NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN that the
RIVER RIDGE DEVELOPMENT AUTHORITY
will hold a Regular Meeting that is open to the public on

Monday, October 20, 2025
at 2:00 p.m.

in the River Ridge Development Authority Board Room, 300 Corporate Drive, Suite 305, Jeffersonville, Indiana.

The purpose of the meeting is to conduct any and all business that may come before the Board.

RIVER RIDGE DEVELOPMENT AUTHORITY

River Ridge Development Authority
Regular Board Meeting
300 Corporate Drive, 3rd Floor, Suite #300, Jeffersonville, IN
October 20, 2025
2:00 P.M.

BOARD MEMBERS

Name/Position	**Appointed by**	**Term**
Dr. Treva Hodges, President	City of Charlestown	1/1/24 - 12/31/26
Mr. M. Edward Meyer, Vice President	Town of Utica	1/1/23 - 12/31/25
Mr. Brian Lenfert, Secretary/Treasurer	Clark County	1/1/23 - 12/31/25
Mr. Eric Ballenger, Member	City of Jeffersonville	1/1/25 - 12/31/27
Dr. Tony Bennett, Member	Ports of Indiana	1/1/25 - 12/31/27

1.	Call to Order	Dr. Hodges
2.	Roll Call	Dr. Hodges
3.	Meeting Notice Confirmation	Mr. Hildenbrand
4.	Minutes – September 15, 2025	Dr. Hodges
5.	Minutes – September 29, 2025 Special Called Meeting	
6.	Chairperson of the Board Comments	Dr. Hodges
7.	Staff Reports	
	a. Executive Director	Mr. Hildenbrand
	b. Senior Director Planning & Operations	Mr. Vittitow
	c. Director Construction & GIS	Mr. Caruso
	d. Engineer Project Manager	Mr. Lauer
	e. Chief Director Corporate Strategy & External Affairs	Ms. Chesser
	f. Senior Director Business Dev & Real Estate	Mr. Staten
8.	Charlestown Emergency Water Connection Consultant Contract - Amendment No. 2 Resolution 53-2025 (Mr. Lauer)	________________ Board Member
9.	Controller's Report	Ms. Durrett
10.	Other Comments (limit 2 minutes each)	
11.	Adjournment	

River Ridge Development Authority
Regular Board Meeting Minutes
September 15, 2025

Call to Order: A regular meeting of the River Ridge Development Authority (RRDA) was called to order at 2:06pm on Monday, September 15, 2025, in the office of River Ridge Development Authority, 300 Corporate Drive, Jeffersonville, Indiana. The meeting was called to order following a properly noticed and convened executive session meeting of the Board.

Roll Call: Present were all Board members: Treva Hodges, Ed Meyer, Brian Lenfert, Eric Ballenger, and Tony Bennett.

RRDA staff members present: Marc Hildenbrand, Executive Director; Greg Fifer, General Counsel; Tom Vittitow, Projects and Planning; Eric Lauer, Engineering; Michael Caruso, Construction and GIS; Abi Prewitt, Digital Marketing; Billieann Durrett and Jill Oca; Finance; Wendy Dant Chesser, Corporate Strategy and External Affairs; Josh Staten, Business Development and Real Estate; Jeremy Nicheols, Maintenance and Water Operations; and Renee' Tarpley Wyman, Administration and Special Projects.

Members of the public who attended were as follows: Paul Boone, American Structurepoint; Seth Winslow, Strand; Bobby Campbell, Prime AE; Bob Stein, United Consulting; Justin Hampton, Charlestown Fire; Olivia Estright, Louisville Business First; John Launius, 1Si; and Taylor King, America Place.

Meeting Notice Confirmation: Mr. Hildenbrand confirmed that the meeting notice for the September 15, 2025, regular Board meeting was properly posted.

Approval of Minutes: Dr. Hodges then presented the Regular Board Meeting minutes from August 19, 2025 for approval. Dr. Bennett offered a motion to approve, Mr. Meyer seconded, and the motion was approved by a vote of 5-0.

President's Comments: Dr. Hodges, having no comments, progressed the meeting on to staff report presentations.

Staff Reports: Verbal reports were briefly given by Mr. Hildenbrand, Mr. Vittitow, Mr. Caruso, Mr. Lauer, Ms. Chesser and Mr. Staten. The written staff reports were received into the record of the meeting.

Resolutions were then presented for Board approval.

Resolution No. 48-2025, a resolution approving a 2025 city service agreement with the City of Jeffersonville was presented by Greg Fifer. It was his recommendation that the Board table this Resolution in order to obtain more information moving forward. The Board accepted this suggestion, and Resolution No. 48-2025 was tabled with a vote of 4-1, with Mr. Ballenger voting in the negative.

Resolution No. 49-2025, a resolution approving the award of the 2025 concrete repairs construction contract was presented by Mr. Lauer. Finding sections of curb and sidewalks with the commerce center in need of repair, bids were solicited in accordance with Indiana law with three (3) bidders responding. Excel Excavating was found to be the most responsible, responsive, and cost effective with its bid submitted in the amount of $83,390. Funding source shall be TIF. Mr. Meyer questioned why TIF funds would be used and not funds from the Property Owners Association. Mr. Lauer explained that this work had not been budgeted with an allocation from those funds. Mr. Ballenger offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 49-2025 was passed by a vote of 5-0.

River Ridge Development Authority
Regular Board Meeting Minutes
September 15, 2025

Resolution No. 50-2025, a resolution approving a lighting services agreement with Duke Energy for installation of additional streetlights was presented by Mr. Vittitow. Duke Energy has submitted an agreement for the addition of four (4) streetlights at certain intersections with the commerce center; those include Cox Street and Trey Street; Jacobs Way and Salem Road; Penny Martin Lane and Jim Lewis Avenue; and, Jim Lewis Avenue and State Road 62. This agreement stipulates that RRDA will pay for one-half of the infrastructure improvement costs and subsequently pay an aggregate on-going monthly service fee in the amount of $258.80. Duke shall pay for all repairs, maintenance, and upgrades of the streetlights going forward. The RRDA's initial payment obligation was submitted in the amount of $25,161.60 with payment made using operating funds. Mr. Hildenbrand noted that the subsequent monthly fees would be made using funds from the Property Owners Association dues. Mr. Lenfert offered a motion to approve, Dr. Bennett seconded, and Resolution No. 50-2025 was passed by a vote of 5-0.

Resolution No. 51-2025, a resolution approving the second amended and restated declaration of covenants, conditions, and restrictions for the River Ridge Commerce Center was presented by Mr. Vittitow. RRDA believes it is in the best interests of the business to amend and restate the current declaration. General Counsel Fifer advised the board that the color-coded tables attached as an exhibit will need to be revised as color-coding will not be viewable after recording in the Clark County Recorder's office. Mr. Meyer offered a motion to approve subject to Mr. Fifer's suggestion that the color-coded tables be amended prior to recording, Mr. Lenfert seconded, and Resolution No. 51-2025 was passed by a vote of 5-0.

Resolution No. 52-2025, a resolution granting exceptions from the RRCC Development Standards for Tract 20A was then presented by Mr. Vittitow. With Scott Construction submitting a development plan for Tract 20A proposing setbacks and buffers which are slightly less than those required by the current standards. RRDA has determined that the proposed exceptions will not be detrimental to the overall development of RRCC and recommends approval for the requested exceptions for Tract 20A. Dr. Hodges offered a motion to approve, Mr. Meyer seconded, and Resolution No. 52-2025 was passed unanimously by a vote of 5-0.

Controller's Report: Ms. Durrett presented claims for payment in the amount of $6,952,307.26, which will be paid using 2024 BAN funds in the amount of $6,358,362.91, Operating funds in the amount of $487,298.14, and the remaining $106,646.21 from TIF restricted funds. Mr. Ballenger offered a motion to approve payment of the claims, Dr. Bennett seconded, and the check register was approved by a vote of 5-0.

General Counsel's Report: Mr. Fifer had no public report.

Adjournment: The floor was opened for questions or comments from the Board, RRDA staff, and the public. There being no comments or questions, Mr. Lenfert offered a motion to adjourn, Dr. Bennett seconded, and the Board approved the motion to adjourn the meeting by a vote of 5-0 at 2:33 pm.

Respectfully submitted:

Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 53-2025

A RESOLUTION APPROVING AWARD OF THE CHARLESTOWN EMERGENCY WATER CONNECTION CONSULTANT CONTRACT AMENDMENT NO. 2

WHEREAS, the River Ridge Development Authority ("RRDA") has entered into negotiations with Indiana-American Water Company to construct an emergency water connection between the City of Charlestown water system and the River Ridge Commerce Center water system; and,

WHEREAS, RRDA previously contracted with HWC Engineering, Inc. ("HWC"), to complete a topographic survey of the route of the proposed water main required for such connection; and,

WHEREAS, RRDA staff requested a proposal from HWC to perform the remaining consultant services for the scope of work for the emergency water connection project, including civil and electrical engineering design, permitting, bidding, and construction engineering; and,

WHEREAS, HWC submitted a proposal in the amount of **$24,000.00** for performance of the work, and the proposal has been reviewed by the staff of the RRDA; and,

WHEREAS, the funding source will be TIF revenues; and,

WHEREAS, it is the staff recommendation that the proposal as submitted by **HWC Engineering, Inc.,** in the contract amount of **$24,000.00** is consistent with the effort to complete the scope of services required by RRDA and should be accepted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE RIVER RIDGE DEVELOPMENT AUTHORITY AS FOLLOWS:

The RRDA Board of Directors concur with the staff recommendation and authorizes the RRDA Executive Director to execute a contract with HWC Engineering, Inc., subject to review and approval of General Counsel, for Amendment No. 2 to the Charlestown Emergency Water Connection Consultant Contract to provide for compensation in the amount of **$24,000.00** for the additional work to be performed by the consultant.

SO RESOLVED BY AFFIRMATIVE VOTE OF THE BOARD OF DIRECTORS TAKEN DURING A DULY NOTICED AND CONVENED REGULAR MEETING OF THE RIVER RIDGE DEVELOPMENT AUTHORITY HELD ON OCTOBER 20, 2025.

Attest: ______________________________________ Dr. Treva Hodges, President

Attest: ______________________________________ Brian Lenfert, Secretary/Treasurer