

NOTICE OF EXECUTIVE SESSION

NOTICE IS HEREBY GIVEN that the Board of Directors of the **RIVER RIDGE DEVELOPMENT AUTHORITY** will hold an executive session meeting in its office located at 300 Corporate Drive, Suite 300, Jeffersonville, Indiana, on

**Monday, November 18, 2024
at 12:00 p.m.**

The purpose of the meeting is limited to (1) discussion, interviews, and/or negotiations with industrial or commercial prospects or agents of industrial or commercial prospects, (2) discussion of strategy with respect to the initiation of litigation and/or discussion of litigation that is either pending or has been threatened specifically in writing, and/or (3) receiving information about prospective employees, all pursuant to the provisions of Ind. Code §§ 5-14-1.5-6.1(b)(2), (4) and (5).

RIVER RIDGE DEVELOPMENT AUTHORITY

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, November 18, 2024
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
November 18, 2024
2:00 P.M.

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|-----|---|--------------------|
| 1. | Call to Order | Dr. Hodges |
| 2. | Roll Call | Dr. Hodges |
| 3. | Meeting Notice Confirmation | Mr. Acy |
| 4. | Minutes – October 21, 2024, Regular Board Meeting Minutes | Dr. Hodges |
| 5. | Chairperson of the Board Comments | Dr. Hodges |
| 6. | Executive Director's Report | Mr. Acy |
| 7. | Engineering & Operations
<i>Other Supporting Staff Reports</i>
<i>No verbal reports will be offered, but questions will be answered</i> | Mr. Hildenbrand |
| 8. | Corporate Strategy & External Affairs | Ms. Chesser |
| 9. | Business Dev & Real Estate | Mr. Staten |
| 10. | Maintenance Vehicle Purchase
Resolution 47-2024 (Mr. Vittitow) | <hr/> Board Member |
| 11. | Paul Garrett Water Main Extension Construction Contract
Resolution 48-2024 (Mr. Caruso) | <hr/> Board Member |
| 12. | South Water Main Construction Contract Change Order #1
Resolution 49-2024 (Mr. Caruso) | <hr/> Board Member |
| 13. | Marketing Vehicle Purchase
Resolution 50-2024 (Mr. Staten) | <hr/> Board Member |
| 14. | PSA - Tract 27A
Resolution 51-2024 (Mr. Staten) | <hr/> Board Member |
| 15. | Controller's Report | Ms. Durrett |
| 16. | Attorney's Report | Mr. Fifer |
| 17. | Other Comments (limit 2 minutes each) | |
| 18. | Adjournment | |

**River Ridge Development Authority
Regular Board Meeting Minutes
October 21, 2024**

Call to Order: A regular meeting of the River Ridge Development Authority (RRDA) was called to order at 1:39 p.m. on Monday, October 21, 2024, 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 Board members: Treva Hodges, Brian Lenfert, Eric Ballenger and newly appointed member, Dr. Tony Bennett. Ed Meyer was absent but with four members present, a quorum was met.

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

Members of the public who attended were as follows: Paul Boone, American Structurepoint; Bob Stein, United Consulting; Erik Hackman, News & Tribune; Drew Storey and Bri Roll, Clark Dietz; Bobby Campbell, JTL/Prime AE; Todd Rush, McRae Enterprises; John Kraft, MAC Construction; and Lee Hasken, RLH Real Estate.

Meeting Notice Confirmation: Mr. Acy confirmed that the meeting notices for the October 21, 2024, Regular Board meeting were properly posted.

Approval of Minutes: Dr. Hodges presented meeting minutes for the September 16, 2024, Regular Board meeting for approval. Mr. Ballenger offered a motion to approve the minutes as written, and Mr. Lenfert seconded. The minutes were approved by a vote of 4-0.

Chairwoman of the Board Comments: Dr. Hodges Had no remarks.

Staff Reports: The Executive Director, Jerry Acy; Chief Directors, Marc Hildenbrand and Wendy Dant Chesser; and, Senior Director, Josh Staten presented. The written staff reports were received into the record of the meeting.

Mr. Hildenbrand presented a proposal for the build, operate, and transfer (BOT) project for the water treatment facility. Mr. Lenfert offered a motion to approve, and Mr. Ballenger seconded, it was approved 4-0.

Resolutions were then presented for Board approval.

Resolution No. 44-2024, a resolution authorizing negotiation of an agreement to sell Tract 22I consisting of 36.7 +/- acres located on International Drive for the proposed sale price of \$135,000/acre, with potential site development credit, was presented by Mr. Staten. Mr. Lenfert offered a motion to approve, Mr. Ballenger seconded, and Resolution No. 44-2024 was approved 4-0.

Resolution No. 45-2024, a resolution approving the 2024 pavement repairs construction contract Change Order #1 was presented by Mr. Caruso. The Board previously approved Resolution No. 41-2024 awarding the contract to E&B Paving, LLC in the amount of \$372,580. It has been determined that additional milling and paving work needs to be done on Logistics Avenue at an additional cost of \$74,500 resulting in this Change Order. Dr. Bennett offered a motion to approve, Mr. Ballenger seconded, and Resolution No. 45-2024 was approved 4-0.

**River Ridge Development Authority
Regular Board Meeting Minutes
October 21, 2024**

Resolution No. 46-2024, a resolution approving the Blocke site access road construction contract Change Order #1 was presented by Mr. Caruso. The Board previously approved Resolution No. 29-2024 awarding the contract to Excel Excavating in the amount of \$1,300,710. During the course of work, existing stockpiled materials have been encountered and stored on an adjacent site. This additional work adds \$260,141.97 to the contract requiring this Change Order. Mr. Ballenger offered a motion to approve, Dr. Bennett seconded, and Resolution 46-2024 was approved 4-0.

Controller's Report: Ms. Durrett presented claims for payment in the amount of \$2,229,171.95. Claims will be paid using 2024 BAN funds in the amount of \$639,169.02; TIF Restricted Funds in the amount of \$759,725.12; and, the remaining \$831,283.81 from Operating Funds. Mr. Ballenger offered a motion to approve payment of the claims, Dr. Bennett seconded, and the check register was approved 4-0.

General Counsel's Report: Mr. Fifer had no public report for the regular session.

Adjournment: Dr. Hodges opened the floor to questions or comments from the Board, RRDA staff and the audience. There being no comments, Mr. Lenfert offered a motion to adjourn the meeting, Dr. Hodges seconded, and the Board approved the motion to adjourn the meeting by a vote of 4-0 at 2:14 p.m.

Respectfully submitted:

Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 47-2024

A RESOLUTION APPROVING THE PURCHASE OF A WORK TRUCK

WHEREAS, the RRDA is in need of a work truck for use in RRDD site maintenance and water activities; and,

WHEREAS, the RRDA solicited quotes from three (3) vendors that sell trucks which are shown on attached Exhibit "A"; and,

WHEREAS, Sternberg Sales & Service ("Sternberg"), submitted a responsible and responsive quote to sell a F150 4x4 Supercab truck at the price of \$23,294.00; and,

WHEREAS, the funding source of this purchase will be TIF funds; and,

WHEREAS, staff recommends Board approval for the purchase of the F150 4x4 Supercab from Sternberg for the price of \$23,294.00.

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

The RRDA Board concurs with the staff recommendation and hereby approves the purchase of a F150 4x4 Supercab truck for the price of Twenty-Three Thousand Two Hundred Ninety Four and No/100 Dollars (**\$23,294.00**) offered by Sternberg Sales & Service and authorizes the RRDA Executive Director to execute a contract for such purchase, subject to review and approval by General Counsel.

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 NOVEMBER 18, 2024.

Attest: _____ Dr. Treva E. Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

Exhibit "A"

RIVER RIDGE COMMERCE CENTER F150 4x4 SUPERCAB TRUCK PURCHASE QUOTE TABULATION	
VENDOR	PRICE
Sternberg Sales & Service (2019 w/112,000 miles)	\$23,294.00
44 Auto Mart Dixie (2021 w/44,938 miles)	\$30,244.00
John Jones (2019 w/147,000 miles)	\$20,995.00

RESOLUTION NO. 48-2024

A RESOLUTION APPROVING THE AWARD OF THE PAUL GARRETT AVENUE WATER MAIN EXTENSION CONSTRUCTION CONTRACT

WHEREAS, the River Ridge Development Authority (“RRDA”) is responsible for providing water distribution infrastructure to the River Ridge Commerce Center (“RRC”) and,

WHEREAS, the RRDA staff has determined that the water main along Paul Garrett Avenue needs to be extended to serve additional sites for future developments; and,

WHEREAS, the RRDA staff has managed the development of plans for construction of a 12-inch diameter water main extending approximately 750 linear feet extending along Paul Garrett Avenue; and,

WHEREAS, bids were solicited to perform the work in accordance with Indiana law; and,

WHEREAS, the funding source of this project will be 2022 BANs; and,

WHEREAS, eight (8) contractors submitted bids for performance of the work, which bids have been reviewed by RRDA staff and the bid tabulation sheet is attached hereto as Exhibit “A”; and,

WHEREAS, it is the staff recommendation that the most responsible, responsive, and cost-effective bid was submitted by Riley’s Excavating LLC with a contract amount of Ninety-one Thousand Six Hundred Ninety-five and No/100 Dollars (\$91,695.00).

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

The RRDA Board of Directors concurs with the staff recommendation and hereby awards the Paul Garrett Avenue Water Main Extension construction contract to Riley’s Excavating LLC, with a contract amount of Ninety-one Thousand Six Hundred Ninety-five and No/100 Dollars (\$91,695.00), and further authorizes the RRDA Executive Director to execute a contract for such work, subject to review and approval of General Counsel.

**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 NOVEMBER 18, 2024.**

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

**RIVER RIDGE COMMERCE CENTER
PAUL GARRETT WATER MAIN EXTENSION
BID TABULATION**

CONTRACTOR	BID PRICE
Riley's Excavating LLC	\$91,695.00
PAF Construction LLC	\$99,679.96
Excel Excavating, Inc.	\$131,265.00
Infrastructure Systems, Inc.	\$132,420.00
Temple & Temple Excavating & Paving, Inc.	\$138,940.00
Dan Cristiani Excavating Co., Inc.	\$158,701.00
Trans America Railroad Consulting LLC	\$159,995.00
S&J Excavation and Concrete LLC	\$177,417.00

RESOLUTION NO. 49-2024

**A RESOLUTION APPROVING THE RRCC SOUTH WATER
MAIN CONSTRUCTION CONTRACT CHANGE ORDER NO. 1**

WHEREAS, the RRDA Board previously approved Resolution No. 40-2023 awarding the RRCC South Water Main Construction Contract to **Infrastructure Systems, Inc.**, with a contract amount of **\$4,183,940.00**; and,

WHEREAS, conditions changed during the course of work on the project that necessitate adding additional work as described in attached Exhibit A; and,

WHEREAS, the additional work will result in the addition of the amount of **\$89,300.86** to the contract; and,

WHEREAS, the proposed change order has been reviewed by American Structurepoint and the staff of the RRDA, and the change order amount is deemed consistent with the effort required to complete the additional work; and,

WHEREAS, Change Order No. 1 does not exceed twenty percent (20.00%) of the initial contract amount and, as such, is compliant with applicable law; and,

WHEREAS, it is the staff recommendation for the Board to approve proceeding with the RRCC South Water Main Construction Contract Change Order No. 1 which will add **\$89,300.86** to the construction contract for the project with Infrastructure Systems, Inc.

The Board concurs with the staff recommendation, and hereby approves the RRCC South Water Main Construction Contract Change Order No. 1 and adding the sum of **Eighty-nine Thousand Three Hundred and 86/100 Dollars (\$89,300.86)** to the construction contract with Infrastructure Systems, Inc.

**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 NOVEMBER 18, 2024.**

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer



American Structurepoint, Inc.

Change Order Details

RRCC South Water Main

Description	The project consists of the installation of approximately 11,730 linear feet of 20" internal diameter water main and fittings, valves, fire hydrants, combination air valve vaults, and other improvements associated with the proposed water main along South Patrol Road in the River Ridge Commerce Center. Portions of the proposed water main will be bored and jacked under an existing creek and under existing roads within the project limits.
Prime Contractor	Infrastructure Systems, Inc.
Change Order	2
Status	Draft
Date Created	08/28/2024
Type	CHANGES (NON-PREVENTABLE) TO MEET FIELD CONDITIONS
Summary	Work required to install water main
Awarded Project Amount	\$4,092,260.00
Authorized Project Amount	\$4,182,260.00
Change Order Amount	\$89,300.86
Revised Project Amount	\$4,271,560.86

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 20-01510 - WATER DISTRIBUTION					
0023	CO-LS	LS	1.000	\$28,970.800	\$28,970.80

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Change Order Item "LS": Install 2 drain back assemblies in line					
Reason: Drain the line in the event of a future repair					
0024	CO-LS	LS	1.000	\$32,822.010	\$32,822.01
Change Order Item "LS": Redirect around culverts					
Reason: 2 - 30" culverts were encountered during 20" WM installation. This routes around the culverts maintaining appropriate separation.					
0025	CO-LS	LS	1.000	\$3,185.910	\$3,185.91
Change Order Item "LS": Remove pipes in bore path					
Reason: Abandoned utilities were encountered during boring across Corporate Drive. Pipes were removed & plugged with concrete to avoid future issues.					
0026	CO-LS	LS	1.000	\$24,322.140	\$24,322.14
Change Order Item "LS": Relocate 8 inch fire line at plant tie in					
Reason: 8 inch fire line was in the way of the correct tie in at the plant. This item covers the relocation of the fire line to keep fire hydrants active to nearby subdivision.					
4 items					Total: \$89,300.86

Recommended for Approval (Owner Representative):

River Ridge Development Authority

Accepted (Owner):

River Ridge Development Authority

Accepted (Contractor):

Infrastructure Systems, Inc.

RESOLUTON NO. 50-2024

A RESOLUTION APPROVING THE PURCHASE OF A VEHICLE

WHEREAS, the River Ridge Development Authority (“RRDA”) is a duly established former military base reuse authority under Ind. Code § 36-7-30, *et seq.*, that is charged with the redevelopment of the River Ridge Commerce Center (“RRCC”); and,

WHEREAS, the RRDA has the responsibility to create developable land to be sold to investors for the purpose of creating economic development and job opportunities; and,

WHEREAS, in accordance with this responsibility, the RRDA is in need of an additional vehicle for use in marketing RRCC due to its recently expanded business development staff; and,

WHEREAS, the staff has solicited and received eight (8) dealership quotes listed on attached Exhibit “A”, the lowest, most responsive, and responsible of which was from John Jones GM City for a 2024 Chevrolet Tahoe in the amount of \$67,874.50, and staff recommends the acceptance of such quote.

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

The RRDA Board of Directors concurs with the staff recommendation, approves the purchase of the 2024 Cheverolet Tahoe for the sale price of \$67,874.50 and authorizes the RRDA Executive Director to execute a contract for the purchase of same.

SO RESOLVED BY MAJORITY VOTE OF THE BOARD OF DIRECTORS TAKEN DURING A DULY NOTICED AND CONVENED REGULAR MEETING OF THE RIVER RIDGE DEVELOPMENT AUTHORITY HELD ON NOVEMBER 18, 2024.

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

EXHIBIT A
VEHICLE QUOTES

Dealer	Vehicle	Quote	Captain Seats (2nd Row)	3rd Row Seating	Color	AWD
John Jones GM City	2024 Chevy Tahoe	\$67,874.50	Y	Y	Black	Y
Coyle Chevrolet	2024 Chevy Tahoe	\$76,505.00	Y	Y	Grey	Y
Coyle Chevrolet	2025 Chevy Tahoe	\$77,296.75	Y	Y	Black	Y
Jeff Wyler Toyota	2024 Toyota Sequoia	None Available	-	-	-	-
Jeff Wyler Toyota	2025 Toyota Sequoia	\$86,294.00	Y	Y	White	Y
Carriage Ford	2024 Ford Expedition	\$83,600.00	Y	Y	Black	Y
Oxmoor Toyota	2024 Toyota Sequoia	None Available	-	-	-	-
Oxmoor Toyota	2025 Toyota Sequoia	\$80,065.00	Y	Y	Black	Y

RESOLUTION NO. 51-2024

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AN AGREEMENT TO SELL TRACT 27A TO A CONFIDENTIAL INDUSTRIAL/COMMERCIAL PROSPECT

WHEREAS, the Executive Director of the River Ridge Development Authority (the “RRDA”) has been in discussions with an industrial or commercial prospect (the “Potential Purchaser”) interested in purchasing approximately 172+/- acres of undeveloped land designated as Tract 27A and generally located on the Southeast corner of the intersection of Miami Trail and Penny Martin Lane within the River Ridge Commerce Center (“RRCC”) as more particularly shown on Exhibit A attached; and,

WHEREAS, the Potential Purchaser requires that the negotiations be conducted in strict confidence; and,

WHEREAS, the Potential Purchaser has stated its desire to purchase the land for the purpose of constructing an industrial facility; and,

WHEREAS, the RRDA is willing to sell the property for \$135,000 per acre with a potential site development credit so long as a Purchase and Sale Agreement can be executed within sixty (60) calendar days from the date of this resolution; and,

WHEREAS, the parties need to negotiate certain terms of a purchase and sale agreement which may include, RRDA’s development obligations; the Prospective Purchaser’s development requirements; a more precise configuration of the property and acreage to be purchased; the size, shape, configuration and location of Prospective Purchaser’s site improvements; a schedule of development deadlines; and, RRDA’s repurchase rights in the event of Prospective Purchaser’s failure to meet development deadlines; and,

WHEREAS, it is crucial that the negotiations remain confidential and for the identity of the Potential Purchaser to remain anonymous until such time as the RRDA and the Potential Purchaser have executed a purchase and sale agreement.

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

The Executive Director is granted authority for sixty (60) calendar days from the adoption of this Resolution to negotiate and sign a purchase and sale agreement prepared in such form as approved by General Counsel for the sale of an approximately 172+/- acre parcel as shown on Exhibit A for \$135,000 per acre and to negotiate any appropriate site development credit. This per-acre sale price shall expire sixty (60) calendar days from the adoption of this Resolution. In the event that a purchase and sale agreement is executed, the Executive Director is authorized on behalf of the RRDA to execute, deliver, record and file, as required, any and all closing documents, including without limitation, a deed, closing statement, and any other documents which are deemed necessary or appropriate by General Counsel or Special Counsel to close the sale. The execution and delivery of all such documents by the Executive Director shall be conclusive evidence of the RRDA’s approval of the closing of the transaction. This resolution further certifies that Jerry G. Acy is the RRDA’s Executive Director.

SO RESOLVED BY MAJORITY VOTE OF THE BOARD OF DIRECTORS TAKEN DURING A DULY NOTICED AND CONVENED REGULAR MEETING OF THE RIVER RIDGE DEVELOPMENT AUTHORITY HELD ON NOVEMBER 18, 2024.

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

EXHIBIT A

