

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

Tuesday, January 21, 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
January 21, 2025
2:00 P.M.

- | | | |
|-----|---|--------------------|
| 1. | Call to Order | Dr. Hodges |
| 2. | Roll Call | Dr. Hodges |
| 3. | Meeting Notice Confirmation | Mr. Acy |
| 4. | Ratification of 2025 Officers | Dr. Hodges |
| 5. | Minutes – December 16, 2024 | Dr. Hodges |
| 6. | Chairperson of the Board Comments | Dr. Hodges |
| 7. | Executive Director's Report | Mr. Acy |
| 8. | Engineering & Operations <i>Other Supporting Staff Reports</i> <i>No verbal reports will be offered, but questions will be answered</i> | Mr. Hildenbrand |
| 9. | Corporate Strategy & External Affairs | Ms. Chesser |
| 10. | Business Dev & Real Estate | Mr. Staten |
| 11. | 2025 Budget Resolution 01-2025 (Mr. Acy) | <hr/> Board Member |
| 12. | Amendment to RRDA Retirement Plan Resolution 02-2025 (Mr. Acy) | <hr/> Board Member |
| 13. | Agreement to Sell – Tract 16G – 13.3+/- Acres Resolution 03-2025 (Mr. Staten) | <hr/> Board Member |
| 14. | HVAC Equipment Maintenance Agreement Resolution 04-2025 (Mr. Hildenbrand) | <hr/> Board Member |
| 15. | P&E Area Phase VIII ACM Abatement Contract Resolution 05-2025 (Mr. Vittitow) | <hr/> Board Member |
| 16. | Gateway Sewer Phase 3 Consultant Contract Resolution 06-2025 (Mr. Lauer) | <hr/> Board Member |

17. Miami Trail Phase 2 Consultant Contract
Resolution 07-2025 (Mr. Lauer)
18. Penny Martin Phase 4 Consultant Contract
Resolution 08-2025 (Mr. Lauer)
19. Controller's Report
20. Attorney's Report
21. Other Comments (limit 2 minutes each)
22. Adjournment

Board Member

Board Member

Ms. Durrett

Mr. Fifer

**River Ridge Development Authority
Regular Board Meeting Minutes
December 16, 2024**

Call to Order: A regular meeting of the River Ridge Development Authority (RRDA) was called to order at 1:49 pm on Monday, December 16, 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, Ed Meyer, Brian Lenfert, Eric Ballenger, and Tony Bennett.

RRDA staff members present: Greg Fifer, General Counsel; Tom Vittitow, Projects and Planning; Jill Oca, Staff Accountant, Wendy Dant Chesser, Corporate Strategy and External Affairs; Marc Hildenbrand, Engineering and Operations; Josh Staten, Business Development and Real Estate; Eric Lauer, Engineering, and Renee' Tarpley Wyman, Administration and Special Projects.

Members of the public who attended were as follows: Dale Hall, American Structurepoint; Bob Stein, United Consulting; Bobby Campbell and Steve Marshall, JTL/Prime AE; John Launius, 1Si; Tyler King, America Place; Andrew Lanoue, MAC Construction; Erik Hackman, News & Tribune; Scott McVay, Josh Lynch, and Kenny Kavanaugh, Jeffersonville Police Department; Andrew Blanchett, Flock Safety; John Croucher, Citizens in Action Clark County; and John Simpson, Monroe LLC.

Meeting Notice Confirmation: Mr. Hildenbrand confirmed that the meeting notices for the December 16, 2024, Regular Board meeting were properly posted.

Approval of Minutes: Dr. Hodges presented meeting minutes for the November 18, 2024, Regular Board meeting for approval. Dr. Bennett offered a motion to approve the minutes as written, and Mr. Lenfert seconded. The minutes were approved by a vote of 5-0.

Chairwoman of the Board Comments: Dr. Hodges acknowledged the late start of the meeting and noted that consideration will be given to start future meetings at 2:00 pm or later if deemed appropriate.

Staff Reports: 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.

On behalf of the committee previously appointed by Dr. Hodges, Mr. Hildenbrand requested approval to award the Build Operate Transfer (BOT) for the proposed solar panel field project to Reynolds. Dr. Hodges then offered a motion to approve, Mr. Meyer seconded, and it was approved 5-0.

Following Ms. Dant Chesser's presentation, representatives from the Jeffersonville Police Department and Flock Safety gave an overview of their proposed patrol and security camera placement inside the commerce center. This is to be revisited at a later date by the Board for review, discussion, and decision.

Resolutions were then presented for Board approval.

Resolution No. 52-2024, a resolution approving the Patrol Road water main extension consultant contract, was presented by Mr. Hildenbrand. The project includes 2,500 linear feet of 16-inch diameter main, a pressure reducing valve vault, and a connection to the existing 16-inch main which will function as a second interconnection. A proposal was requested from HWC Engineering to perform consulting work, and they

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Regular Board Meeting Minutes
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submitted a proposal in the amount of \$37,750. Funding source shall be 2024 BANs. Dr. Bennett then offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 52-2024 was approved 5-0.

Resolution No. 53-2024, a resolution approving the International Drive water main extension consultant contract, was presented by Mr. Hildenbrand. The construction of a new 20-inch diameter main was recently completed and placed into service. It has been determined capacity is limited in other areas with the preferred method to alleviate the issue being to install a new 16-inch diameter main running parallel to an existing 12-inch diameter main. A proposal was requested from HWC Engineering to perform the consulting work, and they submitted a proposal in the amount of \$68,750. Funding source shall be 2024 BANs. Mr. Lenfert inquired if the 12-inch main will remain, to which Mr. Hildenbrand responded that it will as it provides additional capacity. Dr. Bennett offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 53-2024 was approved 5-0.

Resolution No. 54-2024, a resolution approving the award of the Tract 12H sanitary sewer extension construction contract was presented by Mr. Lauer. With RRDA being contractually obligated to provide sanitary sewer service facilities to the site, bids were solicited to perform the construction work. Six (6) contractors submitted bids, with Cornell Harbison Excavating, Inc., submitting the most responsible, responsive, and cost-effective bid in the amount of \$303,779. Funding source shall be 2022 BANs. Dr. Hodges offered a motion to approve, Mr. Ballenger seconded, and Resolution 54-2024 was approved 5-0.

Resolution No. 55-2024, a resolution approving the award of the Tracts 15F and 22F sanitary sewer project construction contract was presented by Mr. Lauer. As RRDA is contractually obligated to provide sanitary sewer service to these sites, bids were solicited to perform the work. Nine (9) contractors responded, with Cornell Harbison Excavating, Inc., submitting what staff finds to be the most responsible, responsive, and cost-effective with a bid in the amount of \$858,707. Funding source is 2024 BANs. Mr. Meyer motioned to approve, and Dr. Bennett seconded, and Resolution 55-2024 was approved 5-0.

Resolution No. 56-2024, a resolution approving the purchase of a heavy dump truck with snow removal fit-up was presented by Mr. Vittitow. This vehicle is needed for site and water utility maintenance, and quotes were solicited, with (7) seven received. Staff believes that Sternberg Sales & Service submitted the most responsive and responsible quote in the amount of \$101,639 for a 2022 International MV heavy dump truck with snow removal fit-up. Funding source will be TIF funds. Mr. Lenfert offered a motion to approve, Mr. Ballenger seconded, and Resolution 56-2024 was approved 5-0.

Resolution No. 57-2024, a resolution approving the purchase of a vehicle was presented by Mr. Staten. RRDA is in need of an additional vehicle for use in marketing of the commerce center. Four (4) quotes were solicited with two (2) being received for comparable vehicles. Staff believes that the lowest, most responsive, and responsible was received from Coyle Chevrolet for a 2024 Tahoe LT in the amount of \$62,598. Mr. Ballenger asked if this would be a take-home vehicle for any staff members, and the answer was no. Mr. Meyer questioned that in light of the vehicle that was previously purchased for the Executive Director whether there is a need for this additional vehicle. It was explained that Mr. Acy's vehicle is strictly for his use, and that this vehicle will be a fleet vehicle available for use by all staff for marketing purposes, site visits, etc. Mr. Ballenger offered a motion to approve, Dr. Bennett seconded, and Resolution 57-2024 was approved 4-1, with Mr. Meyer being the sole vote in opposition.

Resolution No. 58-2024, a resolution repealing and replacing Resolution No. 15-2024, authorizing the donation and conveyance of the augmented Tract 16F to the City of Jeffersonville for the construction and operation of a

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December 16, 2024**

fire station, was presented by Ms. Chesser. The originally approved donation consisted of approximately 8.4-acres fronting International Drive. A written request was recently received from the Jeffersonville Fire Department to change to previously approved donation from 2.8-acres to 5-acres located at the southeast corner of the intersection of River Ridge Parkway and Trey Street, designated as Tract 16F. The resolution also authorizes RRDA to proceed with marketing the initially approved 8.4-acre tract for sale. Mr. Ballenger offered a motion to approve, Dr. Hodges seconded, and Resolution 58-2024 was approved 5-0.

Controller's Report: Ms. Oca presented claims for payment in the amount of \$2,173,451.19. Claims will be paid using 2022 BAN funds in the amount of \$14,004.48; 2024 BAN funds in the amount of \$666,351.04; Operating funds in the amount of \$535,714.95, and the remaining \$957,380.72 from TIF funds. Mr. Lenfert offered a motion to approve payment of the claims, Mr. Meyer seconded, and the check register was approved 5-0. Mr. Meyer asked if we are considering issuance of 2025 BANs and asked for a copy of construction projects slated to be paid for from those funds, which Mr. Hildenbrand stated he would provide.

General Counsel's Report: Mr. Fifer commented on the presentation by the Jeffersonville Police and Flock Safety given earlier in the meeting. He requested that RRDA staff and Board authorize solicitation of a proposal through the Jeffersonville Police Department in effort to obtain the most favorable unit pricing. Mr. Meyer asked for clarification if there would be two cameras per pole and was advised by staff that is correct. Dr. Hodges noted that Charlestown has two total cameras and that the proposal from Flock Safety may be more cameras than we need.

Adjournment: The floor was opened for questions or comments from the Board, RRDA staff, and the audience. Mr. Lenfert requested a review of the 2025 budget to which Dr. Hodges proposed that a member of the Finance and Executive Committees should meet with staff for such a review. Mr. Lenfert and Mr. Meyer were appointed to conduct the review with staff.

Mr. John Simpson of Monroe, LLC, took the podium in opposition to the bid award made by Resolution No. 55-2024), as he believes his company was the most cost-effective. He argued that he had provided the necessary information and had years of experience in performing similar work. Mr. Fifer explained that his bid was deemed non-responsive as he failed to include information regarding five (5) gravity sewer projects of similar scope that his company had performed during the last five (5) years as required by the bid specifications. Dr. Hodges agreed, but thanked Mr. Simpson for his comments, and asked that he consider bidding on future projects.

Mr. Ballenger offered a motion to adjourn the meeting, Mr. Meyer seconded, and the Board approved the motion to adjourn the meeting by a vote of 5-0 at 3:44 pm.

Respectfully submitted:

Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 1-2025

A RESOLUTION APPROVING THE 2025 RRDA BUDGET

WHEREAS, among the functions of the River Ridge Development Authority (“RRDA”) is the establishment of an annual budget for operations and maintenance of the River Ridge Commerce Center (RRCC), including without limitation, the costs of activities that are planned to be accomplished in calendar year 2025; and,

WHEREAS, the RRDA staff has worked to prepare a draft 2025 budget that reflects the projected revenues for calendar year 2025 and projected costs of the activities it intends to undertake during calendar year 2025, a true and correct copy of which is attached hereto as Exhibit A, which draft 2025 budget was initially presented to the Board at its December 2024 meeting; and,

WHEREAS, this Resolution is adopted for the purpose of approving the RRDA budget for calendar year 2025 as set forth in attached Exhibit A.

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

The 2025 RRDA budget as set forth in attached Exhibit A is hereby approved in all respects.

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 JANUARY 21, 2025.

Attested: _____ Dr. Treva Hodges, President

Attested: _____ Brian Lenfert, Secretary/Treasurer

River Ridge Development Authority Proposed 2025 Budget

Cash Basis

| | Year to Date Actual as of 12/31/24 | Total Budget | | | Total Budget | Difference 2025-2024 | % Chg. |
|--|---|-------------------|--|---|-------------------|-------------------------|--------|
| 2024 | | | | 2025 Proposed | | | |
| 100 Revenues | | | | 100 Revenues | | | |
| Real Estate Sales Proceeds* | 62,135,997 | 13,000,000 | | Real Estate Sales Proceeds | 10,500,000 | | |
| Urban Enterprise Zone Income | 9,098,162 | 8,000,000 | | Urban Enterprise Zone Income | 9,750,000 | | |
| TIF Income | 8,272,644 | 7,800,000 | | TIF Income | 8,500,000 | | |
| Interest Income | 3,418,776 | 3,005,000 | | Interest Income | 3,200,000 | | |
| Other Income | 314,498 | 12,000 | | Other Income | 15,000 | | |
| Rental Income RRDA Property | 216,954 | 260,000 | | Rental Income RRDA Property | 200,000 | | |
| RRPOA Collections | 650,000 | 675,000 | | RRPOA Collections | 675,000 | | |
| Late Fees | 14,840 | 8,000 | | Late Fees | 12,000 | | |
| 300 Corporate Shared Expenses | 116,632 | 130,000 | | 300 Corporate Shared Expenses | 130,000 | | |
| Revenue Sharing | 269,224 | 300,000 | | Revenue Sharing | 150,000 | | |
| Recycling & Tool Sales | 118,220 | 75,000 | | Recycling & Tool Sales | 50,000 | | |
| Water Customer Payments | 1,286,233 | 1,350,000 | | Water Customer Payments | 1,350,000 | | |
| Expenses Reimbursement (Meta) | 893,775 | 0 | | Expenses Reimbursement | 3,000,000 | | |
| EDA Federal Grant Reimbursement | 1,421,312 | 0 | | EDA Federal Grant Reimbursement | 0 | | |
| Special Events Sponsorships | 5,000 | 0 | | Special Events Sponsorships | 0 | | |
| Transfer from Escrow | 17,269 | 0 | | Transfer from Escrow | 0 | | |
| Retainage | 9,702 | 50,000 | | Retainage | 15,000 | | |
| Total Revenues | 88,259,238 | 34,665,000 | | Total Revenues | 37,547,000 | | |
| | | | | | | | |
| | | | | | | | |
| 200 Expenses | | | | 200 Expenses | | | |
| Staffing | 2,239,356 | 2,372,907 | | Staffing | 2,732,907 | | |
| Employee Recruitment | 0 | 15,000 | | Employee Recruitment | 15,000 | | |
| Payroll Taxes | 154,681 | 165,000 | | Payroll Taxes | 250,000 | | |
| Retirement | 130,872 | 128,185 | | Retirement | 159,733 | | |
| Life Insurance | 11,989 | 10,100 | | Life Insurance | 10,400 | | |
| Employee Insurance | 388,821 | 340,000 | | Employee Insurance | 388,557 | | |
| HSA Match | 36,183 | 40,000 | | HSA Match | 40,000 | | |
| State Unemployment Taxes | 1,056 | 1,000 | | State Unemployment Taxes | 1,100 | | |
| Temporary Labor | 0 | 35,000 | | Temporary Labor | 35,000 | | |
| 201 Personnel & Administration | 2,962,958 | 3,107,192 | | 201 Personnel & Administration | 3,632,697 | | |
| | | | | | | | |
| | | | | | | | |
| Special Counsel | 392,278 | 400,000 | | Special Counsel | 400,000 | | |
| Audit & Payroll Services | 46,571 | 55,000 | | Audit & Payroll Services | 55,000 | | |
| Financial Planning Consultant | 86,367 | 60,000 | | Financial Planning Consultant | 75,000 | | |
| Bond Interest | 3,115,762 | 3,121,803 | | Bond Interest | 3,880,000 | | |
| Bond Issue Cost | 0 | 170,000 | | Bond Issue Cost | 170,000 | | |
| Bond Debt Service | 3,405,000 | 3,405,000 | | Bond Debt Service | 3,970,000 | | |
| Appraisal Services | 250 | 2,500 | | Appraisal Services | 3,500 | | |
| GIS & Asset Data Services | 5,828 | 30,000 | | GIS & Asset Data Services | 10,000 | | |
| Surveys | 61,699 | 35,000 | | Surveys | 70,000 | | |
| MDA Expense | 396,000 | 360,000 | | MDA Expense | 396,000 | | |
| Permits & Fees | 23,784 | 10,000 | | Access Permits | 15,000 | | |
| Environmental Assessment | 83 | 25,000 | | Environmental Assessment | 0 | | |
| Consultant Services | 163,325 | 125,000 | | Consultant Services | 150,000 | | |
| Closing Costs | 655 | 0 | | | | | |
| Grant Administration | 59,999 | 60,000 | | Grant Administration | 10,000 | | |
| 202 Professional Services | 7,757,601 | 7,859,303 | | 202 Professional Services | 9,204,500 | | |
| | | | | | | | |
| * Note: 613 acres of Meta site sale closed in late December 2023; but funds not received until 2024. This accounted for approximately \$42,910,000 included in the land sales for 2024 on our "Cash Basis" Income Statement. | | | | | | | |

River Ridge Development Authority Proposed 2025 Budget

Cash Basis

| | Year to Date Actual as of 12/31/24 | Total Budget | | | Total Budget | Difference 2025-2024 | % Chg. |
|---|---|------------------|--|---|------------------|-------------------------|--------|
| 2024 | | | | 2025 Proposed | | | |
| Conferences & Workshops | 24,024 | 35,000 | | Conferences & Workshops | 35,000 | | |
| EDA Memberships | 39,851 | 40,000 | | EDA Memberships | 40,000 | | |
| Real Estate Commission | 389,469 | 300,000 | | Real Estate Commission | 300,000 | | |
| Travel | 14,230 | 40,000 | | Travel | 30,000 | | |
| Special Events & Sponsorships | 46,197 | 40,000 | | Special Events & Sponsorships | 45,000 | | |
| Communication Consultant | 20,000 | 84,000 | | Website Development | 55,000 | | |
| Marketing Material & Exhibits | 21,113 | 50,000 | | Marketing Material & Exhibits | 25,000 | | |
| Marketing Consultant | 1,750 | 50,000 | | Marketing Consultant | 20,000 | | |
| Subscriptions | 5,223 | 15,000 | | Web Hosting | 10,000 | | |
| Groundbreaking Events | 7,853 | 0 | | Subscriptions | 4,000 | | |
| 203 Marketing & Communications | 569,710 | 654,000 | | 203 Marketing & Communications | 564,000 | | |
| | | | | | | | |
| | | | | | | | |
| RRDA Office Expenses | 25,273 | 25,000 | | RRDA Office Expenses | 25,000 | | |
| Shared Office Expenses | 165,934 | 200,000 | | Shared Office Expenses | 200,000 | | |
| Furniture & Fixtures | 22,352 | 15,000 | | Furniture & Fixtures | 30,000 | | |
| IT Equipment | 11,117 | 15,000 | | IT Equipment | 30,000 | | |
| Office Supplies | 15,585 | 20,000 | | Office Supplies | 20,000 | | |
| Postage and Shipping | 1,722 | 2,750 | | Postage and Shipping | 2,500 | | |
| Printer & Copier Expenses | 13,375 | 15,000 | | Printer & Copier Expenses | 15,000 | | |
| IT Licensing | 23,409 | 35,000 | | IT Licensing | 25,000 | | |
| IT Computer Consultants | 32,615 | 35,000 | | IT Computer Consultants | 35,000 | | |
| Agency Insurance | 444,661 | 180,000 | | Agency Insurance | 200,000 | | |
| Meeting Expenses | 23,789 | 20,000 | | Meeting Expenses | 20,000 | | |
| Telephone/ Internet Services | 47,436 | 45,000 | | Telephone/ Internet Services | 50,000 | | |
| Roads & Ground Fuel | 118,539 | 120,000 | | Roads & Ground Fuel | 130,000 | | |
| Road & Ground Equipment | 94,924 | 150,000 | | Road & Ground Equipment | 200,000 | | |
| Maintenance Expenses | 54,421 | 50,000 | | Maintenance Expenses | 60,000 | | |
| Development Obligation Settltmt | 0 | 3,500,000 | | Development Obligation Settltmt | 4,000,000 | | |
| Vehicle Purchase | 71,623 | 160,000 | | Vehicle Purchase | 80,000 | | |
| Office Auto Fuel & Mtce | 10,122 | 15,000 | | Office Auto Fuel & Mtce | 15,000 | | |
| Grounds Equip Maintenance | 188,934 | 175,000 | | Grounds Equip Maintenance | 175,000 | | |
| Common Area Expenses | 799,020 | 1,200,000 | | Common Area Expenses | 1,400,000 | | |
| Water Ops Expenses | 128,499 | 115,000 | | Water Ops Expenses | 115,000 | | |
| Water Sub-Contractors | 585,916 | 360,000 | | Water Sub-Contractors | 410,000 | | |
| Royalty Fees | 0 | 80,000 | | Royalty Fees | 80,000 | | |
| Security | 72,245 | 80,000 | | Security | 90,000 | | |
| Security Equip & Supplies | 2,206 | 5,000 | | Security Equip & Supplies | 5,000 | | |
| Water Billing Reimbursement | 189,524 | 0 | | Water Billing Reimbursement | | | |
| Site Preparation | 0 | 0 | | Site Preparation | | | |
| 204 Operations & Maintenance | 3,143,241 | 6,617,750 | | 204 Operations & Maintenance | 7,412,500 | | |

**River Ridge Development Authority Proposed 2025 Budget
Cash Basis**

| | Year to Date Actual as of 12/31/24 | Total Budget | | | | Total Budget | Difference 2025 - 2024 | % Chg. |
|---|---|-------------------|--|--|---|---------------------|---------------------------|--------|
| 2024 | | | | | 2025 Proposed | | | |
| Common Area Improvements | 1,339,181 | 2,800,000 | | | Common Area Improvements | 300,000 | | |
| Site Preparation | 828,230 | 3,500,000 | | | Site Preparation | 2,100,000 | | |
| Demolition | 2,601,291 | 2,000,000 | | | Demolition | 1,200,000 | | |
| Other Construction | 14,658,474 | 23,100,000 | | | Other Construction | 38,000,000 | | |
| Charlestown WWTP | | | | | | | | |
| Jeffersonville WWTP | | | | | | | | |
| 205 Construction Projects | 19,427,176 | 31,400,000 | | | 205 Construction Projects*** | 41,600,000 | | |
| | | | | | | | | |
| | | | | | | | | |
| Total Operating Expenses | 33,860,686 | | | | Total Operating Expenses | 62,413,697 | | |
| | | | | | | | | |
| Total Revenues | 88,259,238 | | | | Total Revenues | 37,547,000 | | |
| | | | | | | | | |
| Overage** | 54,398,553 | | | | Shortfal | (24,866,697) | | |
| NOTE A: Due to Meta Wire Transfer in 2024 | | | | | See NOTE B | | | |
| | | | | | | | | |
| Sources of Funds to Cover Shortfall for Proposed 2024 Construction Projects | | | | | *NOTE B : Funds Available to Cover Shortfall for Proposed 2025 Construction Projects | | | |
| TIF / UEZ Funds | | 4,000,000 | | | TIF | 7,900,000 | | |
| 2019 BAN | | | | | 2022 BAN | 600,000 | | |
| 2021 Refunding BAN | | | | | 2024 BAN | 21,800,000 | | |
| 2022 BAN | | 25,000,000 | | | 2025 BAN** | 25,000,000 | | |
| General Fund | | <u>1,120,800</u> | | | | | | |
| Total | | 30,120,800 | | | Total | 55,300,000 | | |
| | | | | | | | | |
| **Would be approximately \$11,488,553 if initial funds had been received in 2023 upon closing of first Meta sale. | | | | | ***Anticipate some carryover to 2026 | | | |
| | | | | | | | | |

RESOLUTION NO. 02-2025

**A RESOLUTION AUTHORIZING AN AMENDMENT TO THE
RIVER RIDGE DEVELOPMENT AUTHORITY RETIREMENT PLAN**

The undersigned, on behalf of the Board of Directors, hereby certifies that at a meeting of the Board of Directors of the River Ridge Development Authority (hereinafter referred to as the "Employer"), the following actions were approved:

WHEREAS, the Employer has maintained the River Ridge Development Authority Retirement Plan (the "Plan") since January 1, 2000, for the benefit of eligible employees; and,

WHEREAS, the Employer has decided to amend the above-referenced Plan; and,

WHEREAS, the Board of Directors has reviewed and evaluated the proposed amendments to the Plan; and,

WHEREAS, the Plan document authorizes the Employer to amend the selections under the Adoption Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors has hereby approved the proposed amendments to the River Ridge Development Authority Retirement Plan, a true and correct copy of which is attached hereto as Exhibit A, and authorizes the Employer to adopt the amendments with an effect date of January 1, 2025.

RESOLVED FURTHER, that the undersigned members of the Board of Directors authorize the execution of the Plan amendment and authorize the performance of any other actions necessary to implement the adoption of the Plan amendment. The members of the Board of Directors may designate any members of the Board of Directors (or other authorized person) to execute the Plan amendment and perform the necessary actions to adopt the amendment. The Employer will maintain a copy of the amendment to the Plan, as approved by the members of the Board of Directors, in its files. By adoption of this Resolution, the Board of Directors authorizes Jerry Acy, as Executive Director of the River Ridge Development Authority, to execute the Plan amendment and any other documents required to effect the Plan amendment.

RESOLVED FURTHER, if the Plan amendment modified by the provisions of the Summary Plan Description, Plan participants will receive a Summary of Material Modifications summarizing the changes under the Plan amendment.

So Resolved by affirmative vote of the Board of Directors taken during a duly noticed and convened public meeting of the River Ridge Development Authority held on January 21, 2025.

The undersigned hereby certify that he/she is an authorized representative of the Employer and that the foregoing is a true record of a resolution adopted at a meeting of the Board of Directors, and that such meeting was held in accordance with Indiana law and the Bylaws of the above-named Employer.

IN WITNESS WHEREOF, we have executed our names below as Authorized Representatives of the Employer.

Attested: _____ Dr. Treva Hodges, President

Attested: _____ Brian Lenfert, Secretary

EXHIBIT A

AMENDMENT TO THE RIVER RIDGE DEVELOPMENT AUTHORITY RETIREMENT PLAN ("the Plan")

WHEREAS, River Ridge Development Authority (the "Employer") maintains the River Ridge Development Authority Retirement Plan (the "Plan") for its employees;

WHEREAS, River Ridge Development Authority has decided that it is in its best interest to amend the Plan;

WHEREAS, Section 14.01(b) of the Plan authorizes the Employer to amend the selections under the River Ridge Development Authority Retirement Plan Adoption Agreement.

NOW THEREFORE BE IT RESOLVED, that the River Ridge Development Authority Retirement Plan Adoption Agreement is amended as follows. The amendment of the Plan is effective as of 1-1-2025.

1. The Adoption Agreement is amended to read:

6-2 **EMPLOYER CONTRIBUTION FORMULA.** For the period designated in AA §6-5(a) below, the Employer will make the following Employer Contributions on behalf of Participants who satisfy the allocation conditions designated in AA §6-6 below. Any Employer Contribution authorized under this AA §6-2 will be allocated in accordance with the allocation formula selected under AA §6-3.

- ☒ (a) **Discretionary contribution.** The Employer will determine in its sole discretion how much, if any, it will make as an Employer Contribution.
- ☒ (b) **Fixed contribution.**
 - ☒ (1) **Fixed percentage.** 6 % of each Participant's Plan Compensation.
 - ☐ (2) **Fixed dollar.** \$_____ for each Participant.
 - ☐ (3) **Determined in accordance with the terms of the Employment contract** between an Eligible Employee and the Employer. *[Note: If this subsection (3) is checked, the provisions of an Employment contract addressing retirement benefits will override any selection under this AA §6-2.]*
- ☐ (c) **Contributions under Collective Bargaining Agreement, employment contract or equivalent arrangement.** The Employer will make an Employer Contribution based on a Collective Bargaining Agreement, employment agreement or equivalent arrangement as follows: _____
[Note: Insert the appropriate contribution formula (and allocation formula, if applicable) from the Collective Bargaining Agreement, employment agreement or equivalent arrangement. The formula must be definitely determinable as required under Treas. Reg. §1.401-1.]
- ☐ (d) **Service-based contribution.** The Employer will make the following contribution:
 - ☐ (1) **Discretionary.** A discretionary contribution determined as a uniform percentage of Plan Compensation for each period of service designated below.
 - ☐ (2) **Fixed percentage.** _____ % of Plan Compensation paid for each period of service designated below.
 - ☐ (3) **Fixed dollar.** \$_____ for each period of service designated below.

The service-based contribution will be based on the following periods of service:

 - ☐ (4) Each Hour of Service
 - ☐ (5) Each week of employment
 - ☐ (6) Describe period: _____

The service-based contribution is subject to the following rules.

 - ☐ (7) Describe any special provisions that apply to service-based contribution: _____
- ☐ (e) **Describe special rules for determining contributions under Plan:** _____
[Note: Any special rules under this subsection (e) may only describe the basis for determining a discretionary service-based contribution, such as a uniform dollar amount, and must be definitely determinable.]

2. The Adoption Agreement is amended to read:

6-3 **ALLOCATION FORMULA.**

- ☐ (a) **Pro rata allocation.** The discretionary Employer Contribution under AA §6-2(a) will be allocated;

- ☐ (1) as a uniform percentage of Plan Compensation.
- ☐ (2) as a uniform dollar amount.
- ☒ (b) **Fixed contribution.** The fixed Employer Contribution under AA §6-2 will be allocated in accordance with the selections made with respect to fixed Employer Contributions under AA §6-2.
- ☐ (c) **Permitted disparity allocation.** The discretionary Employer Contribution under AA §6-2(a) will be allocated under the two-step method (as defined in Section 3.02(a)(1)(i)(B)(I) of the Plan), using the Taxable Wage Base (as defined in Section 1.92 of the Plan) as the Integration Level.

To modify these default rules, complete the appropriate provision(s) below.

- ☐ (1) **Integration Level.** Instead of the Taxable Wage Base, the Integration Level is:
- ☐ (i) ____% of the Taxable Wage Base, increased (but not above the Taxable Wage Base) to the next higher:
- ☐ (A) N/A ☐ (B) \$1
- ☐ (C) \$100 ☐ (D) \$1,000
- ☐ (ii) \$____ (not to exceed the Taxable Wage Base)
- ☐ (iii) 20% of the Taxable Wage Base

[**Note:** See Section 3.02(a)(1)(i)(B)(IV) of the Plan for rules regarding the Maximum Disparity Rate that may be used where an Integration Level other than the Taxable Wage Base is selected.]

- ☐ (2) **Describe** special rules for applying permitted disparity allocation formula: _____

[**Note:** Any special rules under subsection (2) must be definitely determinable.]

- ☐ (d) **Uniform points allocation.** The discretionary Employer Contribution designated in AA §6-2(a) will be allocated to each Participant in the ratio that each Participant's total points bears to the total points of all Participants. A Participant will receive the following points:

- ☐ (1) ____ point(s) for each ____ year(s) of age (attained as of the end of the Plan Year).
- ☐ (2) ____ points for each \$____ of Plan Compensation.
- ☐ (3) ____ point(s) for each ____ Year(s) of Service. For this purpose, Years of Service are determined:
- ☐ (i) In the same manner as determined for eligibility.
- ☐ (ii) In the same manner as determined for vesting.
- ☐ (iii) Points will not be provided with respect to Years of Service in excess of ____.

- ☒ (e) **Employee group allocation.** The Employer may make a separate discretionary Employer Contribution to the Participants in the following allocation groups. The Employer must notify the Trustee in writing of the amount of the contribution to be allocated to each allocation group.
- ☒ (1) A separate discretionary Employer Contribution may be made to each Participant of the Employer (i.e., each Participant is in his/her own allocation group).
- ☐ (2) A separate discretionary or fixed Employer Contribution may be made to the following allocation groups. If no fixed amount is designated for a particular allocation group, the contribution made for such allocation group will be allocated as a uniform percentage of Plan Compensation to all Participants within that allocation group, unless otherwise designated as a uniform dollar amount below.

- ☐ The contribution made for each allocation group will be allocated as a uniform dollar amount to all Participants within the allocation group.

Group 1: _____

[**Note:** The Employee allocation groups designated above must be clearly defined in a manner that will not violate the definite allocation formula requirement of Treas. Reg. §1.401-1(b)(1)(ii).]

- (3) **Special rules.** Unless designated otherwise under this subsection (3), if a Participant is in more than one allocation group described in (2) above during the Plan Year, the Participant will receive an Employer Contribution based on the Participant's status on the last day of the Plan Year. (See Section 3.02(a)(1)(i)(D) of the Plan.)
- ☐ (i) **Determined separately for each Employee group.** If a Participant is in more than one allocation group during the Plan Year, the Participant's share of the Employer Contribution will be based on the Participant's status for the part of the year the Participant is in each allocation group.
- ☐ (ii) **Describe:** _____

[Note: This subsection (ii) may only describe the amount of the Employer Contribution a Participant will receive when such Participant is in more than one allocation group. Any language under this subsection (ii) must be definitely determinable.]

- ☐ (f) **Age-based allocation.** The discretionary Employer Contribution designated in AA §6-2(a) will be allocated under the age-based allocation formula so that each Participant receives a pro rata allocation based on adjusted Plan Compensation. For this purpose, a Participant's adjusted Plan Compensation is determined by multiplying the Participant's Plan Compensation by an Actuarial Factor (as described in Section 1.03 of the Plan). A Participant's Actuarial Factor is determined based on a specified interest rate and mortality table. Unless designated otherwise under subsection (1) or (2) below, the Plan will use an applicable interest rate of 8.5% and a UP-1984 mortality table.
- ☐ (1) **Applicable interest rate.** Instead of 8.5%, the Plan will use an interest rate of ____% (must be between 7.5% and 8.5%) in determining a Participant's Actuarial Factor.
- ☐ (2) **Applicable mortality table.** Instead of the UP-1984 mortality table, the Plan will use the following mortality table in determining a Participant's Actuarial Factor: _____
- ☐ (3) **Describe special rules applicable to age-based allocation:** _____
- [Note: See Appendix A of the Plan for sample Actuarial Factors based on an 8.5% applicable interest rate and the UP-1984 mortality table. If an interest rate or mortality table other than 8.5% or UP-1984 is selected, appropriate Actuarial Factors must be calculated. Subsection (3) must provide for a definitely determinable allocation method.]*
- ☐ (g) **Service-based allocation formula.** The service-based Employer Contribution selected in AA §6-2(d) will be allocated in accordance with the selections made in AA §6-2(d).
- ☐ (h) **Describe special rules for determining allocation formula:** _____
- [Note: Any special rules under this subsection (h) must be described in a manner that precludes Employer discretion.]*

3. The Adoption Agreement is amended to read:

9-2 PARTICIPANT AND SPOUSAL CONSENT.

- ☐ (a) **Involuntary Cash-Out Distribution.** A Participant who terminates employment with a vested Account Balance of \$5,000 or less will receive an Involuntary Cash-Out Distribution, unless elected otherwise under this AA §9-2. If a Participant's vested Account Balance exceeds \$5,000, the Participant generally must consent to a distribution from the Plan, except to the extent provided otherwise under this AA §9-2. See Section 7.03 of the Plan for additional rules regarding the Participant consent requirements under the Plan.
- ☐ (1) **No Involuntary Cash-Out Distributions.** The Plan does not provide for Involuntary Cash-Out Distributions. A terminated Participant must consent to any distribution from the Plan. (See Section 14.02(b) of the Plan for special rules upon Plan termination.)
- ☐ (2) **Involuntary Cash-Out Distribution threshold.** A terminated Participant will receive an Involuntary Cash-Out Distribution only if the Participant's vested Account Balance is less than or equal to \$_____.
- ☐ (3) **Application of Automatic Rollover rules.** The Automatic Rollover rules described in Section 7.05 of the Plan do not apply to any Involuntary Cash-Out Distribution below \$1,000, unless elected otherwise under this subsection (3). If this subsection (3) is checked, the Automatic Rollover provisions apply to all Involuntary Cash-Out Distributions (including those below \$1,000).
- ☐ (4) **Distribution upon attainment of stated age.** Participant consent will not be required with respect to distributions made upon attainment of Normal Retirement Age (or age 62, if later), regardless of the value of the Participant's vested Account Balance.
- ☐ (5) **Treatment of Rollover Contributions.** Unless elected otherwise under this subsection (5), Rollover Contributions will be excluded in determining whether a Participant's vested Account Balance exceeds the Involuntary Cash-Out threshold for purposes of applying the distribution rules under this AA §9 and the Automatic Rollover provisions under Section 7.05 of the Plan. To include Rollover Contributions in determining whether a Participant's vested Account Balance exceeds the Involuntary Cash-Out threshold, check this subsection (5).

- ☐ (b) **Spousal consent.** Spousal consent is not required for a Participant to receive a distribution or name an alternate beneficiary, unless designated otherwise under this subsection (b). See Section 9.02 of the Plan for rules regarding Spousal consent under the Plan.
- ☐ (1) **Distribution consent.** A Participant's Spouse must consent to any distribution or loan, provided the Participant's vested Account Balance exceeds \$_____.
- ☐ (2) **Beneficiary consent.** A Participant's Spouse must consent to naming someone other than the Spouse as beneficiary under the Plan.
- ☐ (c) **Describe any special rules affecting Participant or Spousal consent:** _____
- [Note: Any special rules under this subsection (c) must be definitely determinable.]*

EMPLOYER SIGNATURE PAGE

PURPOSE OF EXECUTION. This Signature Page is being executed for River Ridge Development Authority Retirement Plan to effect:

- ☐ (a) The adoption of a **new plan**, effective [insert Effective Date of Plan]. *[Note: Date can be no earlier than the first day of the Plan Year in which the Plan is adopted.]*
- ☐ (b) The **restatement** of an existing plan in order to comply with the requirements for Cycle 3 Pre-Approved Plans, pursuant to Rev. Proc. 2017-41.
- (1) Effective date of restatement: _____ *[Note: Date can be no earlier than the first day of the Plan Year in which the restatement is adopted.]*
- (2) Name of plan(s) being restated: _____
- (3) The original effective date of the plan(s) being restated: _____
- ☒ (c) An **amendment or restatement** of the Plan (other than to comply with the requirements for Cycle 3 Pre-Approved Plans under Rev. Proc. 2017-41). If this Plan is being amended, a snap-on amendment may be used to designate the modifications to the Plan or the updated pages of the Adoption Agreement may be substituted for the original pages in the Adoption Agreement. All prior Employer Signature Pages should be retained as part of this Adoption Agreement.
- (1) Effective Date(s) of amendment/restatement: 1-1-2025
- (2) Name of plan being amended/restated: River Ridge Development Authority Retirement Plan
- (3) The original effective date of the plan being amended/restated: 1-1-2000
- (4) If Plan is being amended, identify the Adoption Agreement section(s) being amended: AA §6-2 (Employer Contribution Formula); §6-3 (Allocation Formula); §9-2 (Participant and Spousal Consent)

PRE-APPROVED PLAN PROVIDER INFORMATION. The Pre-Approved Plan Provider (or authorized representative) will inform the Employer of any amendments made to the Plan and will notify the Employer if it discontinues or abandons the Plan. To be eligible to receive such notification, the Employer agrees to notify the Pre-Approved Plan Provider (or authorized representative) of any change in address. The Employer may direct inquiries regarding the Plan or the effect of the IRS Opinion Letter to the Pre-Approved Plan Provider (or authorized representative) at the following location:

Name of Pre-Approved Plan Provider (or authorized representative): Definiti LLC

Address: 3 Holland Street, Erie, PA 16507

Telephone number: 800-882-4026

IMPORTANT INFORMATION ABOUT THIS PRE-APPROVED PLAN. A failure to properly complete the elections in this Adoption Agreement or to operate the Plan in accordance with applicable law may result in disqualification of the Plan. The Employer may rely on the Favorable IRS Letter issued by the Internal Revenue Service to the Pre-Approved Plan Provider as evidence that the Plan is qualified under Code §401(a), to the extent provided in Rev. Proc. 2017-41. The Employer may not rely on the Favorable IRS Letter in certain circumstances or with respect to certain qualification requirements, which are specified in the Favorable IRS Letter issued with respect to the Plan and in Rev. Proc. 2017-41. In order to obtain reliance in such circumstances or with respect to such qualification requirements, the Employer may need to apply to the Internal Revenue Service for a determination letter.

By executing this Adoption Agreement, the Employer intends to adopt the provisions as set forth in this Adoption Agreement and the related Plan document. By signing this Adoption Agreement, the individual below represents that he/she has the authority to execute this Plan document on behalf of the Employer. This Adoption Agreement may only be used in conjunction with Basic Plan Document #03. The Employer understands that the Pre-Approved Plan Provider has no responsibility or liability regarding the suitability of the Plan for the Employer's needs, or the options elected under this Adoption Agreement. It is recommended that the Employer consult with legal counsel before executing this Adoption Agreement.

River Ridge Development Authority
(Name of Employer)

Jerry Acy
(Name of authorized representative)

Executive Director
(Title)

(Signature)

(Date)

SUMMARY OF MATERIAL MODIFICATIONS **River Ridge Development Authority Retirement Plan ("PLAN")**

Due to the recent amendment of the above-referenced Plan, changes have been made that could affect your rights under the Plan. This Summary of Material Modifications (SMM) describes the recent Plan amendment and how that amendment may affect you. This Summary of Material Modifications overrides any inconsistent information included in the Plan's Summary Plan Description (SPD) or other Plan forms.

The modifications described in this Summary of Material Modifications are effective as of January 1, 2025. All other provisions are effective as described in the SPD.

PLAN CONTRIBUTIONS

Article 5 of the SPD describes the types of contributions authorized under the Plan. The Plan has been amended to modify the types or amount of contributions that may be made under the Plan. This section describes the changes that were made to the information contained in Article 5 of the SPD. Any contributions described in this Section are subject to the eligibility conditions under the Plan, as described in Article 4 of the SPD.

Employer Contribution formula. The Employer Contribution formula under the Plan has been amended. Any Employer Contributions we make during the year will be made in accordance with the following Employer Contribution formula(s).

- **Discretionary Employer Contribution formula.** We will decide each year how much, if any, we will contribute to the Plan. Since this Employer Contribution is discretionary, we may decide not to make an Employer Contribution for a given year. We may decide to give a different contribution to each eligible participant under the Plan. The Employer Contribution may be determined as a percentage of compensation or as a dollar amount. We will inform you of the amount of your Employer Contribution once we determine how much we will be contributing for the year.
- **Fixed Employer Contribution formula.** We will make a contribution to the Plan on behalf of eligible participants equal to 6% of Plan Compensation. Such contribution will be placed in an account under the Plan on your behalf, provided you satisfy the eligibility conditions for receiving such contributions. We retain the right to amend the Plan to reduce or eliminate this contribution. If we amend the Plan to reduce or eliminate this fixed contribution, you will be notified of such change.

PLAN DISTRIBUTIONS

The Plan contains detailed rules regarding when you can receive a distribution of your benefits from the Plan. Article 8 of the SPD describes when you may receive a distribution and the tax effects of such a distribution. The Plan has been amended to modify the distributions provisions under the Plan. This Section describes the distribution provisions under the Plan, as amended.

Participant and Spousal Consent. If your total vested benefit under the Plan is between \$1,000 and \$5,000 upon termination of employment and you do not consent to a distribution of your vested account balance, your vested benefit automatically will be rolled over to an IRA selected by the Plan Administrator. If your total vested benefit exceeds \$5000, no distribution will be made from the Plan without your consent. If your total vested benefit is \$1,000 or less as of the distribution date, your entire vested benefit will be distributed to you in a lump sum, even if you do not consent to a distribution. Spousal consent is not required for you to receive a distribution or loan or to name an alternate beneficiary under the Plan.

Additional Information

If you have any questions about the modifications described in this SMM or about the Plan in general, or if you would like a copy of the SPD or other Plan documents, you may contact:

River Ridge Development Authority
6200 E. Highway 62
Jeffersonville, IN 47130
812-285-8979

RESOLUTION NO. 03-2025

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AN AGREEMENT TO SELL TRACT 16G 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 13.3+/- acres of undeveloped land designated as Tract 16G and generally located on Trey Street 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 comprising a minimum of 130,000 square feet; 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:

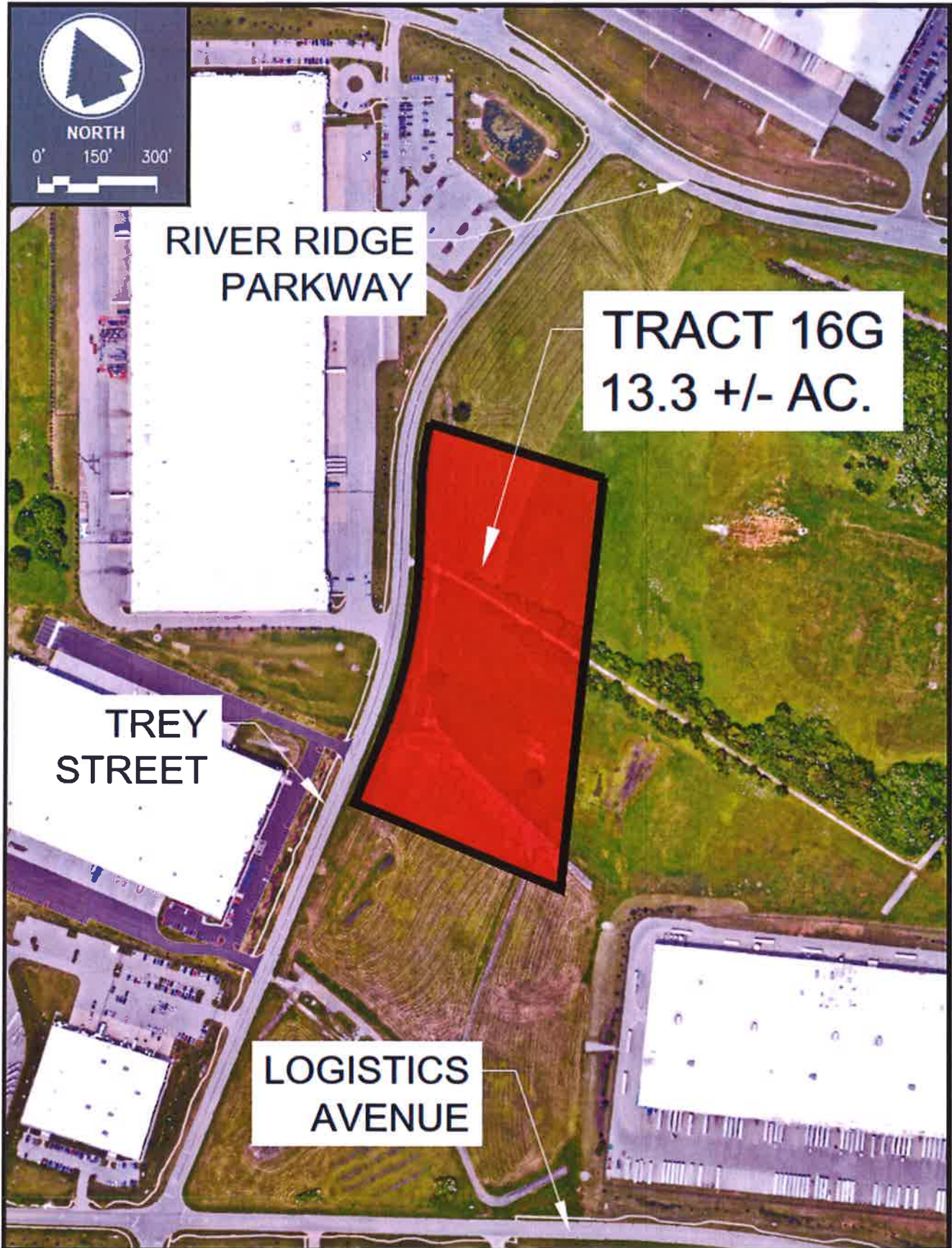
The Executive Director is granted authority for sixty (60) calendar days from the adoption of this Resolution to negotiate and execute a purchase and sale agreement prepared in such form as approved by General Counsel for the sale of an approximately 13.3+/- acre parcel as shown on Exhibit A for \$135,000 per acre and to negotiate any reasonable 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 this sale. This resolution further certifies that Jerry G. Acy is the RRDA’s Executive Director.

SO RESOLVED BY VOTE OF THE BOARD OF DIRECTORS TAKEN DURING A DULY NOTICED AND CONVENED REGULAR MEETING OF THE RIVER RIDGE DEVELOPMENT AUTHORITY HELD ON JANUARY 21, 2025.

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brien Lenfert, Secretary/Treasurer

EXHIBIT A



RESOLUTION NO. 04-2025

A RESOLUTION APPROVING THE 300 CORPORATE DRIVE HVAC EQUIPMENT MAINTENANCE AGREEMENT

WHEREAS, the River Ridge Development Authority ("**RRDA**") entered into that certain Purchase and Sale Agreement dated April 24, 2020, wherein it agreed to sell Tract 21A comprised of 3.724 acres of land (the "**Property**") to Gateway Office Park I, LLC, an affiliate of Hollenbach-Oakley ("**Developer**") upon which Developer agreed to build the Gateway Office Building at 300 Corporate Drive, Jeffersonville, Indiana ("**Office Building**"). Together the 3.724 acres and the Office Building are referred to as "**Office Building Property**"; and,

WHEREAS, RRDA and Developer entered into an Office Lease Agreement on April 24, 2020, wherein RRDA reserved to itself an option to purchase the Gateway Office Building and the Property; and,

WHEREAS, RRDA exercised its purchase option on January 22, 2021, and the closing on RRDA's purchase took place on April 13, 2022, upon completion of construction of the Office Building; and,

WHEREAS, on February 25, 2022, RRDA entered into a Purchase and Sale Agreement wherein it agreed to subdivide the Office Building into condominium units and to sell the first and second floors and a two-thirds (2/3) interest in the common areas of the Office Building and Property to the Clark County Building Corporation ("**Clark County**"), and the closing took place on April 14, 2022; and,

WHEREAS, RRDA and Clark County agreed to form a condo association ("**Condo Association**") to share the responsibilities and expenses for the maintenance of the Office Building Property where RRDA assumed the responsibility of one-third (1/3) of the maintenance expenses and Clark County assumed the responsibility of two-thirds (2/3) of the maintenance expenses; and,

WHEREAS, RRDA staff requested a proposal from Alpha Mechanical Service, Inc. ("**Alpha**") on behalf of the Condo Association to perform routine maintenance on all of HVAC equipment on or in the Office Building, including two (2) roof top units, six (6) mini-split units, and all the above-ceiling equipment on each floor; and,

WHEREAS, Alpha submitted a proposal for performance of the work, and the proposal has been reviewed by the staff of the RRDA and Clark County; and,

WHEREAS, the work will be paid with operating funds by the RRDA, and Clark County will reimburse RRDA for two-thirds of the cost; and,

WHEREAS, it is the staff recommendation that the proposal as submitted by Alpha Mechanical Service, Inc., in the contract amount of Forty-five Thousand and No/100 Dollars (\$45,000.00) is consistent with the effort to complete the scope of services required by RRDA and Clark County.

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 authorizes the RRDA Executive Director to execute a contract in the amount of Forty-five Thousand and No/100 Dollars (\$45,000.00) with Alpha Mechanical Service, Inc., subject to approval of the agreement by Clark County and review and approval of RRDA General Counsel, for the 300 Corporate Drive HVAC Equipment Maintenance Agreement.

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 JANUARY 21, 2025.

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 05-2025

**A RESOLUTION APPROVING THE AWARD OF
THE P&E AREA PHASE VIII ACM ABATEMENT CONTRACT**

WHEREAS, bids have been received to perform the P&E Area Phase VIII ACM (Asbestos Containing Materials) Abatement Project work in accordance with the requirements of Indiana law; and,

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

WHEREAS, five (5) contractors submitted bids for performance of the work, the bids have been reviewed by the RRDA staff, and a bid tabulation sheet is attached to this Resolution; and,

WHEREAS, it is the staff recommendation that the most responsible, responsive, and cost-effective bid was submitted by Rudolph Hardin LLC (d/b/a RH Environmental), with a proposed contract amount of One Hundred Fourteen Thousand Four Hundred Fifty and No/100 Dollars (\$114,450.00).

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

The RRDA Board of Directors concurs with the staff recommendation and hereby awards the P&E Area Phase VIII ACM Abatement Contract to Rudolph Hardin LLC (d/b/a RH Environmental), with a contract amount of One Hundred Fourteen Thousand Four Hundred Fifty and No/100 Dollars (\$114,450.00), and authorizes the RRDA Executive Director to execute the proposed Agreement, 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 JANUARY 21, 2025.

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

| | |
|--|--|
| <p align="center">RIVER RIDGE COMMERCE CENTER P&E AREA PHASE VIII ACM ABATEMENT CONTRACT BID TABULATION</p> | |
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RESOLUTION NO. 06-2025

A RESOLUTION APPROVING THE GATEWAY SEWER PHASE 3 CONSULTANT CONTRACT

WHEREAS, RRDA staff has previously consulted with HWC Engineering, Inc. (“HWC”), to complete the preliminary design for a sanitary sewer main extension that will serve the Gateway Office Park and the Canadian Solar site on Tract 19C in the River Ridge Commerce Center (“RRCC”); and,

WHEREAS, the design of the new lift station and dual sanitary sewer force main project that will serve the Canadian Solar site was recently completed and is planned to be constructed in 2025; and,

WHEREAS, the proposed project includes approximately 1,750 linear feet of 24-inch diameter gravity sanitary sewer main, connection to the existing 24-inch diameter gravity sanitary sewer main located northeast of the Gateway Office Park (collectively the “Sanitary Sewer Improvements”); and,

WHEREAS, the Sanitary Sewer Improvements will collect the discharge from the dual force main, and design for the project needs to be finalized; and,

WHEREAS, RRDA staff requested a proposal from HWC Engineering, Inc., to perform the consultant services for the scope of work associated with the Sanitary Sewer Improvements, including final engineering design, permitting, bidding assistance, and construction engineering; and,

WHEREAS, HWC Engineering, Inc., has submitted a proposal in the amount of **Forty-two Thousand Five Hundred and No/100 Dollars (\$42,500.00)** for performance of the work, and the proposal has been reviewed by the staff of the RRDA; and,

WHEREAS, the funding source will be 2024 BANs; and,

WHEREAS, it is the staff recommendation that the proposal as submitted by **HWC Engineering, Inc.**, in the contract amount of **Forty-two Thousand Five Hundred and No/100 Dollars (\$42,500.00)** is consistent with the effort to complete the scope of services required by RRDA, and as such should be approved.

**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 authorizes the RRDA Executive Director to execute a contract with HWC Engineering, Inc., in the amount of Forty-two Thousand Five Hundred and No/100 Dollars and No/100 Dollars (\$42,500.00), subject to review and approval of General Counsel, for the Gateway Sewer Phase 3 Consultant Contract.

**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
JANUARY 21, 2025.**

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 07-2025

A RESOLUTION APPROVING THE MIAMI TRAIL PHASE 2 CONSULTANT CONTRACT

WHEREAS, the River Ridge Development Authority (“RRDA”) staff recommends moving forward with the next phase of improvements to Miami Trail in the Charlestown section of the River Ridge Commerce Center (“RRCC”); and,

WHEREAS, the proposed project consists of three (3) lane and curb-and-gutter roadway with an underground storm drainage system for approximately 2,770 linear feet from the intersection with Penny Martin Lane and approximately 1,630 linear feet of water main (“Infrastructure Improvements”); and,

WHEREAS, RRDA has requested a proposal from United Consulting Engineers Inc., to complete the consultant services including design, permitting, bidding, and construction administration required for the Infrastructure Improvements; and,

WHEREAS, United Consulting Engineers Inc., has submitted a proposal in the amount of **Two Hundred Five Thousand Two Hundred and No/100 Dollars (\$205,200.00)** for performance of the work and the proposal has been reviewed by the staff of the RRDA; and,

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

WHEREAS, it is the staff recommendation that the proposal as submitted by **United Consulting Engineers**, with a proposed contract amount of **\$205,200.00** is consistent with the effort to complete the scope of services required by RRDA, and as such should be approved.

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

The RRDA Board of Directors concurs with the staff recommendation and authorizes the RRDA Executive Director to execute a contract with a not-to-exceed amount of **Two Hundred Five Thousand Two Hundred and No/100 Dollars (\$205,200.00)**, subject to review and approval of General Counsel, with **United Consulting Engineers Inc.**, for the consultant services required to begin the process of planning and design of the Miami Trail Phase 2.

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 JANUARY 21, 2025.

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 08-2025

A RESOLUTION APPROVING THE PENNY MARTIN PHASE 4 CONSULTANT CONTRACT

WHEREAS, the River Ridge Development Authority (“RRDA”) staff recommends moving forward with the fourth phase of improvements to Penny Martin Lane in the Charlestown section of the River Ridge Commerce Center (“RRCC”); and,

WHEREAS, the proposed project consists of three (3) lane and curb-and-gutter roadway with an underground storm drainage system for approximately 1,460 linear feet from Lentz Avenue to Duke Street, and approximately 2,420 linear feet of water main (the “Infrastructure Improvements”); and,

WHEREAS, the RRDA requested a proposal from Strand Associates, Inc. to complete the consultant services including design, permitting, bidding, and construction administration required for the Infrastructure Improvements; and,

WHEREAS, Strand Associates, Inc., has submitted a proposal in the amount of **One Hundred Twenty-five Thousand Five Hundred and No/100 Dollars (\$125,500.00)** for performance of the work and the proposal has been reviewed by the staff of the RRDA; and,

WHEREAS, the funding source for the project is TIF; and,

WHEREAS, it is the staff recommendation that the proposal as submitted by **Strand Associates, Inc.**, with a proposed contract amount of **\$125,500.00** is consistent with the effort to complete the scope of services required by RRDA, and as such should be approved.

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 authorizes the RRDA Executive Director to execute a contract with **Strand Associates, Inc.**, in the amount of **One Hundred Twenty-five Thousand Five Hundred and No/100 Dollars (\$125,500.000)**, subject to review and approval of General Counsel, for the consultant services required for design of the Penny Martin Phase 4 project..

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 JANUARY 21, 2025.

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

