

## **NOTICE OF EXECUTIVE SESSION**

**NOTICE IS HEREBY GIVEN** that the Board of Directors of the **RIVER RIDGE DEVELOPMENT AUTHORITY** will hold an executive session meeting in its office located at 300 Corporate Drive, Suite 305, Jeffersonville, Indiana, on

**Monday, June 16, 2025  
at 12:00 p.m.**

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

**RIVER RIDGE DEVELOPMENT AUTHORITY**

## **NOTICE OF REGULAR MEETING**

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

**Monday, June 16, 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, 3<sup>rd</sup> Floor, Suite #300, Jeffersonville, IN  
June 16, 2025  
2:00 P.M.

**BOARD MEMBERS**

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

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|-----|---|--------------------|
| 1.  | Call to Order   | Dr. Hodges         |
| 2.  | Roll Call   | Dr. Hodges         |
| 3.  | Meeting Notice Confirmation   | Mr. Acy            |
| 4.  | Minutes – May 19, 2025  | Dr. Hodges         |
| 5.  | Chairperson of the Board Comments   | Dr. Hodges         |
| 6.  | Executive Director's Report   | Mr. Acy            |
| 7.  | Engineering & Operations<br><i>Other Supporting Staff Reports</i><br><i>No verbal reports will be offered, but questions will be answered</i> | Mr. Hildenbrand    |
| 8.  | Corporate Strategy & External Affairs   | Ms. Chesser        |
| 9.  | Business Development & Real Estate  | Mr. Staten         |
| 10. | Corporate Drive Phase 2 Consultant Contract<br>Amendment No. 1<br>Resolution 33-2025 (Mr. Lauer)  | <hr/> Board Member |
| 11. | Award of Construction Contract – International Drive Water Main<br>Resolution 34-2025 (Mr. Lauer)   | <hr/> Board Member |
| 12. | Patrol Road Realignment Project –<br>Relocation of Natural Gas Main Reimbursement Agreement<br>Resolution 35-2025 (Mr. Lauer)                 | <hr/> Board Member |

13. Rejecting All Bids/Authorizing Re-Bid –  
Gateway Sanitary Sewer Phase 3 Construction Contract  
Resolution 36-2025 (Mr. Lauer)

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Board Member

14. Controller's Report

Ms. Durrett

15. Attorney's Report

Mr. Fifer

16. Other Comments (limit 2 minutes each)

17. Adjournment

**River Ridge Development Authority  
Regular Board Meeting Minutes  
May 19, 2025**

Call to Order: A regular meeting of the River Ridge Development Authority (RRDA) was called to order at 2:24 pm on Monday, May 19, 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 River Ridge Urban Enterprise Association meeting.

Roll Call: Present were all 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 and Jill Oca; Finance; Wendy Dant Chesser, Corporate Strategy and External Affairs; Jeremy Nicheols, Operations; Josh Staten, Business Development and Real Estate; and Renee' Tarpley Wyman, Administration and Special Projects.

Members of the public who attended were as follows: Paul Boone, American Structurepoint; John Kraft, MAC Construction; Taylor King, America Place; Bob Stein, United Consulting; Jon Launius, 1Si; Bobby Campbell, Jacobi Toombs & Lanz; Lee Haskin, self; Delana Roederer, Ivy Tech; and Adam Dickey, HMB.

Meeting Notice Confirmation: Mr. Acy confirmed that the meeting notice for the May 19, 2025, regular Board meeting was properly posted.

Approval of Minutes: Dr. Hodges presented the April 21, 2025 public hearing meeting minutes for approval. Mr. Meyer offered a motion to approve the minutes as written, and Mr. Lenfert seconded. The minutes were approved by a vote of 5-0.

Dr. Hodges then presented the Regular Board Meeting minutes from April 21, 2025 for approval, for which Dr. Bennett offered a motion, Mr. Meyer seconded, and the motion was approved by a vote of 5-0.

President's Comments: Dr. Hodges having no comments to offer, the meeting proceeded with agenda business items.

Staff Reports: Executive Director, Jerry Acy; Chief Director – Engineering and Operations, Marc Hildenbrand; Wendy Dant Chesser – Corporate Strategy and External Affairs; 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.

Mr. Acy offered congratulations to both Jeremy Nicheols, Director – Maintenance and Water Operations and Renee' Tarpley Wyman, Director – Administration and Special Projects on their recent accomplishments. Mr. Nicheols received his master's degree in business administration from Indiana University on May 12, 2025. Ms. Tarpley Wyman received the designation of Certified Government Meeting Profession (CGMP) on May 6, 2025.

During Mr. Hildenbrand's presentation, Mr. Lenfert asked about the cycle for Meta's reimbursement for the recent water main improvements. The answer was that it is typically a one meeting (or month) cycle. He then asked about changes to the water main contract, and Mr. Hildenbrand explained that work was shifted between projects and that no change to scope was made.

**River Ridge Development Authority  
Regular Board Meeting Minutes  
May 19, 2025**

Ms. Dant Chesser reminded the Board that on May 22, 2025, at 11:00 a.m., there will be a groundbreaking ceremony for the new River Ridge Middle School to be constructed on Highway 62 in Jeffersonville. All are invited.

Following staff reports, Mr. Zoeller of Frost Brown Todd LLP gave a brief presentation on RRDA's 2022 Bond Anticipation Note conversion to permanent financing. Before presenting for Board approval, Mr. Lenfert requested an amendment stating that the interest rate on the bonds will not exceed 4.00%. Subject to this amendment, Mr. Lenfert offered a motion to approve, Dr. Hodges seconded, and the amended motion passed unanimously, 5-0.

Mr. Bill Parris with Assured Partners then presented alternatives for RRDA insurance renewals, including property, commercial vehicles, umbrella coverage, and litigation funding. Great American was chosen to provide cyber risk coverage. Travelers was chosen for general liability, workers comp, and crime coverages. Cincinnati Insurance Company was replaced by RLI to provide auto coverage, with drone coverage staying with USIG. Mr. Lenfert inquired as to the amount of coverage (\$11 Million) for drone use. Mr. Parris assured him that coverage at this level is truly needed, specifically because such items are under scrutiny because of terrorist use. Mr. Lenfert offered a motion for approval of the recommended coverages, Dr. Bennett seconded, and the selected renewal coverage package was approved by a vote of 5-0.

On a personal note, Mr. Parris announced his plan for retirement effective January 1, 2026.

Resolutions were then presented for Board approval.

Resolution No. 27-2025, a resolution approving the RRCC Water System Resiliency Project – Division A Change Order No. 1 was presented by Mr. Caruso. Infrastructure Systems Inc., found that conditions had changed during the course of its work, necessitating the provision of additional labor and resulting in an increase of \$91,350 to the contract amount. This change order was reviewed by HWC Engineering and will be paid for utilizing operating funds. Mr. Lenfert offered a motion to approve, Mr. Meyer seconded, and Resolution No. 27-2025 was passed by a vote of 5-0.

Resolution No. 28-2025, a resolution approving the Patrol Road Realignment Construction Contract Change Order No. 1, was presented by Mr. Caruso. With conditions changing during the scope of work, the contractor (Dan Cristiani Excavating Company, Inc.) found additional labor was necessitated, and it is requested that the contract amount be increased by \$708,946.59. Having been reviewed by American Structurepoint with plans to utilize 2024 BANS as the funding source, it is the request of RRDA staff for approval of this resolution. Dr. Bennett offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 28-2025 was passed by a vote of 5-0.

Resolution No. 29-2025, a resolution approving the award of the Gateway Sanitary Sewer Phase 3 Construction Contract was pulled from the agenda on grounds that each of the bidders had failed to provide all of the required bid information and/or documentation. This resolution was therefore not presented for a vote.

Resolution No. 30-2025, a resolution for approval of the Water Treatment Plant Improvements Phase 3 Construction Observation Contract was presented by Mr. Lauer. With the previously approved Build-Operate-Transfer agreement in place with Reynolds Construction, LLC, HWC Engineering was requested to provide a proposal to provide part-time construction observation services during the duration of the project. It was received on a proposed hourly plus expenses basis with a not-to-exceed amount of \$210,000. Funding source will be

**River Ridge Development Authority  
Regular Board Meeting Minutes  
May 19, 2025**

2024 BANs. Mr. Ballenger offered a motion to approve, Mr. Meyer seconded, and Resolution No. 30-2025 was passed by a vote of 5-0.

Resolution No. 31-2025, a resolution approving the award of the Crystal Springs Fence Installation Contract was presented by Mr. Vittitow. This resolution allows for replacement fencing to be installed along a specific area of properties in Crystal Springs Subdivision bordering RRCC property. Two (2) contractors submitted quotes with Professional Fence Company being deemed as the most responsible, responsive, and cost-effective quote of \$80,565. Funding source will be TIF funds. Mr. Ballenger offered a motion to approve, Dr. Bennett seconded, and Resolution No. 31-2025 was passed by a vote of 5-0.

Resolution No. 32-2025, a resolution officially approving and assigning a name for the Gateway Lake was presented by Mr. Vittitow. RRDA staff have conferred and now recommend that the lake adjacent to the RRDA office building, being a common area, should be formally named as "Lake Placid." Before entertaining a motion for approval of the recommended name, Dr. Hodges, as Board President, offered an amendment to the resolution as she found the name "Lake Placid" to be inappropriate. Dr. Hodges then unveiled signage clarifying that the actual name of the lake should be "Acy Lake" in honor of RRDA's soon retiring, long-term Executive Director, Mr. Jerry Acy. Mr. Meyer offered a motion to approve the resolution as amended, Dr. Hodges seconded, and Resolution No. 32-2025 was happily and unanimously passed by a vote of 5-0.

Controller's Report: Ms. Durrett presented claims for payment in the amount of \$1,983,805.42. With no changes to the claims being made, claims will be paid using 2022 BAN funds in the amount of \$131,333.81; 2024 BAN funds in the amount of \$1,116,507.34; Operating funds in the amount of \$466,209.34; and, the remaining \$269,754.93 from TIF restricted funds. Dr. Hodges offered a motion to approve payment of the claims, Mr. Meyer seconded, and the check register was approved by a vote of 5-0.

General Counsel's Report: Mr. Fifer had no public report but mentioned that the current appointed officers of the Property Owners Association board needs to be updated with Mr. Acy's planned retirement in mid-June. It was established that Mr. Hildenbrand, as Executive Director, Mr. Fifer, as legal counsel, and Mr. Vittitow, as Senior Director over projects and planning will now be the members of the POA board. Mr. Meyer offered a motion to approve these appointments, Mr. Lenfert seconded, and the motion was approved by unanimous vote of 5-0.

Adjournment: The floor was opened for questions or comments from the Board, RRDA staff, and the audience. There being no comments or questions, Mr. Lenfert offered a motion to adjourn, Mr. Meyer seconded, and the Board approved the motion to adjourn the meeting by a vote of 5-0 at 3:10 pm.

Respectfully submitted:

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Brian Lenfert, Secretary/Treasurer

## **RESOLUTION NO. 33-2025**

### **A RESOLUTION APPROVING THE CORPORATE DRIVE PHASE 2 CONSULTANT CONTRACT AMENDMENT NO. 1**

**WHEREAS**, the River Ridge Development Authority (“RRDA”) has moved forward with the design of the next phase improvements to Corporate Drive; and,

**WHEREAS**, the proposed project consists of roadway design for Corporate Drive, including design of underground storm drainage system, retaining walls, hydraulic analysis of the culvert under the existing road, and gravity sanitary sewer for Tract 21C; and,

**WHEREAS**, RRDA received a proposal from American Structurepoint, Inc., which the RRDA Board of Directors approved with Resolution No. 55-2023 to complete the consultant services for the project, including preliminary design for the proposed roadway; permitting and bidding services; and, construction administration required to construct the sanitary sewer extension to serve Tract 21C; and,

**WHEREAS**, RRDA staff recommends moving forward with the next phase of design of Corporate Drive, which includes the design of approximately 1,200 linear feet of two (2) twelve-foot (12’) wide travel lanes with a twelve-foot (12’) wide two-way left turn lane in the center of the road, gravity sanitary sewer design, retaining wall design, permitting and bidding services, and construction administration (collectively, the “Design”); and,

**WHEREAS**, American Structurepoint, Inc., submitted a proposal for the Design, and the proposal has been reviewed by the staff of the RRDA; and,

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

**WHEREAS**, it is the staff recommendation that the proposal as submitted by American Structurepoint, Inc., with an additional proposed lump sum, not-to-exceed contract amount of \$308,000.00 for the engineering design services and an additional hourly, not-to-exceed plus expenses amount of \$9,500.00 for bidding and construction administration services, totaling an additional \$317,500.00 to complete the Design services for the project, is consistent with the effort to complete the scope of services required by the RRDA.



**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 Executive Director to execute a contract with a not-to-exceed amount of **Three Hundred Seventeen Thousand Five Hundred and No/100 Dollars (\$317,500.00)**, subject to review and approval of General Counsel, with **American Structurepoint, Inc.**, for the consultant services required to complete the Design for the Corporate Drive Phase 2 improvements 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 JUNE 16, 2025.**

Attest: \_\_\_\_\_ Dr. Treva Hodges, President

Attest: \_\_\_\_\_ Brian Lenfert, Secretary-Treasurer

## **RESOLUTION NO. 34-2025**

### **A RESOLUTION APPROVING THE AWARD OF THE INTERNATIONAL DRIVE WATER MAIN CONSTRUCTION CONTRACT**

**WHEREAS**, the River Ridge Development Authority (“RRDA”) is continuously working to improve water system reliability and capacity at the River Ridge Commerce Center (“RRCC”); and,

**WHEREAS**, it has been determined from the hydraulic model of the water system that the 12-inch diameter main along International Drive between the south boundary of the RRCC and Hilton Drive limits the capacity available from the 20-inch main, and that the preferred method to alleviate this issue is to install a new 16-inch diameter main along the route referenced above: and,

**WHEREAS**, HWC Engineering has been retained to design approximately 6,000 linear feet of 16-inch diameter water main, connection to the existing 20-inch diameter main at the RRCC south boundary, connection to the existing 16-inch diameter main at the intersection of Hilton and International, and three (3) directional drills under existing roads; and,

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

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

**WHEREAS**, six (6) contractors submitted bids for performance of the work, the bids have been reviewed the staff of the RRDA and HWC Engineering, 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 **Louisville Paving Company, Inc.**, with a contract amount of **One Million Five Hundred Thirty-four Eight Hundred Ninety-three and 41/100 Dollars (\$1,534,893.41)**.

**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 International Drive Water Main Construction Contract to Louisville Paving Company, Inc., with a contract amount of One Million Five Hundred Thirty-four Eight Hundred Ninety-three and 41/100 Dollars (\$1,534,893.41) and authorizes the Executive Director to execute a contractual agreement for such work, subject to prior 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 JUNE 16, 2025.**

Attest: \_\_\_\_\_ Dr. Treva Hodges, President

Attest: \_\_\_\_\_ Brian Lenfert, Secretary/Treasurer

**RIVER RIDGE COMMERCE CENTER  
INTERNATIONAL DRIVE WATER MAIN PROJECT  
BID TABULATION**

<b>CONTRACTOR</b>	<b>BID PRICE</b>
Louisville Paving Company, Inc.	\$1,534,893.41
Dan Cristiani Excavating Co., Inc.	\$1,597,545.00
PAF Construction, LLC	\$1,887,750.00
Miller Pipeline, LLC	\$2,075,156.20
Kelsey Construction, LLC	\$2,094,328.00
Flynn Brothers Contracting, Inc.	\$2,114,207.00

## **RESOLUTION NO. 35-2025**

### **A RESOLUTION APPROVING A REIMBURSEMENT AGREEMENT FOR THE RELOCATION OF A NATURAL GAS MAIN REQUIRED FOR THE PATROL ROAD REALIGNMENT PROJECT**

**WHEREAS**, a new intersection of Patrol Road and Paul Garrett Avenue in the Charlestown section of the River Ridge Commerce Center (“RRCC”) is currently under construction; and,

**WHEREAS**, Indiana Gas Company, doing business as CenterPoint Energy North (“Centerpoint”), has an existing six-inch (6”) diameter natural gas main in the vicinity of the project area; and,

**WHEREAS**, the proposed intersection requires the existing natural gas main to be relocated to avoid adverse impacts from the proposed construction; and,

**WHEREAS**, Centerpoint has provided an agreement to the River Ridge Development Authority (“RRDA”) staff for review, which includes an estimated cost of \$62,465.17 to reimburse Centerpoint for the relocation of the natural gas main (“Reimbursement Agreement”); and,

**WHEREAS**, the funding source for the relocation will be 2024 BANs; and,

**WHEREAS**, it is the staff recommendation that the RRDA approve the Reimbursement Agreement with **CenterPoint**, with an estimated not-to-exceed cost for relocation of the subject gas main relocation of **Sixty-two Thousand Four Hundred Sixty-five and 17/100 Dollars (\$62,465.17)**.

**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 authorizes the Executive Director to execute the proposed Reimbursement Agreement with **Centerpoint**, subject to review and approval of General Counsel, and authorizes payment of a not-to-exceed reimbursement amount of **Sixty-two Thousand Four Hundred Sixty-five and 17/100 Dollars (\$62,465.17)** after completion of the relocation of the subject natural gas main.

**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 JUNE 16, 2025.**

Attest: \_\_\_\_\_ Dr. Treva Hodges, President

Attest: \_\_\_\_\_ Brian Lenfert, Secretary/Treasurer

## **RESOLUTION NO. 36-2025**

### **A RESOLUTION REJECTING ALL BIDS RECEIVED FOR THE GATEWAY SANITARY SEWER PHASE 3 CONSTRUCTION CONTRACT AND AUTHORIZING RE-BIDDING OF THE PROJECT**

**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 the requirements of Indiana law; and,

**WHEREAS**, five (5) contractors submitted bids for performance of the work, which have been reviewed by RRDA staff and HWC Engineering, and the bid tabulation sheet is attached hereto as Exhibit “A”; and,

**WHEREAS**, upon review it has been determined that none of the bidders submitted all of the documentation and paperwork as required in the bid package, and therefore none of the bids are considered by the RRDA staff to be responsive, and,

**WHEREAS**, it is the RRDA staff recommendation that all bids be rejected and the construction project be re-bid in accordance with the requirements of Indiana law.

**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 rejects each of the five (5) bids received for the Gateway Sewer Phase 3 Construction Contract and authorizes RRDA staff to re-bid the project in accordance with the requirements of Indiana law.

**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 JUNE 16, 2025.**

Attest: \_\_\_\_\_ Dr. Treva Hodges, President

Attest: \_\_\_\_\_ Brian Lenfert, Secretary/Treasurer



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

<b>CONTRACTOR</b>	<b>BID PRICE</b>
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