

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, May 19, 2025
at 2:15 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
May 19, 2025
2:15 P.M.

- | | | |
|-----|---|--------------------|
| 1. | Call to Order | Dr. Hodges |
| 2. | Roll Call | Dr. Hodges |
| 3. | Meeting Notice Confirmation | Mr. Acy |
| 4. | Minutes – April 21, 2025 Public Hearing | Dr. Hodges |
| 5. | Minutes – April 21, 2025 Regular Session | 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 Development & Real Estate | Mr. Staten |
| 11. | 2022 Bond Anticipation Note Takeout
(Mr. Zoeller, Frost Brown Todd LLP) | <hr/> Board Member |
| 12. | Insurance Renewal (Mr. Paris, Assured Partners) | |
| 13. | Water System Resiliency Project – Division A
Change Order No. 1
Resolution 27-2025 (Mr. Caruso) | <hr/> Board Member |
| 14. | Patrol Road Realignment Construction Contract
Change Order No. 1
Resolution 28-2025 (Mr. Caruso) | <hr/> Board Member |
| 15. | Gateway Sanitary Sewer Phase 3 Construction Contract
Resolution 29-2025 (Mr. Lauer) | <hr/> Board Member |
| 16. | Water Treatment Plant Improvements Phase 3
Construction Contract
Resolution 30-2025 (Mr. Lauer) | <hr/> Board Member |

17. Crystal Springs Fence Installation Contract
Resolution 31-2025 (Mr. Vittitow)

Board Member

18. Assigning Name for the Gateway Lake
Resolution 32-2025 (Mr. Vittitow)

Board Member

19. Controller's Report

Ms. Durrett

20. Attorney's Report

Mr. Fifer

21. Other Comments (limit 2 minutes each)

22. Adjournment

River Ridge Development Authority
Public Hearing Minutes
April 21, 2025

A public hearing of the River Ridge Development Authority was held in the River Ridge Development Authority Conference Room, located at 300 Corporate Drive, Suite #300, Jeffersonville, Indiana on Monday, April 21, 2025 at 2:08 p.m.

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

Also present were RRDA staff members: Jerry Acy, Executive Director; Greg Fifer, General Counsel; Tom Vittitow, Projects and Planning; Marc Hildenbrand, Engineering and Operations; Eric Lauer, Engineering; Michael Caruso, Construction and GIS; Abi Prewitt, Digital Marketing; Billieann Durrett; Finance; Jeremy Nicheols, Operations; and Renee' Tarpley Wyman, Administration and Special Projects.

In addition, others in attendance included: Paul Boone, American Structurepoint; John Kraft, MAC Construction; Taylor King, America Place; Bob Stein, United Consulting; Jon Launius, 1Si; Bobby Campbell and Mike Harris, Jacobi Toombs & Lanz; Lee Haskin, self; Sherry Mulkins, Clark Dietz; and Erik Hackman, News & Tribune.

Dr. Hodges called the meeting to order and verified proof of publication. Mr. Acy confirmed a notice of the public hearing was properly posted and published.

Mr. Hildenbrand notified the public that at the end of 2024, a B-O-T (Build-Operate-Transfer) selection committee had been appointed by President Hodges that is comprised of Board Secretary/Treasurer, Mr. Brian Lenfert, and RRDA staff, Mr. Marc Hildenbrand and Mr. Eric Lauer. This committee proceeded in accordance with Indiana statutes by obtaining and reviewing three (3) proposals to increase the capacity of the water treatment facilities serving RRCC. Those submissions were received from Reynolds Construction, Mac Construction, and Thieneman Construction. The committee chose Reynolds Construction, which submitted a proposal with a guaranteed maximum price in the amount of \$20,650,000 with work to be completed by December 31, 2026. A Resolution is to be presented for approval of the Reynolds Construction proposal during the April 21, 2025 Regular Board meeting immediately following this Public Hearing.

There being no public comments, Dr. Hodges closed the public hearing at 2:12 p.m. Mr. Ballenger then moved to adjourn, Mr. Meyer seconded, and the Board approved the motion by a vote of 5-0.

Respectfully submitted:

Brian Lenfert, Secretary/Treasurer

**River Ridge Development Authority
Regular Board Meeting Minutes
April 21, 2025**

Call to Order: A regular meeting of the River Ridge Development Authority (RRDA) was called to order at 2:15 p.m. on Monday, April 21, 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 and a Public Hearing.

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

RRDA staff members present: Jerry Acy, Executive Director; Greg Fifer, General Counsel; Tom Vittitow, Projects and Planning; Marc Hildenbrand, Engineering and Operations; Eric Lauer, Engineering; Michael Caruso, Construction and GIS; Abi Prewitt, Digital Marketing; Billieann Durrett; Finance; Jeremy Nicheols, Operations; and Renee' Tarpley Wyman, Administration and Special Projects.

Members of the public who attended were as follows: Paul Boone, American Structurepoint; John Kraft, MAC Construction; Taylor King, America Place; Bob Stein, United Consulting; Jon Launius, 1Si; Bobby Campbell and Mike Harris, Jacobi Toombs & Lanz; Lee Haskin, self; Sherry Mulkins, Clark Dietz; and Erik Hackman, News & Tribune.

Meeting Notice Confirmation: Mr. Acy confirmed that the meeting notice for the April 21, 2025, regular Board meeting was properly posted.

Approval of Minutes: Dr. Hodges presented the March 13, 2025, meeting minutes 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 having no comments, the meeting proceeded for agenda business items.

Staff Reports: Executive Director, Jerry Acy; Chief Director – Engineering and Operations, Marc Hildenbrand; and Senior Director – Business Development, Josh Staten gave verbal recaps of their reports, along with copies of their written direct reports. The written staff reports were received into the record of the meeting. Absent from the meeting, no verbal report was given by Ms. Chesser, Chief Director – Corporate Strategy/External Affairs.

Following Mr. Acy's report on the River Ridge Water System and the low water loss of 5.4%, Mr. Meyer asked Mr. Nicheols if those numbers were within industry standards. Mr. Nicheols responded that industry standards are anywhere up to 60%, with 17% being average. RRWS is doing great with only a 5.4% loss.

Mr. Hildenbrand gave accolades to Mr. Lauer for becoming an INDOT certified utility coordinator.

Resolutions were then presented for Board approval.

Resolution No. 21-2025, a resolution approving the sale of Tract 20A (8.43 acres) was presented by Mr. Staten. This resolution allows for the sale of property located on the southwest corner of the intersection of International Drive and Salem Road. It has been agreed that RRDA will sell the property for \$135,000/acre with a potential site development credit. Mr. Ballenger offered a motion to approve, Mr. Meyer seconded, and Resolution No. 21-2025 was passed by a vote of 5-0.

**River Ridge Development Authority
Regular Board Meeting Minutes
April 21, 2025**

Resolution No. 22-2025, a resolution approving the award of Build-Operate-Transfer project agreement to Reynolds Construction was presented by Mr. Hildenbrand. With the need to increase the capacity of the water treatment facilities serving RRCC, proposals were requested through a public-private partnership. All were evaluated, with Reynolds Construction being selected to develop and/or finance the project under a B-O-T Agreement with a guaranteed maximum price of \$20,650,000. Mr. Lenfert offered a motion to approve, Dr. Bennett seconded, and Resolution No. 22-2025 was passed by a vote of 5-0.

Resolution No. 23-2025, a resolution approving the award of the Penny Martin Lane Phase 3 Construction Contract was presented by Mr. Lauer. Having responsibility through the sale of land within the Charlestown section of RRCC, RRDA must provide access to sites. Bids were solicited to perform the needed roadwork, with five (5) contractors submitting bids. Reviewed by RRDA and United Consulting staff, Excel Excavating was found to be the most responsible, responsive, and cost-effective bid in the amount of \$2,627,210. Funding for this project will be 2024 BANs. Mr. Meyer offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 23-2025 was passed by a vote of 5-0.

Resolution No. 24-2025, a resolution for the purchase of a Kubota M6-141 DTC tractor was presented by Mr. Vittitow. Finding the necessity for a new equipment for site grading within the commerce center, and as a replacement for an existing tractor, this resolution requests that a purchase be made utilizing a quote from Jacobi Sales, Inc., in the net amount of \$79,900 (original price \$114,900 with trade in-value of \$35,000). Mr. Ballenger offered a motion to approve, Mr. Meyer seconded, and Resolution No. 24-2025 was passed by a vote of 5-0.

Resolution No. 25-2025, a resolution approving funding of the purchase, installation, and servicing of Flock safety cameras through the Jeffersonville Police Department was presented by Mr. Fifer. On February 20, 2025, the RRDA Board approved Resolution No. 12-2025 to engage in a police services contract with the City of Jeffersonville. This plan allows for twenty-three (23) safety cameras through Flock Group, Inc., at ten (10) locations with the Jeffersonville section of the commerce center. Approval of this resolution allows for reimbursement to be made to the City for the purchase and monitoring of the system, utilizing funds of the River Ridge Property Owners Association and any remaining balances through TIF proceeds. Mr. Ballenger offered a motion to approve, Dr. Bennett seconded, and Resolution No. 25-2025 was passed by a vote of 5-0.

Resolution No. 26-2025, a resolution approving the purchase of a new staff vehicle was presented by Mr. Fifer. The staff, having solicited two comparable quotes, has found that Coyle Chevrolet and the 2025 Tahoe LT in the amount of \$69,951.50 was the lowest, most responsive, and responsible option. Dr. Bennett offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 26-2025 was passed by a vote of 5-0.

Controller's Report: Ms. Durrett presented claims for payment in the amount of \$2,041,399.28. It was requested that the invoice for a Covered Bridge membership be removed. Mr. Fifer explained that this membership allows for community relations and business development activity. Mr. Meyer made motion to remove the expense, tabling it for a later date and amending the claim amount accordingly. Dr. Hodges seconded the motion. The adjusted claims for payment amount, \$2,033,299.28. Claims will be paid using 2022 BAN funds in the amount of \$113,368.54; 2024 BAN funds in the amount of \$208,042.72; Operating funds in the amount of \$1,351,250.02; and, the remaining \$360,638.54 from TIF restricted funds. Mr. Lenfert offered a motion to approve the payment of the amended claims, Mr. Ballenger seconded, and the amended check register was approved 5-0.

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

**River Ridge Development Authority
Regular Board Meeting Minutes
April 21, 2025**

Adjournment: The floor was opened for questions or comments from the Board, RRDA staff, and the audience. There being no further comments or questions, Mr. Meyer 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 2:51 pm.

Respectfully submitted:

Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 27-2025

**A RESOLUTION APPROVING THE RRCC WATER SYSTEM
RESILIENCY PROJECT – DIVISION A CHANGE ORDER NO. 1**

WHEREAS, the RRDA Board previously approved Resolution No. 42-2024 awarding the RRCC Water System Resiliency Project - Division A Construction Contract to Infrastructure Systems, Inc., with a contract amount of \$2,431,400.00; and,

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

WHEREAS, the additional work will result in an increase to the initial contract amount of an additional \$91,350.00; and,

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

WHEREAS, the change order amount does not exceed twenty percent (20%) of the initial contract amount and, as such, is compliant with applicable law; and,

WHEREAS, the funding source of this change order will be Operating Funds; and,

WHEREAS, it is the staff recommendation for the Board to approve the RRCC Water System Resiliency Project - Division A Construction Contract Change Order No. 1 which will add \$91,350.00 to the construction contract for the project.

The Board concurs with the staff recommendation, and hereby approves the RRCC Water System Resiliency Project - Division A Construction Contract Change Order No. 1 and adding the sum of **Ninety-one Thousand Three Hundred Fifty and No/100 Dollars (\$91,350.00)** 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 MAY 19, 2025.**

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

River Ridge Development Authority

Change Order Details

Slugger Water Improvements

Description	The project consists of the installation of approximately 5,800 linear feet of 16" water main and fittings, valves, fire hydrants, combination air valve vaults, combination fire service/meter vault and other improvements associated with the proposed water main off South Patrol Road and Paul Garrett Avenue in the River Ridge Commerce Center.
Prime Contractor	Infrastructure Systems, Inc.
Change Order	1
Status	Pending
Date Created	04/22/2025
Type	Owner Requested Change
Summary	Cut/Fill for road, Rip Rap
Change Order Description	Contractor placing larger amount of fill to build access driveway. This is different from the bid activity of building the driveway directly on existing ground. Existing ground would not have made an acceptable long-term product.
Awarded Project Amount	\$2,253,200.00
Authorized Project Amount	\$2,253,200.00
Change Order Amount	\$91,350.00
Revised Project Amount	\$2,344,550.00

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 20-02510 - Water Distribution									
0019	19	CY	\$5,000	1,000.000	\$5,000.00	-990.000	-\$4,950.00	10.000	\$50.00
Rock Excavation (Undistributed)									
Reason: Rock removal via blasting item below									
0020	20	DOL	\$1,000	50,000.000	\$50,000.00	-24,710.000	-\$24,710.00	25,290.000	\$25,290.00
Unidentified Conflict Contingency									
Reason: Offset for road fill, rip rap, and road repair									
2 items			Totals		\$55,000.00		-\$29,660.00		\$25,340.00

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 20-02510 - Water Distribution					
0030	CO-CYS	CYS	500.000	\$15.000	\$7,500.00
Change Order Item "CYS": Fill & Compact Dirt for Driveway					
Reason: Driveway fill per new plan					

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
0040	CO-TON	TON	80.000	\$55.000	\$4,400.00
Change Order Item "TON": Rip Rap & Fabric					
Reason: Slopes around culvert pipes					
0050	CO-LS	LS	1.000	\$96,300.000	\$96,300.00
Change Order Item "LS": Additional rock blasting due to Centerpoint alignment change					
Reason: Blasted rock due to 15 foot shift uphill					
0060	CO-SYS	SYS	100.000	\$128.100	\$12,810.00
Change Order Item "SYS": Full Depth Repair Asphalt Patching					
Reason: Patch Boundary Patrol Road for Utica					
4 items					Total: \$121,010.00

Attachments

Document	Name	Description	Submission Date
ISI_Change_Alignment_Request.pdf	ISI Change Alignment Request.pdf	Rock blasting	04/22/2025 09:17 AM EDT
ISI_Dirt___Rip_Rap_Pricing.pdf	ISI Dirt & Rip Rap Pricing.pdf		04/22/2025 09:08 AM EDT
ISI_Road_Patching_Quote.pdf	ISI Road Patching Quote.pdf		05/07/2025 04:17 PM EDT
3 attachments			

Recommended for Approval (Owner Representative);

River Ridge Development Authority

Accepted (Owner);

River Ridge Development Authority

Accepted (Contractor):

Infrastructure Systems, Inc.

RESOLUTION NO. 28-2025

**A RESOLUTION APPROVING THE PATROL ROAD
REALIGNMENT CONSTRUCTION CONTRACT CHANGE ORDER NO. 1**

WHEREAS, the RRDA Board previously approved Resolution No. 15-2025 awarding the Patrol Road Realignment Construction Contract to Dan Cristiani Excavating Co., Inc., with a contract amount of \$3,544,421.00; 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 an increase to the initial contract amount for an additional \$708,946.59; and,

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

WHEREAS, the proposed change order does not exceed twenty percent (20.00%) of the initial contract amount and, as such, is compliant with applicable law; and,

WHEREAS, the funding source of this change order will be 2024 BANs; and,

WHEREAS, it is the staff recommendation for the Board to approve the Patrol Road Realignment Construction Contract Change Order No. 1 which adds \$708,946.59 to the construction contract for the project.

The Board concurs with the staff recommendation, and hereby approves the Patrol Road Realignment Construction Contract Change Order No. 1 and adding the sum of **Seven Hundred Eight Thousand Nine Hundred Forty-Six and 59/100 Dollars (\$708,946.59)** to the construction contract with Dan Cristiani Excavating Co., 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 MAY 19, 2025.**

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

River Ridge Development Authority

Change Order Details

Patrol Rd Realignment & Site Work

Description	This work is the realignment of a portion of Patrol Road between Paul Garrett Avenue and River Ridge Parkway, in the Jeffersonville end of the River Ridge Commerce Center in Clark County, Indiana. This includes the construction of approximately 3,000 linear feet of three-lane asphalt roadway with concrete curb and gutter and an underground storm drainage system. The work also includes the construction/reconstruction of an intersection with Paul Garrett Avenue.
Prime Contractor	Dan Cristiani Excavating Co., Inc. IN
Change Order	1
Status	Draft
Date Created	04/24/2025
Type	Owner Requested Change
Summary	Adding watermain, cut/fill volume, misc adds/deletes
Change Order Description	Adding approximately 410 LF of 16-inch water main for service to tract 15G. Adding cut/fill volume for proposed site 15I prior to roadway being built.
Awarded Project Amount	\$3,544,481.00
Authorized Project Amount	\$3,544,481.00
Change Order Amount	\$708,884.20
Revised Project Amount	\$4,253,365.20

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 20-2530 - Sanitary Sewer - Jeff									
0740	74	EACH	\$5,290.000	13.000	\$68,770.00	-3.000	-\$15,870.00	10.000	\$52,900.00
MANHOLE									
Reason: Leaving existing structures 1, 2, and 3									
Section: 20-02700 - Roadway Construction									
0080	8	EACH	\$1,081.000	11.000	\$11,891.00	1.000	\$1,081.00	12.000	\$12,972.00
MANHOLE, REMOVE									
Reason: East line of MH 5 in berm									
0090	9	LFT	\$19.000	2,718.000	\$51,642.00	255.000	\$4,845.00	2,973.000	\$56,487.00
PIPE, REMOVE									
Reason: East line of MH 5 in berm									
0110	11	CYS	\$19.650	10,103.000	\$198,523.95	2,521.000	\$49,537.65	12,624.000	\$248,061.60
EXCAVATION, COMMON									
Reason: Moving dirt from basin to new site 15I in preparation of the roadway being built (1,350 CY). Also added undercut qty of 1,096 CY. Karst remediation of 75 CY.									
1030	103	DOL	\$1.000	100,000.000	\$100,000.00	267,946.590	\$267,946.59	367,946.590	\$367,946.59
UNIDENTIFIED CONFLICT CONTINGENCY									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount

Reason: 20% contract remainder placeholder

5 items	Totals		\$430,826.95		\$307,540.24		\$738,367.19
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New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 20-2510 - Water Main					

1060	CO-LS	LS	1.000	\$15,144.000	\$15,144.00
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Change Order Item "LS": Construction Engineering

Reason: 15G Water Service

1070	CO-LS	LS	1.000	\$21,120.000	\$21,120.00
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Change Order Item "LS": Connection to Existing 16-Inch Water Main

Reason: 15G Water Service

1080	CO-LS	LS	1.000	\$22,200.000	\$22,200.00
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Change Order Item "LS": 6-Inch Bypass, Gate Valve, Vault

Reason: 15G Water Service

1090	CO-LFT	LFT	410.000	\$254.000	\$104,140.00
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Change Order Item "LFT": 16-Inch Water Main

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
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Reason: 15G Water Service

1100	CO-LFT	LFT	100.000	\$312.000	\$31,200.00
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Change Order Item "LFT": 10-Inch Fire Service

Reason: 15G Water Service

1110	CO-EACH	EACH	1.000	\$13,050.000	\$13,050.00
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Change Order Item "EACH": Fire Hydrant Assembly

Reason: 15G Water Service

1120	CO-EACH	EACH	1.000	\$23,440.000	\$23,440.00
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Change Order Item "EACH": Air Release Valve & Vault

Reason: 15G Water Service

1130	CO-EACH	EACH	4.000	\$19,650.000	\$78,600.00
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Change Order Item "EACH": 16-Inch Gate Valve

Reason: 15G Water Service

1140	CO-EACH	EACH	1.000	\$5,070.000	\$5,070.00
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Change Order Item "EACH": 12-Inch Gate Valve

Reason: 15G Water Service

1150	CO-EACH	EACH	1.000	\$3,990.000	\$3,990.00
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Change Order Item "EACH": 10-Inch Gate Valve

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
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Reason: 15G Water Service

Section: 20-2530 - Sanitary Sewer - Jeff

1160	CO-LFT	LFT	255.000	\$209.800	\$53,499.00
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Change Order Item "LFT": 10-Inch DI Sanitary Pipe

Reason: Overlooked phasing item

1170	CO-LS	LS	1.000	\$5,220.000	\$5,220.00
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Change Order Item "LS": New Sanitary MH 5A

Reason: Overlooked phasing item

Section: 20-02700 - Roadway Construction

1040	CO-CYS	CYS	1,096.000	\$22.510	\$24,670.96
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Change Order Item "CYS": Haul & place crushed stone from RR stockpile

Reason: Undercut required

13 items					Total: \$401,343.96
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Attachments

Document	Name	Description	Submission Date
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Change_Order_1_Reconcillation.xlsx	Change Order 1 Reconcillation.xlsx		05/12/2025 09:11 AM EDT
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4 attachments

Document	Name	Description	Submission Date
COR__I_Sinkhole_Remediation_4.25.25.pdf	COR #1 Sinkhole Remediation 4.25.25.pdf		05/12/2025 08:59 AM EDT
DI_Sanitary_Pricing.pdf	DI Sanitary Pricing.pdf		05/12/2025 08:59 AM EDT
Itemized_Bid_Items_-_Water_Main_Extension_4.23.2025.pdf	Itemized Bid Items - Water Main Extension 4.23.2025.pdf		04/24/2025 04:30 PM EDT
4 attachments			

DRAFT

Recommended for Approval (Owner Representative):

River Ridge Development Authority

Accepted (Owner):

River Ridge Development Authority

Accepted (Contractor):

Dan Cristiani Excavating Co., Inc.

RESOLUTION NO. 29-2025

A RESOLUTION APPROVING THE AWARD OF THE GATEWAY SANITARY SEWER PHASE 3 CONSTRUCTION CONTRACT

WHEREAS, the River Ridge Development Authority (“RRDA”) has sold an approximately eighty-six (86) acre tract of real property in the Jeffersonville section of the River Ridge Commerce Center (“RRCC”) known as Tract 19C (“the Site”); and,

WHEREAS, RRDA is contractually obligated to construct sanitary sewer infrastructure to service the Site; and,

WHEREAS, RRDA contracted with HWC Engineering to develop plans for the third phase of the Gateway sanitary sewer infrastructure project which consists of approximately 4,000 lineal feet of twenty-four-inch (24”) gravity sanitary sewer main that will collect discharge from twelve-inch (12”) and eighteen-inch (18”) force mains coming from the Site and provide capacity to future development sites in the Gateway Office Park along the route; and,

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

WHEREAS, the funding source of this project will be 2024 BANs; and,

WHEREAS, five (5) contractors submitted bids for performance of the work, which bids have been reviewed by RRDA staff and HWC Engineering, 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 **AllTerrain Paving & Construction LLC**, with a contract amount of **One Million Two Hundred Twenty-nine Thousand Six Hundred and Three and 75/100 Dollars (\$1,229,603.75)**.

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 Gateway Sewer Phase 3 Construction Contract to **AllTerrain Paving & Construction LLC**, with a contract amount of **One Million Two Hundred Twenty-nine Thousand Six Hundred and Three and 75/100 Dollars (\$1,229,603.75)**, and 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 MAY 19, 2025.**

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

**RIVER RIDGE COMMERCE CENTER
GATEWAY SEWER PHASE 3 PROJECT
BID TABULATION**

CONTRACTOR	BID PRICE
AllTerrain Paving & Construction LLC	\$1,229,603.75
Transamerica Railroad Consulting (TRC), LLC	\$1,527,280.00
PAF Construction, LLC	\$1,698,450.00
Dan Cristiani Excavating Co., Inc.	\$1,982,765.00
MAC Construction & Excavating, Inc.	\$2,194,000.00

RESOLUTION NO. 30-2025

A RESOLUTION APPROVING THE WATER TREATMENT PLANT IMPROVEMENTS PHASE 3 CONSTRUCTION OBSERVATION CONTRACT

WHEREAS, the River Ridge Development Authority (“**RRDA**”) previously approved the Build-Operate-Transfer agreement for the Water Treatment Improvements Phase 3 project with Reynolds Construction, LLC, in Resolution 22-2025; and,

WHEREAS, the proposed project consists of adding three (3) new wells, a new water treatment operations building with two (2) filter units, and associated appurtenances to increase the water treatment system capacity by six (6) million gallons per day (the “**Project**”); and,

WHEREAS, the RRDA requested a proposal from HWC Engineering (“**HWC**”) to provide part-time construction observation services during the duration of the construction of the Project, and the proposal has been reviewed by the staff of the RRDA; and,

WHEREAS, the HWC scope includes providing one (1) construction inspector on-site one (1) day per week and one (1) senior project manager for eight (8) hours per week for seventy-eight (78) weeks; and,

WHEREAS, HWC has submitted a proposed hourly plus expenses proposal with a not-to-exceed fee in the amount of **Two Hundred Ten Thousand and No/100 Dollars (\$210,000.00)** for performance of the work; and,

WHEREAS, the funding source for the project is 2024 BANs; and,

WHEREAS, it is the staff recommendation that the proposal as submitted by **HWC Engineering**, with a proposed contract amount of **Two Hundred Ten Thousand and No/100 Dollars (\$210,000.00)** 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 task order with **HWC Engineering** in the not-to-exceed amount of **Two Hundred Ten Thousand and No/100 Dollars (\$210,000.00)**, subject to review and approval of General Counsel, for the construction observation services required during the construction of the 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 MAY 19, 2025.

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 31-2025

**A RESOLUTION APPROVING THE AWARD OF
THE CRYSTAL SPRINGS FENCE INSTALLATION CONTRACT**

WHEREAS, quotes have been solicited and received to perform the Crystal Springs/RRCC border fence installation work in accordance with the requirements of Indiana law; and,

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

WHEREAS, two (2) contractors submitted quotes for performance of the work, the quotes have been reviewed by the RRDA staff, and a quote tabulation sheet is attached to this Resolution; and,

WHEREAS, it is the staff recommendation that the most responsible, responsive, and cost-effective quote was submitted by **Professional Fence Co.**, with a proposed contract amount of **Eighty Thousand Five Hundred and Sixty-five and No/100 Dollars (\$80,565.00).**

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 Crystal Springs Fence Installation Contract to **Professional Fence Co.** with a contract amount of **Eighty Thousand Five Hundred and Sixty-five and No/100 Dollars (\$80,565.00).** 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 MAY 19, 2025.

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

**RIVER RIDGE COMMERCE CENTER
CRYSTAL SPRINGS FENCE CONTRACT
BID TABULATION**

CONTRACTOR	BID PRICE
Professional Fence Co.	\$80,565.00
EAC Fence	\$88,920.00

RESOLUTION NO. 32-2025

**A RESOLUTION OFFICIALLY APPROVING
AND ASSIGNING A NAME FOR THE GATEWAY LAKE**

WHEREAS, the RRDA has various common area amenities located within the River Ridge Commerce Center, most notably is the gateway lake adjacent to the RRDA office building, which lake has never formally been assigned a name; and,

WHEREAS, RRDA staff have conferred and recommend that the Board formally assign the name of “Lake Placid” for the gateway lake; and,

WHEREAS, this Board now adopts this resolution for such purpose.

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 officially approves and assigns the name of “Lake Placid” for the gateway lake, and further authorizes the RRDA Executive Director to procure and place proper signage notifying the public of such name designation, 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 MAY 19, 2025.

Attest: _____, Dr. Treva E. Hodges, President

Attest: _____, Brian Lenfert, Secretary/Treasurer