

# Board of Appraisers Meeting

September 5, 2024



**THE MIAMI  
CONSERVANCY  
DISTRICT**



THE MIAMI  
CONSERVANCY  
DISTRICT

# #1 Roll Call



THE MIAMI  
CONSERVANCY  
DISTRICT

# **#2 Compliance with Sunshine Law and Bylaws**

This meeting is being held in compliance with the Sunshine Law and District and Subdistrict Bylaws. Miami Valley news media and individuals requesting such notification were notified of this meeting by electronic mail dated August 26, 2024. The meeting information was also posted on The Miami Conservancy District's website.



THE MIAMI  
CONSERVANCY  
DISTRICT

# #3 Approval of Minutes

## Recommendation

That the Board of Appraisers approve the meeting minutes for the March 21, 2024 regular meeting.



THE MIAMI  
CONSERVANCY  
DISTRICT

# #4 Benefit Assessment Study

## RECOMMENDATION

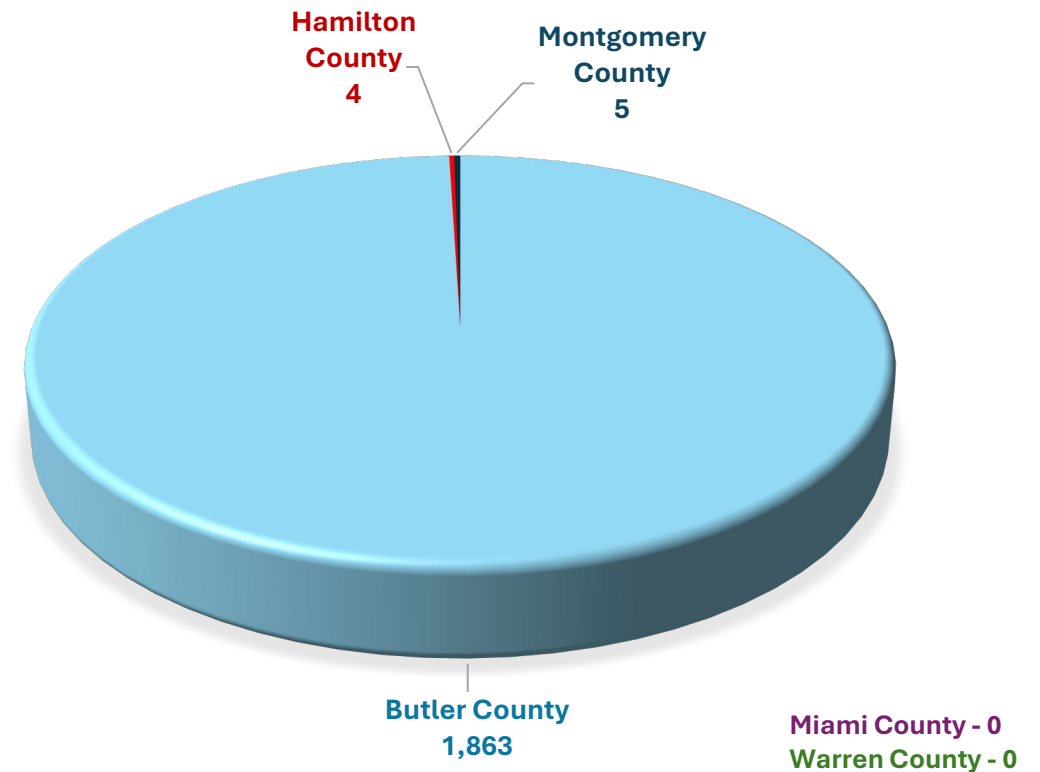
Presented for the information of the Board of Appraisers.

# 7<sup>th</sup> Readjustment Exceptions Received

1,872 EXCEPTIONS RECEIVED,  
BY COUNTY

Primary reasons cited for exceptions:

- Unfair/large increase
- Financial burden/hamper the revitalization of the community
- Lack of information
- Nonprofit organization
- Appealing property tax
- Taxation w/out representation
- No flood risk

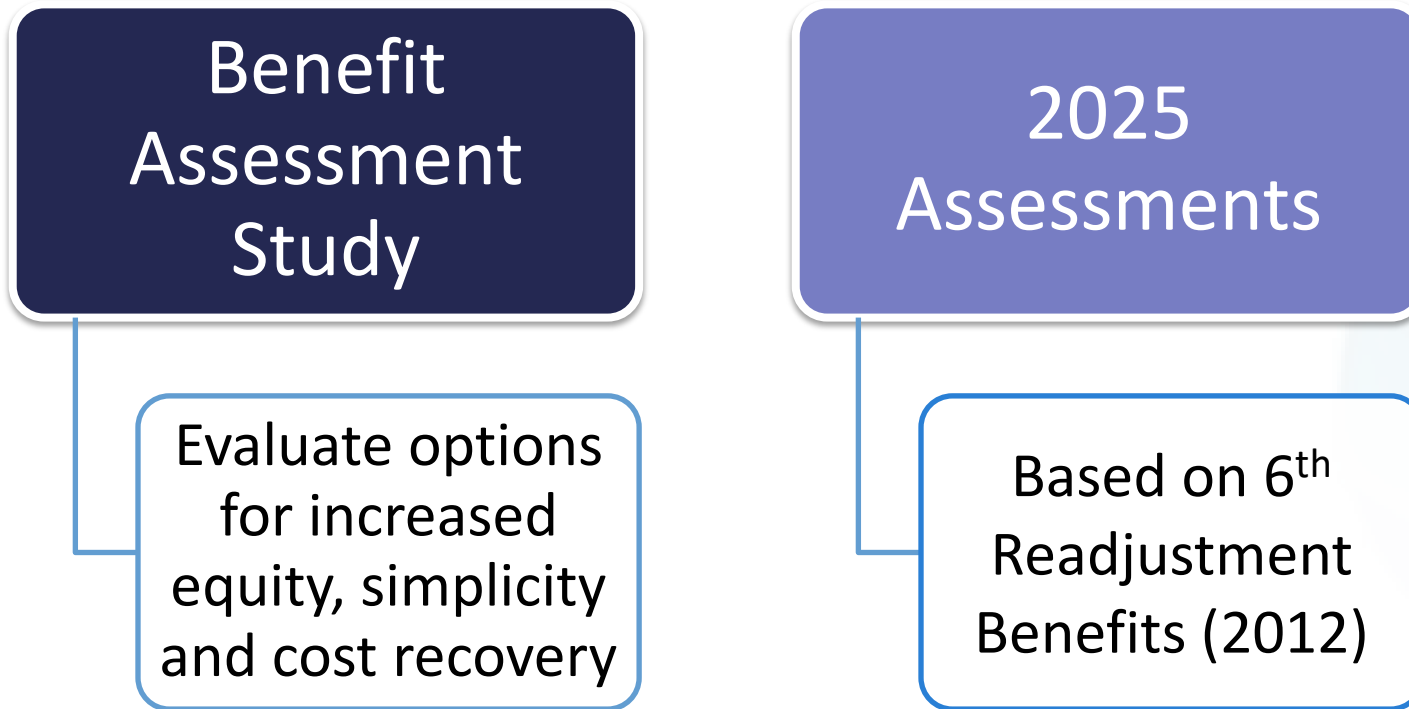


# 7<sup>th</sup> Readjustment Exceptions received through May 3<sup>rd</sup>

County	Exceptions Filed	Not Assessed	Percentage Not Assessed	Benefit decrease	Percentage Benefit decrease	Maint. Asmt. decrease (with 2.19% to 2.78%)	Percentage Maint. Asmt. decrease
Butler	1,839	502	27%	839	63%	734	55%
Hamilton	4	4	100%	0	0%	0	0%
Miami	0	0	0%	0	0%	0	0%
Montgomery	4	0	0%	1	25%	0	0%
Warren	0	0	0%	0	0%	0	0%

# What is a Readjustment Pause?

Two-Step, Concurrent Approach to Enhance Equity and Ensure Regional Flood Protection







Miami Conservancy District  
Benefit Assessment Study

# Board of Appraisers Meeting

September 5, 2024







1. Introductions
2. Overview of Study Tasks
3. Pilot Area Selection
4. Benchmarking Summary
5. Preliminary Options for Consideration





# Overview of Study Tasks

**Task 1** – Current Benefit Methodology

**Task 2** – Benefits to Broader Community

**Task 3** – Benchmarking Analysis

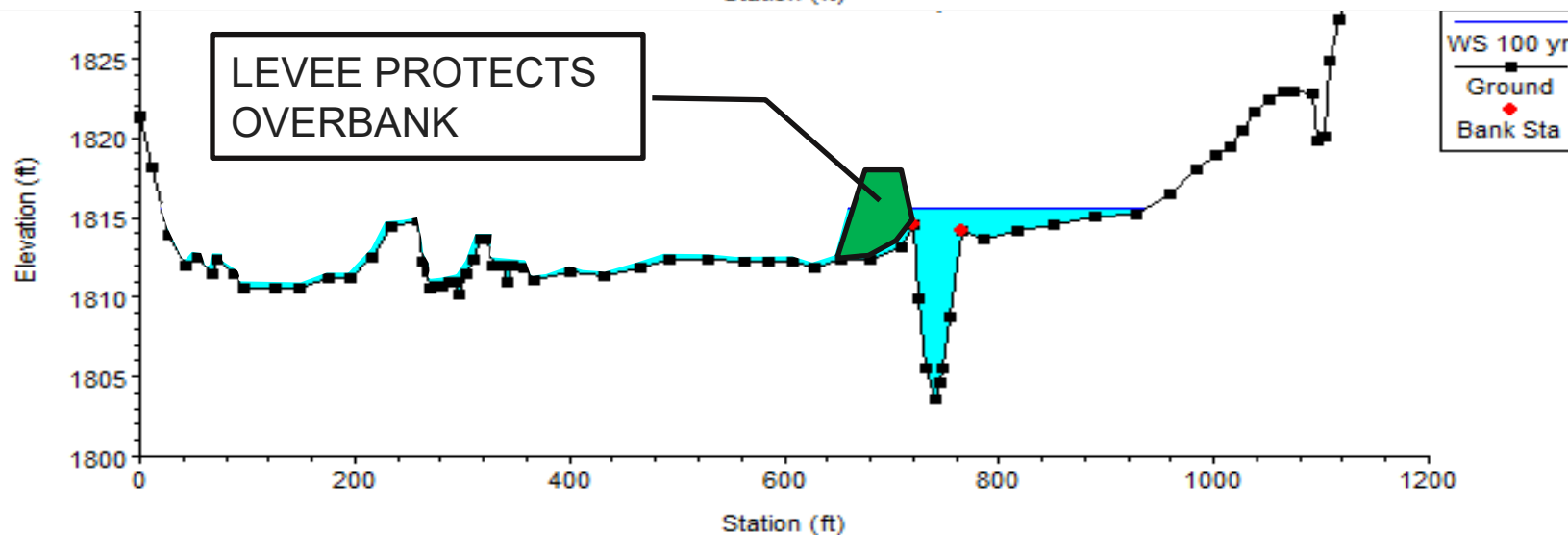
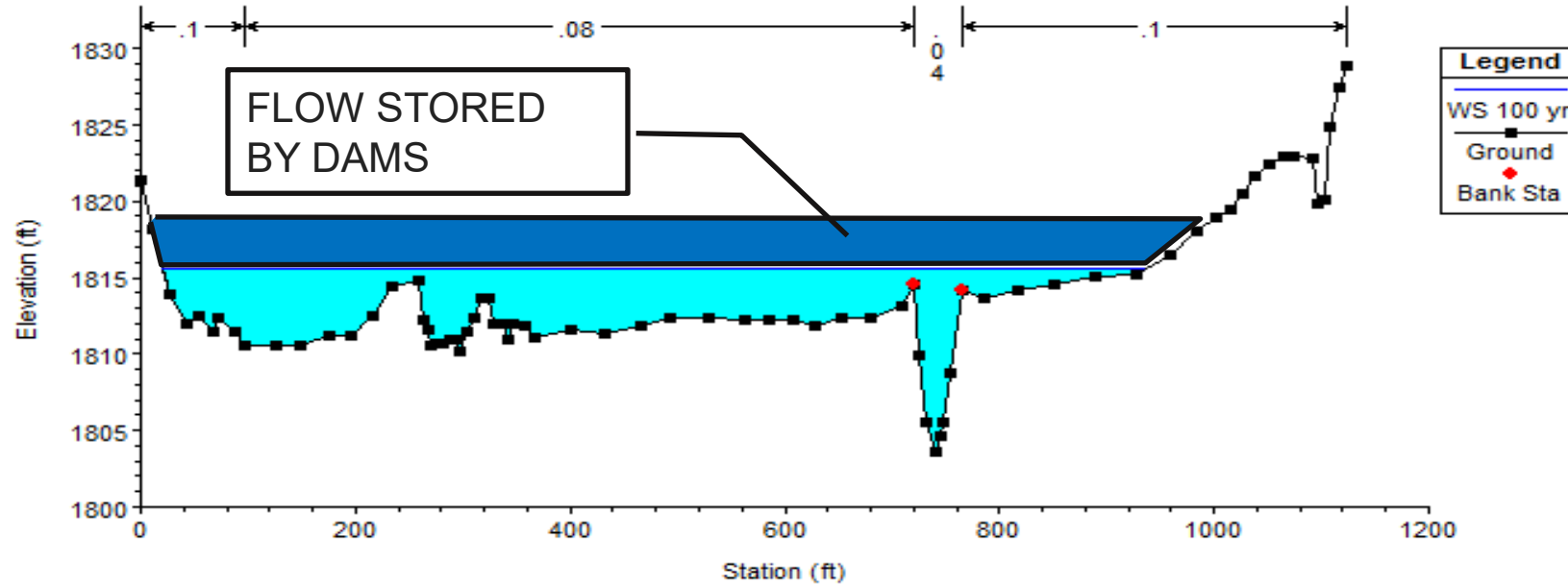
**Task 4** – Alt. Methodology & Funding Strategies

# Task 1 – Evaluate Current Benefit Methodology

- Does the existing benefit appraisal methodology fairly and equitably allocate benefits to properties?
  - Use of 1913 flood depth vs. range of flood events and existing topography
  - Use of a single flood factor curve vs. varying by land use class
  - Use of building and property damages only vs. including displacement costs, business losses, social impacts
- Scope includes:
  - Hydraulic modeling of Great Miami River with and without project
  - Application of FEMA methodology\* for benefits determination
  - Development of Pilot Areas to extrapolate calculations
  - Comparison of current benefits calculation vs. alternate method (FEMA methodology)

\* FEMA Benefit Cost Analysis Reference Guide (June, 2009)

# Task 1 – Evaluate Current Benefit Methodology



# Task 2 – Evaluate Benefits to the Broader Community

- How do the indirect benefits received by the entire community compare to the direct benefits currently appraised?
- Scope includes:
  - Leveraging results of hydraulic modeling from Task 1
  - Review potential indirect benefits of wastewater treatment plants, hospitals, roads, EMS
  - Compare to direct benefits

# FEMA Standard Economic Values

Sustainment & Enhancements Standard Economic Value (SEV) Category	SEV Amount
Value of Lost Time	\$40.23 / hour
Traffic Delays for Roads and Bridges	\$37.49 /vehicle/hour
Displacement Time and Cost (Residential)	GSA Per Diem Rate* or \$98 /room/day
Displacement Time and Cost (Non-Residential)	**
Life Safety/Value of a Statistical Life (VSL)	\$12,500,000***
Loss of Fire Station Service	**
Loss of Emergency Medical Services	**
Loss of Hospital Service	**
Loss of Police Services	**
Loss of Electrical Services	\$199 /capita/day
Loss of Wastewater Services	\$66 /capita/day
Loss of Water Services	\$138 /capita/day
Loss of Communication/Information Services	\$141 /capita/day
Reduced Flood Insurance Administrative Costs and Fees	**

# Task 3 – Benchmarking Analysis

- How do peer agencies assess the benefits provided and fund their organization?
- Scope includes:
  - Evaluation of other Ohio Conservancy Districts
  - Evaluation of other peer agencies across the US
  - Note differences across agencies in terms of size, infrastructure, and management structure



# Task 4 – Evaluation of Alternate Methodology and Funding Strategies

- What are the potential alternate scenarios and how would they impact MCD stakeholders and communities?
- Scope includes:
  - Identification of 4 alternative scenarios
  - Quantitative comparison:
    - Number of parcels impacted
    - Rate statistics (median, min, max, spread)
  - Qualitative comparison:
    - Consistency with peer agencies
    - Perceived public acceptability/survey
    - Economic development effects
    - Socio-economic impacts

# Schedule

Task	Start Date	End Date
Task 1 - Evaluate Current Benefit Methodology	7/17/24	9/30/24
Task 2 – Evaluate Benefits to the Broader Community	8/15/24	10/21/24
Task 3 – Benchmarking Analysis	8/15/24	10/1/24
Task 4 – Evaluation of Alternate Methodology & Funding Strategies	10/1/24	12/15/24



# Pilot Areas Selection

# Pilot Areas

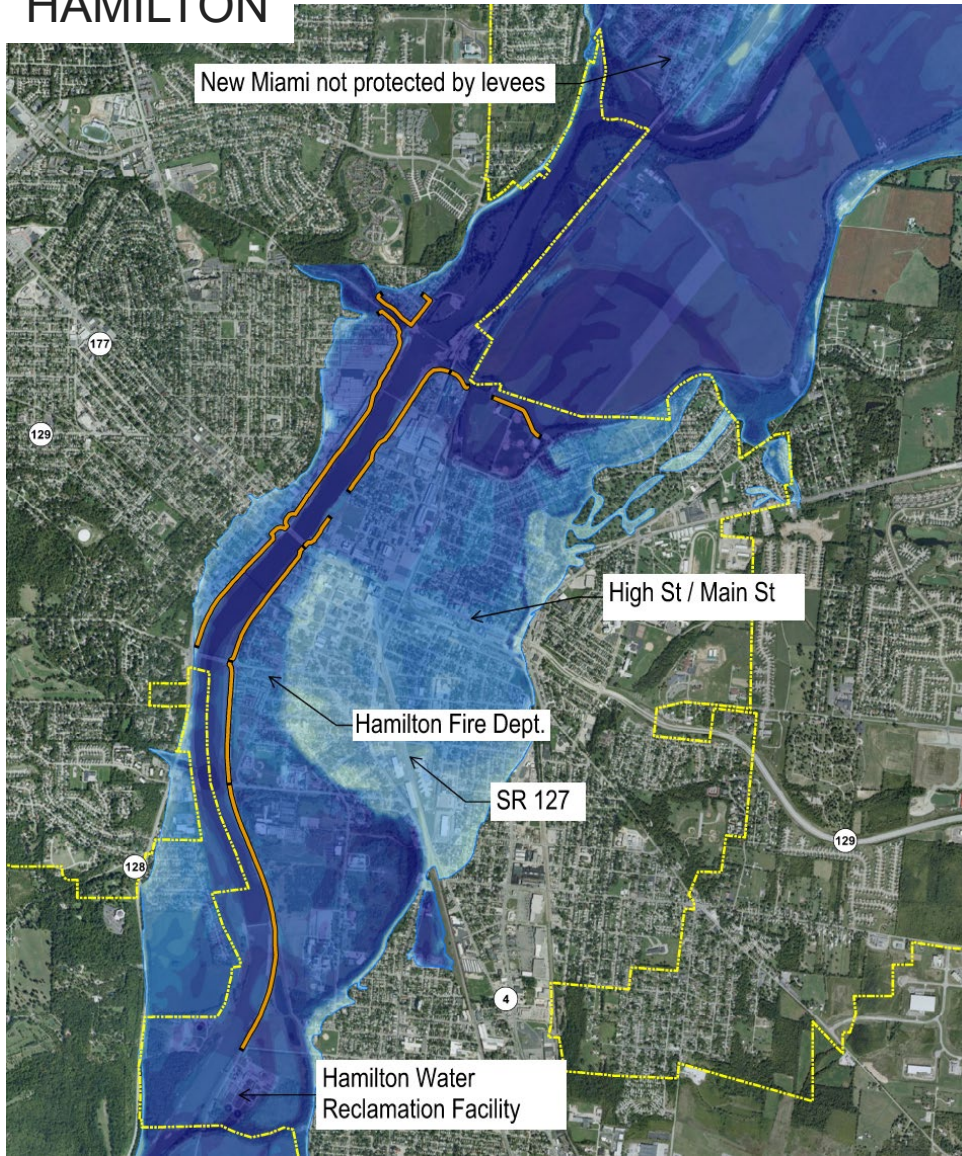
- Locations that will provide representative insight to direct and indirect benefit calculation methods
- Selected with consideration of:
  - Available hydraulic modeling
  - Full protection; partial protection
  - Potential for significant indirect benefits
- Two areas selected for analysis
  - Pilot findings will be used to extrapolate to other areas of the district

\* See pilot areas evaluation matrix handout

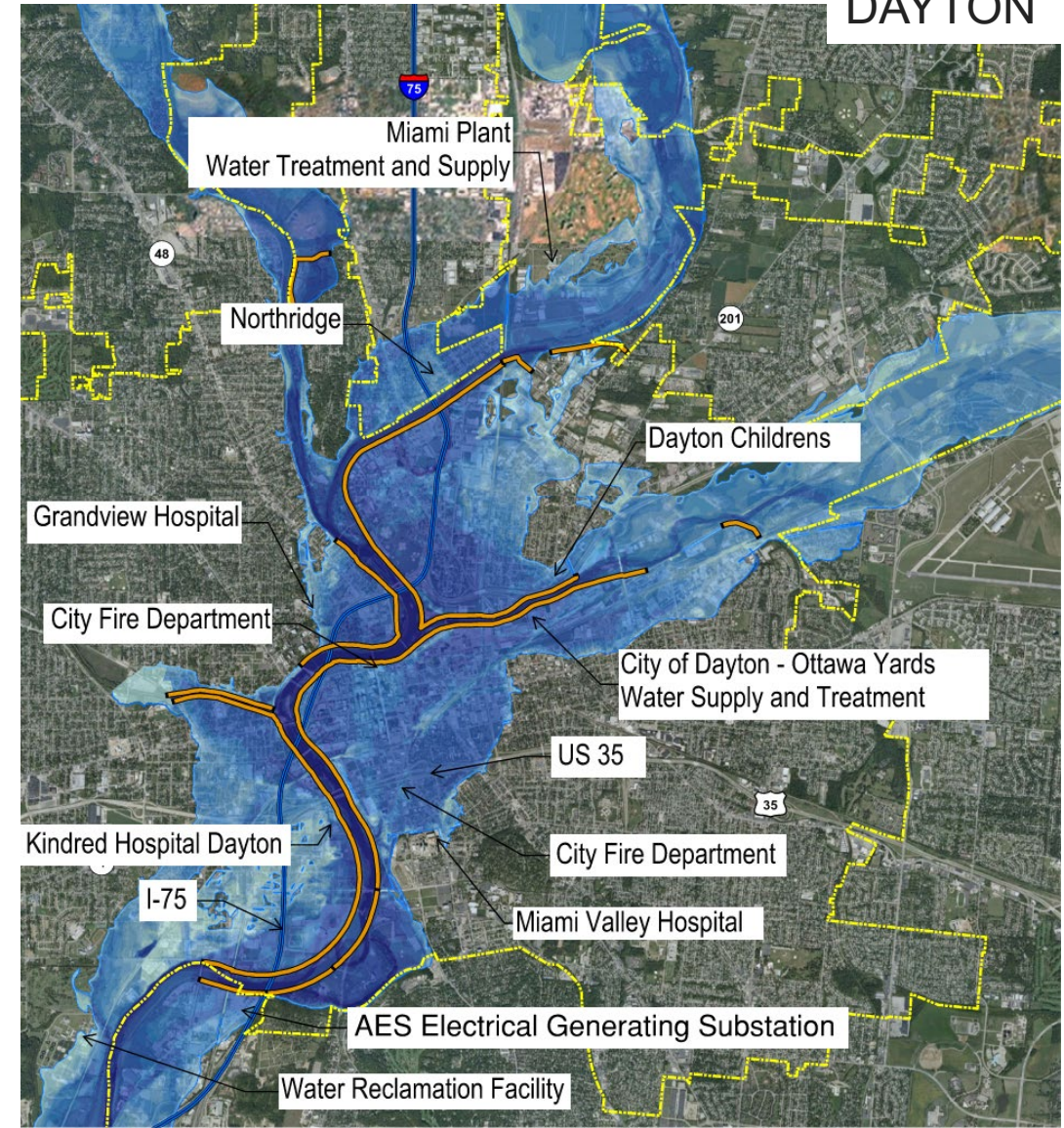


# Pilot Areas

HAMILTON



DAYTON





# Benchmarking Summary



List of Flood Protection  
Districts



Key Methodologies



Unique Approaches





The scale of the benefits provided, and the infrastructure managed vary greatly among Ohio Conservancy Districts.

\*Benchmarking task is underway with information forthcoming



### **Miami Conservancy District**

– direct beneficiaries and unit assessment



### **Muskingum Watershed Conservancy District**

– uniform watershed approach



### **Hunter's Run Conservancy District**

– direct beneficiaries pay one rate  
- watershed-wide indirect rate



### **Hocking Conservancy District**

-direct beneficiaries pay a rate based on flood factor  
- Athens residents pay an indirect rate


# Conservancy District Case Studies

District	Assessment Method	Number Assessed	Total Assessment	TBD
Maumee Conservancy	<ul style="list-style-type: none"> <li>Market Value</li> </ul>	18,000	\$450,000	
Muskingum Watershed Conservancy (MWCD)	<ul style="list-style-type: none"> <li>Area</li> <li>Land Use Code</li> <li>Percent Impervious</li> </ul>	495,875	\$11,145,000	
Chippewa Subdistrict (MWCD)	<ul style="list-style-type: none"> <li>Benefit = 2% of Appraised Value</li> <li>Assessment =0.5% of Benefit</li> </ul>	36,547	\$358,000	
Hunters Run Conservancy District (HRCDD)	<ul style="list-style-type: none"> <li>Market Value</li> <li>Flood Limits</li> <li>Land use Class</li> </ul>	Direct: 1,199 Indirect: 13,287	Direct: \$ 251,993 Indirect: \$ 454,331	
Hocking Conservancy (HCD)	<ul style="list-style-type: none"> <li>Market Value</li> <li>Depth of Flooding</li> <li>Flooding Factor</li> </ul>	Direct: 1,990 Indirect: 7,093	Direct: \$ 1,272,000 Indirect: \$ 228,000	
Margaret Creek Sub-District (HCD)	<ul style="list-style-type: none"> <li>Impervious Area</li> <li>Non-Impervious</li> </ul>	5,412	\$167,000	
Miami Conservancy District (MCD)	<ul style="list-style-type: none"> <li>County Auditor's Tax Value</li> <li>Depth of Flooding Factor</li> </ul>	Individual: 43,536 Unit: 32	Individual: \$6,202,508 Unit: \$3,549,665	

\*Benchmarking task is underway with information forthcoming/basic information of district above.  
All have different assets and responsibilities, additional data to be evaluated.





  
**Riverside County Flood Control and Water Conservation District**  
- Riverside, CA

  
**Santa Clara Valley Water District (Valley Water)**  
- San Jose, CA

  
**Urban Flood Safety & Water Quality District**  
- Portland, OR

  
**Harris County Flood Control District**  
- Houston, TX

  
**Mile High Flood Control District**  
- Denver, CO

\*Benchmarking task is underway with information forthcoming

# Other Peer Agencies\*

District	Assessment Method	Number Assessed	Total Assessment	TBD
Riverside County Flood Control and Water Conservation District, CA	<ul style="list-style-type: none"> <li>Parcel Size</li> <li>Land use</li> </ul>			
Urban Flood Safety & Water Quality District – Multnomah County, OR	<ul style="list-style-type: none"> <li>Property Tax Assessment</li> </ul>		\$150,000,000	
Valley Water, CA	<ul style="list-style-type: none"> <li>Land use</li> <li>Parcel Size</li> </ul>			
TBD				
TBD				
TBD				
TBD				

\*Benchmarking task is underway with information forthcoming



## Preliminary Options for Consideration



# Considerations for Alternatives

- Modifications to Current Approach (Direct Benefits and Unit Assessments)
  - Modify flood factors (flatten curve, reduce “bins”, incorporate land use types...)
  - Modify full vs. partial protection ratios
  - Expand boundary to include OPF (1913 Flood + 40%)
  - Update unit assessment calculations
- Watershed/District Boundary Approach
  - Muskingum and Margaret Creek - Apply benefits on the basis of stormwater contribution
  - Hunters Run and Hocking – Apply benefits based on indirect benefit calculation
- Blended Approach
  - Direct Beneficiaries + Watershed Contribution
- Caps / Credits
  - Cap Maximum Assessment Rate
  - Credits for Operations and Maintenance – Consider Ownership
  - Economic Development (Development offsets / credits)

# Board Input for Alternatives



# Next Steps



Complete flood risk modeling



Estimate direct and indirect benefits



Evaluate alternative methodologies – narrow down to four



**Progress meeting with BOA in early November**



Communications/public outreach coordination



**Phase 1 completion by end of 2024**