BOARD OF APPRAISERS MEETING

Dayton, Ohio **July 23, 2026**

The special meeting of the Board of Appraisers of The Miami Conservancy District (MCD) and its Subdistricts was called to order at 10:04 a.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; 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 and David Hayson of Stantec Consulting Services, Inc. Michael Lawrence, 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 July 16, 2026.

MINUTES

The minutes of the April 6, 2026, and May 29, 2026, meetings were provided to the 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 meeting minutes for the April 6, 2026, and May 29, 2026, meetings.

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

SEVENTH READJUSTMENT OF THE APPRAISAL OF BENEFITS BENEFIT ASSESSMENT STUDY – IMPLEMENTATION STATUS

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 and calculating Equivalent Benefit Units (EBUs) with 2-3 anticipated benefit zones: Direct (Primary Benefit Area), Indirect Zone A (Secondary Benefit Area), Indirect Zone B (Regional Benefit Area).

The project is closely coordinated to ensure consistency of assumptions, alignment of datasets, and readiness of materials for Board review.

Current Status of Phase 2 Implementation Status

Economic and Benefit Appraisal Analysis: Jack Faucett Analytics (JFA) has completed analyses across all recommended categories, including: 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 is in the process of finalizing their summary report.

Hydrology, Hydraulics, Impervious Surface Analysis, and Equivalent Benefit Unit (EBU) Development: Stantec Consulting Services (Stantec) has been engaging in advanced technical data development and coordination with JFA. Hydraulic modeling outputs, including RAS profiles and cross-section/bridge shapefiles and water and wastewater treatment outage duration estimates have been provided to support indirect benefit modeling.

Stantec has used JFA's refined parcel and benefit area framework to update parcel counts by county and floodplain status (inside/outside flood zone) and continues to evaluate direct benefit areas and interim benefit scenarios.

Stantec has already submitted its Hydraulic Model Technical Memorandum to MCD on May 19, 2026, and developed initial benefit and cost allocation scenarios based on preliminary data inputs. Under their contract with MCD, Stantec continue to will review exempt parcel classifications based on land use codes and Ohio Revised Code, prepare for draft Appraisal Record development, and assist 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.

The Board of Appraisers and Board of Directors will consider caps on the number of EBUs that can be attributed to parcels and how unit benefits will be calculated in the future.

Advisory Committee

The fifth meeting of the Advisory Committee was held on July 9, 2026. The committee received a comprehensive update of the benefits of the flood protection system and the new benefit appraisal and assessment method. The meeting included a tour of the Dayton Flood History exhibit at Carillion Historical Park.

Preparing for the 7th Readjustment Public Notice

In preparation for the CAR's public notice, MCD staff are hard at work to secure a contract with a call center and conducting ongoing public outreach, including the development of plain English guides to the new method. In addition, staff are developing the 2025-2026 Deed Annual Newsletter, exception hearing processes, and will lead two dam tours during autumn of 2026.

The annual meeting of the Conservancy Court is scheduled for August 21, 2026. At the meeting, the Court will be asked to recognize that the proposed boundary expansion would materially increase the benefits in such a manner as to require a new appraisal and to direct the

Board of Appraisers to appraise property within the proposed, new boundary. *See O.R.C. 6101.39.*

FUTURE BOARD MEETING

A Board of Appraisers meeting will be scheduled for September, 2026.

ADJOURN

There being no further business, the meeting was adjourned at 12:02 p.m. on motion by Mr. Kelley, seconded by Mr. Kranbuhl.

ATTEST:

MaryLynn Lodor
General Manager/Board Secretary

APPROVED:

David K. Galbreath, Jr.
Chairman