

BOARD OF APPRAISERS MEETING

Dayton, Ohio

November 19, 2025

The regular meeting of the Board of Appraisers of The Miami Conservancy District (MCD) and its Subdistricts was called to order at 2:00 p.m. with David K. Galbreath, Jr., Chairman; Adam P. Kranbuhl, Member; and Joseph P. Kelley Jr., Member 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; 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 and David Hayson, Stantec Consulting Services, Inc.; and Michael Lawrence, 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 November 12, 2025.

MINUTES

The minutes of the August 13, 2025, meeting were provided to the members of the Board for review and comment. The Board of Appraisers, on motion by Mr. Kelley and seconded by Mr. Kranbuhl, unanimously approved the meeting minutes for the August 13, 2025, meeting.

Next, Ms. Lodor introduced Michael Lawrence of Jack Faucett Analytics, Inc. (JFA), a consultant who will work with Stantec Consulting Services, Inc. (Stantec), to complete the Benefit Assessment Study. JFA and Stantec have a long history of working together on similar projects for conservancy districts in Ohio and elsewhere.

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

BENEFIT ASSESSMENT STUDY UPDATE

With the completion of the Benefit Assessment Study (BAS, Phases 1a and 1b), a new method of the 7th Readjustment of the Appraisal of Benefits of the flood protection system has been selected for implementation.

- Phase 1a resulted in an evaluation of MCD's current benefit methodology, conducted a benchmarking analysis, identified and evaluated direct and indirect flood protection benefits based on two pilots in parts of Dayton and Hamilton, as well as identification of four alternatives to the current/historical approach.
- Phase 1b included more intensive refinement of alternatives, an additional direct and indirect flood protection benefits pilot in Miami County, as well as enhanced outreach and engagement, including four meetings of a 20-member advisory committee which helped provide insight which was shared with both the Board of Appraisers and the Board of Directors.

Through the analysis and refinement completed in the BAS study the new preferred method:

- Includes both direct and indirect benefits to over 600,000 parcels compared to about 40,000 directly benefiting parcels and 21-unit assessments.
- Will utilize a measure of stormwater imperviousness to appraise benefits to properties within the direct and indirect areas, and the benefit will vary based on the land use of a parcel (varying by residential and agriculture, commercial, industrial).
- Is based on approaches that have been used by other Ohio conservancy districts and is based on industry standards and feedback and insights from public research and an advisory committee.

Phase 2 – 7th Readjustment Implementation

The Phase 1a and 1b study was conducted in collaboration with Stantec Consulting Services, Inc. (Stantec) and resulted in comprehensive analysis of options which support the selected approach for implementation. The implementation plan (Phase 2) will assist the Board of Appraisers in the completion of the Certified Appraisal Record (CAR) in accordance with the motion passed on August 13, 2025.

On September 29, 2025, MCD and Stantec teams met to review the schedule and tasks of the implementation plan. The MCD and Stantec teams determined that the public notice will be targeted for issuance in mid-November 2026, and, with Court approval, exception hearings would begin in early January 2027. This timeline should allow time to complete exception hearings and for the Magistrate(s) to complete hearing reports prior to the 2027 annual meeting of the Conservancy Court. While a lot of work has been completed, there is still much to do to prepare for the public notice, hearings, and creating a final CAR.

Concurrent to the development of the implementation plan development with Stantec, MCD had two third-party firms review Stantec's work and provide feedback and recommendations.

After discussing the implementation plan and schedule with the Board, the Board directed the General Manager to split up the implementation tasks. One of the third-party firms, Jack Faucett Analytics, Inc. (JFA), is anticipated to conduct the in-depth work associated with benefit appraisal economic analyses, aligned with the outcomes of the Benefit Assessment Study. The Board's intention is that by splitting the scope and adding JFA's expertise, it will enhance the overall outcome. In previous studies with other Ohio Conservancy Districts, Stantec and JFA have worked together successfully.

At this time, MCD is negotiating contracts to refine the implementation plan and scopes of work. Additionally, Stantec will be conducting the hydraulic and hydrology analyses to support the economic analysis, supporting the Board of Appraisers, and developing the impervious components needed for the new model.

Discussion included the updated timeline for completing the tasks required by the Board of Appraisers, Board of Directors, and Conservancy Court to finalizing the Certified Appraisal Record and public notice of the assessment. In addition, the Board of Appraisers discussed the equitable distribution of indirect and direct benefits to the property owners within the expanded boundary and how unit assessments would be handled.

Mr. Puskas stated that the methodology for unit assessments was still being considered. Mr. Menninger described Stantec's plans to estimate the benefits received by municipal buildings and infrastructure that are not assessed.

Next, a draft resolution was provided to the members of the Board of Appraisers. The resolution, anticipated to be ready for the Board of Appraisers approval in May of 2026, will establish direct and indirect benefit areas, define the methodology for assessing the benefits in those areas, and provide a procedure for administrative review for recalculating the benefits attributed to individual parcels should there be errors or omissions that require correction, or other adjustments needed due to changes in the parcel itself, including changes in land use, alteration or improvements to the property, or variance from the established average percentage of impervious area.

FUTURE BOARD MEETING

The last item on the agenda was future meetings. It was determined that a future Board of Appraisers meeting will likely be held in February 2026, and will be scheduled closer to that timeframe.

ADJOURN

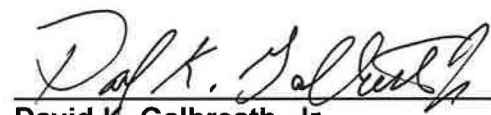
There being no further business, the meeting was adjourned at 3:14 p.m. on motion by Mr. Kelley and second by Mr. Kranbuhl.

ATTEST:

APPROVED:



MaryLynn Lador
General Manager/Board Secretary



David K. Galbreath, Jr.
Chairman