

## WORKSHOP ON PUBLIC AWARENESS & SAFETY OF OUR PRIVATE LAKES AND DAMS

*“Unless a dam fails, dam safety is usually not in the public view, although it is an issue that affects the public (safety) and can have a negative economic impact on the surrounding real estate.”*

Workshops can be tailored for two to seven hours of continuing education depending on the professional audience. The workshop is typically geared towards the real estate professional, real estate broker, appraiser, farm agents, property manager, relocation professional, local officials, building and zoning personnel, emergency personnel, and other interested parties.

### ***An excerpt from past promotions:***

Learn about our valuable resource (lakes) and the hidden danger that goes with it. Learn how a flood can occur “high up on the hill”. Lakes (dams) provide vital benefits including water supply, hydropower, flood control, irrigation, recreation, and a valuable economic boost to real estate values. Learn how this economic boost can quickly become a public safety issue. Dams are considered by many as part of our aging national infrastructure. Aging dams are right up there with highways, sewers, roads, bridges, airports, and railroads. The difference is that the great majority of the aging dams are privately owned. It is well known that real estate values can be directly tied to an excellent location, in the case of most of the lakes in Indiana the public does not realize that this “great location” can also be tied to a great liability for the dam owners and the surrounding real estate owners.

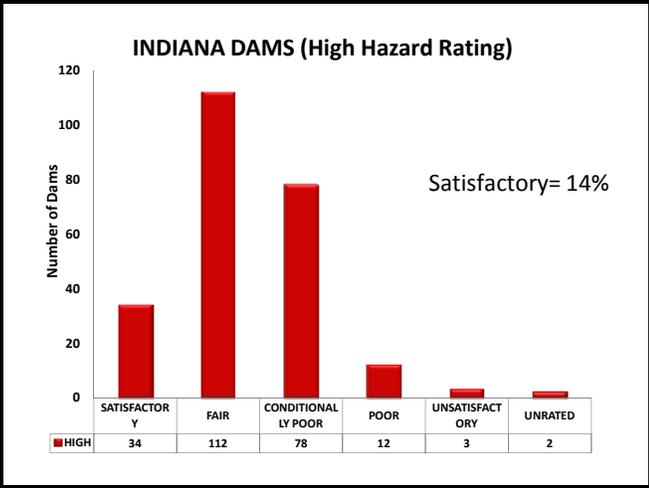
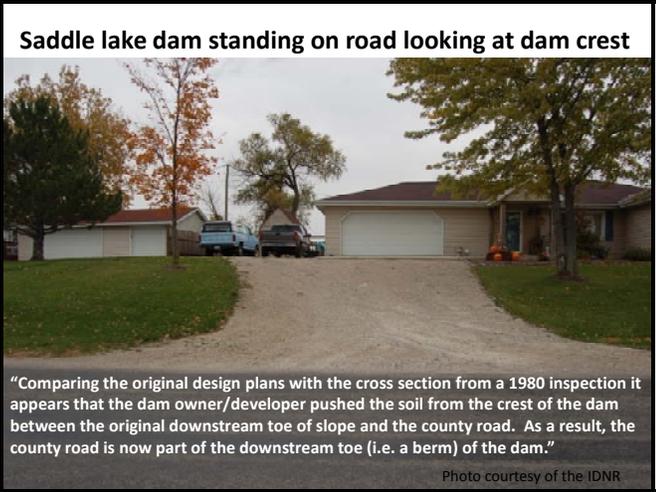
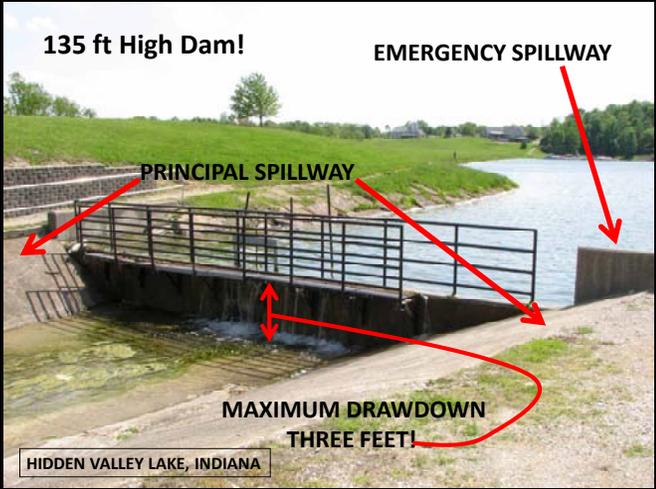
This continuing education workshop will help you to understand the economics, risk, and liability that go along with our recreational lakes. The intent of the course is to make you aware of and to help you minimize your risk /liability as a real estate professional involved in transacting business on or near a lake or when selling property located downstream from a dam. This is a unique workshop taught from the view point of a veteran real estate professional and professional geologist.

### ***The workshop presented to the REALTOR® community emphasizes:***

- Owners’ responsibility to maintain dam (state law).
- Many dams are in poor and neglected condition.
- Flood potential for housing on the reservoir/lake.
- Public (housing, infrastructure, and lives) at risk below high hazard dam
  - Risk perspective from real estate viewpoint (client/customer, agent, public)
  - Most High Hazard dams lack an Emergency Plan!
- Dams are a structure that needs ongoing maintenance, inspections, and rehabilitation.
- Identification of resources available to realty professionals to assist them in their work.

### ***Selected slides extracted from past presentations:***





**“The responsibility for maintaining a safe dam rests with the owner.”**

-Association of State Dam Safety Officials

**“Over half the emergency calls (to IDNR) are not from the owner of the dam.”**

-Indiana Department of Natural Resources

***Workshop attendee comments:***

- “I am now more aware of properties below dams and on bodies of water.”
- “...most real estate professionals are totally unaware of (dams)...”
- Comment from an appraiser- “Waterfront property is high value and many appraisers aren’t willing to take these particular assignments. This course contributes to my competence and ability to accurately appraise lake front property.”
- “I was not aware of the condition of dams in the county. Very good information.”
- “More than I realized before the class began! I didn’t realize how much there is to know that most real estate professionals are totally unaware of. Thank you for this valuable information.”
- “Lake area property is not a large proportion of my business, but this information is very useful even if it pertains to only a few transactions.”
- “Good information that <10% of Indiana’s High Hazard dams have an Emergency Action Plan (scary!).”
- “Valuable info with whom to contact, etc, regarding selling a property with a lake to someone who has questions. Also helped me with insight on what to look for.”
- “Helped me to understand the possible hazard and value of dams.”
- “Will be good to use to help clients when thinking about buying on or near dams, lakes, etc. Wouldn’t have thought much about this prior to class.”
- “Very relevant- didn’t realize until today how many downstream properties could be affected.”

**FOR ADDITIONAL INFORMATION ABOUT THIS WORKSHOP GO TO  
[www.OhioValleyLandslides.com](http://www.OhioValleyLandslides.com)**