

## **BOARD OF APPRAISERS MEETING**

**Dayton, Ohio**

**August 13, 2025**

The regular meeting of the Board of Appraisers of The Miami Conservancy District (MCD) and its Subdistricts was called to order at 1:00 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; and Christina M. Pfeiffer, Executive Assistant. Barry M. Puskas, Chief of Technical and Engineering Services, attended via Teams.

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

Guests in attendance at the work session: John Menninger, Stantec Consulting Services, Inc., and Lori Kershner and Shannon Strow, LMK Advocacy. Carol Malesky, Stantec Consulting Services, 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 August 6, 2025.

### **MINUTES**

The minutes of the July 8, 2025, meeting 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 July 8, 2025, meeting.

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

### **OVERVIEW OF BOARD ACTIVITY AND PROGRESS ON THE 7<sup>TH</sup> READJUSTMENT OF THE APPRAISAL OF BENEFITS**

A recap was provided from the July 8, 2025, Board of Appraisers meeting where Stantec briefed the Board of Appraisers on the Hamilton, Dayton and Miami County Pilot Study Findings; as well as the Refined Alternatives: 1B – Stormwater Contribution Approach; Alternative 2B – Five Flood Zone Approach; and Alternative 5B – Five Flood Zone – Flat Rate and Benefit Units Derived from Building Value Index & Flood Zone. An update was also provided on the status of the Benefit Assessment Study, feedback from the Advisory Committee, as well as a projected schedule for the 7<sup>th</sup> Readjustment of the Appraisal of Benefits, updated calculations of the Direct and Indirect Benefits based on three pilot studies,

the status of numerous Ohio Property Tax Legislation under consideration, feedback from the advisory committee, public input surveys, as well as the analyses and expertise of Stantec, and the policy direction from the Board of Directors. In summary the Board passed the following resolutions:

- **R 2025-1941:** *A Resolution Recognizing Benefits to Real Property and Public Corporations Not Previously Appraised and Directing the MCD Board of Appraisers to Appraise Such Benefits;* and
- **R 2025-1942:** *A Resolution Setting Policy of the Benefit Appraisal Approach - Stormwater Contribution Model.*

As part of Stantec's analyses, estimated assessments were calculated using the four alternatives developed in the Benefit Assessment Study. The estimated assessment calculations were a critical part of the analyses and those estimated calculations were also provided for the Board of Appraiser's review.

Stantec provided more analysis and findings from the benefit appraisal options and framework and answered questions. Stantec outlined the anticipated next steps to implement the stormwater contribution approach and answered additional questions. MCD plans to have Stantec assist with the implementation plan – Phase 2 to transition to a new benefit appraisal model based on stormwater contribution, and in the development the draft Revised Appraisal Record of Benefits.

The Board of Appraisers, on motion by Mr. Kranbuhl and seconded by Mr. Galbreath, with Mr. Kelley opposing, approved the adoption of a stormwater contribution approach to conduct benefit appraisals for properties within the Great Miami Watershed, and within the nine counties in which the MCD operates, including the counties of Butler, Clark, Greene, Hamilton, Miami, Montgomery, Preble, Shelby, and Warren; and directed the MCD to develop a resolution for the Board of Appraisers consideration outlining steps and programs necessary for implementation of the stormwater contribution model.

Ms. Lodor shared that following the court meeting and before March 2027, staff and Stantec will work closely with the Board of Appraisers to develop the Revised Conservancy Appraisal Record of Benefits, and MCD will publish notice of the Revised Conservancy Appraisal Record of Benefits, including notice to owners of property and public corporations within the existing and expanded area. Further, Ms. Lodor explained that owners of property will have an opportunity to file an "exception" to the Revised Appraisal Record of Benefits and to have a hearing..

It was also discussed that it is anticipated that the Revised Conservancy Appraisal Record of Benefits will include a Board of Appraisers recommendation that there are additional benefited properties based on those identified in the Benefit Assessment Study.

It was also discussed that the implementation plan is expected to include an economic analysis for the revised district boundary, calculate equivalent benefit units (EBUs) for each parcel in the Revised District Boundary, calculate benefits per EBU for direct and indirect zones, calculate benefits per parcel based on EBUs per parcel and Benefit per EBU and formalize the Conservancy Appraisal Record (CAR) for Court approval in 2027, and that a public hearing will be held for all interested persons and public corporations concerning whether property should

be added to the MCD. The time and place of the hearing may be the same as those being held for the exception hearings on benefit appraisals.

### **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 late September or early October and will be scheduled closer to that timeframe.

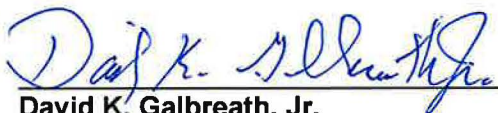
### **ADJOURN**

There being no further business, the meeting was adjourned by unanimous consent at 3:11 p.m.

**ATTEST:**

  
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MaryLynn Lodor  
General Manager/Board Secretary

**APPROVED:**

  
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David K. Galbreath, Jr.  
Chairman