administration impacts, traffic delays (roads and bridges), environmental impacts; agricultural losses, utility service interruptions (water, wastewater, electric), business interruption costs, emergency response (police, fire, EMS) and hospital services, and life safety and displacement impacts.

JFA has incorporated updated infrastructure and facility data from Stantec Consulting Services, Inc. to improve accuracy of results and is drafting the economic analysis report, executive summary, and materials to be presented to the Board of Directors in June.

Hydrology, Hydraulics, Impervious Surface Analysis, and Equivalent Benefit Unit (EBU) Development

Mr. Menninger of Stantec Consulting Services, Inc. (Stantec) then provided information on their technical data development and coordination with JFA which consisted of hydraulic modeling outputs, including RAS profiles and cross-section/bridge shapefiles, and water and wastewater treatment outage duration estimates to support indirect benefit modeling.

Stantec has refined its parcel and benefit area framework and submitted updated parcel counts by county and floodplain status (inside/outside flood zone) and will continue evaluation of direct benefit areas and interim benefit scenarios. They have submitted their May 19, 2026, Hydraulic Model Technical Memorandum and developed initial benefit and cost allocation scenarios based on preliminary data inputs.

Ongoing work includes reviewing exempt parcel classifications based on land use codes and Ohio Revised Code, preparing for draft Appraisal Record development (planned for June) following Board input, and assisting MCD in coordination with Tyler Technologies to revise and prepare the database structure used for managing and applying parcel level data associated with the new benefit appraisal model.

FUTURE BOARD MEETING

A Board of Appraisers meeting has been scheduled for July 23, 2026.

ADJOURN

There being no further business, the meeting was adjourned at 11:20 a.m. on motion by Mr. Kelley, seconded by Mr. Kranbuhl.

ATTEST:

MaryLynn Lodor
General Manager/Board Secretary

APPROVED:

David K. Galbreath, Jr.
Chairman