

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, December 15, 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
 December 15, 2025
 2:15 P.M.

BOARD MEMBERS

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

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| 1. | Call to Order | Dr. Hodges |
| 2. | Roll Call | Dr. Hodges |
| 3. | Meeting Notice Confirmation | Mr. Hildenbrand |
| 4. | Minutes – November 17, 2025 | Dr. Hodges |
| 5. | Chairperson of the Board Comments | Dr. Hodges |
| 6. | Staff Reports <ul style="list-style-type: none"> a. Executive Director b. Senior Director Planning & Operations c. Director Construction & GIS d. Engineer Project Manager e. Chief Director Corporate Strategy & External Affairs f. Senior Director Business Dev & Real Estate | Mr. Hildenbrand
Mr. Vittitow
Mr. Caruso
Mr. Lauer
Ms. Chesser
Mr. Staten |
| 7. | 2026 River Ridge Development Authority Budget
Resolution 54-2025 (Mr. Hildenbrand) | <hr/> Board Member |
| 8. | RRDA Community Building Feasibility Study Consultant Contract
Resolution 55-2025 (Mr. Hildenbrand) | <hr/> Board Member |
| 9. | Maintenance/Water System Vehicles Purchase
Resolution 56-2025 (Mr. Hildenbrand) | <hr/> Board Member |
| 10. | Charlestown Landing Road Improvements Consultant Contract
Resolution 57-2025 (Mr. Lauer) | <hr/> Board Member |
| 11. | Controller’s Report | Ms. Durrett |
| 12. | Other Comments (limit 2 minutes each) | |
| 13. | Adjournment | |

**River Ridge Development Authority
Regular Board Meeting Minutes
November 17, 2025**

Call to Order: A regular meeting of the River Ridge Development Authority (RRDA) was called to order at 2:04pm on Monday, November 17, 2025, in the office of River Ridge Development Authority, 300 Corporate Drive, Jeffersonville, Indiana. The meeting was called to order following a properly noticed and convened executive session meeting of the Board.

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

RRDA staff members present: Marc Hildenbrand, Executive Director; Greg Fifer, General Counsel; Tom Vittitow, Projects and Planning; Michael Caruso, Construction & GIS; Eric Lauer, Engineering; Abi Prewitt, Digital Marketing; Billieann Durrett and Jill Oca; Finance; Josh Staten, Business Development and Real Estate; and Renee' Tarpley Wyman, Administration and Special Projects.

Members of the business community who attended were as follows: Paul Boone, American Structurepoint; Bob Stein, United Consulting; Olivia Estright, Louisville Business First; Delana Roederer, Ivy Tech; Bobby Campbell, Prime AE; Jack Coffman, Clark County Commissioner; Seth Winslow, Strand Associates; Tyler Lewandowski and Keeley Stingel, Temple & Temple; and Bri Roll, Clark Dietz.

Meeting Notice Confirmation: Mr. Hildenbrand confirmed that the meeting notice for the November 17, 2025, regular Board meeting was properly posted.

Approval of Minutes: Dr. Hodges then presented the Regular Board Meeting minutes from October 20, 2025 for approval. Mr. Meyer offered a motion to approve the document, Mr. Ballenger seconded, and the motion was approved by a vote of 4-0 as Dr. Bennett abstained from the vote due to absence during the October meeting.

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

Staff Reports: Verbal reports were briefly given by Mr. Hildenbrand, Mr. Vittitow, Mr. Lauer, and Mr. Staten. The written staff reports were received into the record of the meeting. Mr. Hildenbrand also covered Ms. Chesser's report as she was away from the meeting.

No resolutions were presented for Board approval.

Controller's Report: Ms. Durrett presented claims for payment in the amount of \$4,634,440.19, which will be paid using 2024 BAN funds in the amount of \$3,195,510.58; TIF Restricted funds in the amount of \$381,956.34; and the remaining amount from Operating funds in the amount of \$1,056,973.27. Mr. Ballenger offered a motion to approve payment of the claims, Dr. Bennett seconded, and the check register was approved by a vote of 4-0. Minutes reflect that Mr. Meyer was unable to vote due to an early departure from the meeting.

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

**River Ridge Development Authority
Regular Board Meeting Minutes
November 17, 2025**

Adjournment: Having no requests for comments from the public/visitors, the floor was opened for questions or comments from the Board and RRDA staff, no comments were made. Mr. Ballenger offered a motion to adjourn, Dr. Hodges seconded, and the Board approved the motion to adjourn the meeting by a vote of 4-0 at 2:20pm.

Respectfully submitted:

Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 54-2025

**A RESOLUTION APPROVING THE 2026 BUDGET
FOR THE RIVER RIDGE DEVELOPMENT AUTHORITY**

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 estimated costs of activities that are planned to be accomplished during calendar year 2026; and,

WHEREAS, the RRDA staff has worked to prepare a draft 2026 budget that reflects the projected revenues for the calendar year and projected costs of the activities it intends to undertake during the calendar year, a true and correct copy of which is attached hereto as Exhibit A, which draft 2026 budget was initially presented to the Board at its November 2025 meeting; and,

WHEREAS, this Resolution is adopted for the purpose of approving the RRDA budget for calendar year 2026 as set forth in attached Exhibit A.

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

The 2026 RRDA budget as set forth in Exhibit A attached hereto 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 DECEMBER 15, 2025.**

Attested: _____ Dr. Treva Hodges, President

Attested: _____ Brian Lenfert, Secretary/Treasurer

**EXHIBIT A
2026 RRDA BUDGET**

RRCC- River Ridge Development Authority
2026 Budget Worksheet

Account Name	2025 Budget	Estimated EOY 2025	2026 Budget	2025-2026 Budget Difference
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100 Revenues

Real Estate Sales Proceeds	10,500,000	5,807,109	7,300,000	(3,200,000)
Urban Enterprise Zone Income	9,750,000	10,546,160	10,500,000	750,000
TIF Income	8,500,000	9,496,574	11,800,000	3,300,000
Interest Income	900,000	1,053,557	750,000	(150,000)
Interest Income- UEZ	0	582,265	500,000	500,000
Interest Income- 2024 BAN	0	717,098	0	0
Interest-CDs	2,300,000	2,668,234	2,000,000	(300,000)
Interest-CDs-UEZ	0	296,568	0	0
Other Income	15,000	46,987	30,000	15,000
Rental Income RRDA Property	200,000	239,419	120,000	(80,000)
Late Fees	12,000	25,288	20,000	8,000
300 Corporate Shared Expenses	130,000	141,445	153,500	23,500
Revenue Sharing	150,000	280,609	275,000	125,000
Recycling & Tool Sales	50,000	34,970	35,000	(15,000)
Water Customer Payments	1,350,000	1,359,194	1,620,000	270,000
Expenses Reimbursement	0	2,606,687	2,898,500	2,898,500
EDA Federal Grant Reimbursement	0	174,802	0	0
Transfer from Escrow	0	4,823	0	0
RRPOA Collections	675,000	660,000	1,000,000	325,000
Total Revenues	34,532,000	36,741,789	39,002,000	4,470,000

200 Expenses

Staffing	2,466,600	2,317,274	2,360,000	(106,600)
Severance	0	489,579	0	0
Payroll Taxes	176,900	174,300	175,000	(1,900)
Retirement	144,000	137,448	127,000	(17,000)
Life Insurance	10,400	10,221	12,000	1,600
Employee Insurance & HRA	390,000	377,393	387,000	(3,000)

RRCC- River Ridge Development Authority
2026 Budget Worksheet

Account Name	2025 Budget	Estimated EOY 2025	2026 Budget	2025-2026 Budget Difference
HSA Match	36,000	16,500	46,000	10,000
State Unemployment Taxes	1,100	1,141	1,100	0
Temporary Labor	0	0	0	0

201 Personnel & Administration	3,225,000	3,523,856	3,108,100	(116,900)
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Special Counsel	400,000	267,716	300,000	(100,000)
Audit & Payroll Services	55,000	53,275	55,000	0
Financial Planning Consultant	75,000	65,383	60,000	(15,000)
Bond Interest	3,880,000	4,107,312	4,059,935	179,935
Bond Issue Cost	170,000	102,500	100,000	(70,000)
Bond Debt Service	3,970,000	3,490,000	3,580,000	(390,000)
Appraisal Services/Loan Origination Fees	3,500	4,150	5,000	1,500
GIS & Asset Data Services	10,000	8,761	16,000	6,000
Surveys	70,000	63,041	70,000	0
MDA Expense	396,000	165,000	0	(396,000)
Permits & Fees	15,000	16,223	8,000	(7,000)
Consultant Services	150,000	99,114	230,000	80,000
Closing Costs	0	950	0	0
Grant Administration	10,000	27,501	0	(10,000)

202 Professional Services	9,204,500	8,443,425	8,483,935	(720,565)
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Conferences & Workshops	25,000	24,140	57,000	32,000
EDA Memberships	40,000	34,299	44,000	4,000
Real Estate Commission	300,000	0	0	(300,000)
Travel	20,000	28,360	20,000	0
Special Events & Sponsorships	40,000	53,321	50,000	10,000
Website Development	55,000	44,850	0	(55,000)
Web Hosting	10,000	8,000	5,000	(5,000)
Marketing Material & Exhibits	25,000	22,695	37,000	12,000
Marketing Consultant	5,000	7,500	10,000	5,000

RRCC- River Ridge Development Authority
2026 Budget Worksheet

Account Name	2025 Budget	Estimated EOY 2025	2026 Budget	2025-2026 Budget Difference
Subscriptions	4,000	8,352	6,000	2,000

203 Marketing & Communications	524,000	231,517	229,000	(295,000)
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RRDA Office Expenses	25,000	27,833	30,000	5,000
Shared Office Expenses	200,000	208,480	230,000	30,000
Furniture & Fixtures	15,000	5,427	7,500	(7,500)
IT Equipment	15,000	6,852	10,000	(5,000)
Office Supplies	20,000	12,476	15,000	(5,000)
Postage and Shipping	2,500	2,604	2,500	0
Office Renovation	0	0	150,000	150,000
Printer & Copier Expenses	15,000	14,591	15,000	0
Licensing Fees	25,000	40,302	21,500	(3,500)
IT Computer Consultants	35,000	20,475	42,000	7,000
Agency Insurance	200,000	235,046	250,000	50,000
Meeting Expenses	20,000	26,655	27,000	7,000
Telephone/ Internet Services	50,000	43,257	46,000	(4,000)
Roads & Ground Fuel	130,000	95,129	95,000	(35,000)
Road & Ground Equipment	150,000	461,440	364,500	214,500
Maintenance Facility Expenses	60,000	56,839	60,000	0
Development Obligation Settltmt	1,000,000	0	0	(1,000,000)
Office Vehicle Purchase	80,000	132,550	0	(80,000)
Office Fuel, Maint & Mileage	15,000	9,952	10,000	(5,000)
Grounds Equip Maintenance	175,000	188,601	190,000	15,000
Common Area Expenses	1,400,000	863,684	1,100,000	(300,000)
Water Ops Expenses	115,000	174,409	150,000	35,000
Water Sub-Contractors	410,000	403,026	390,000	(20,000)
Royalty Fees	80,000	105,301	105,000	25,000
Security	90,000	74,130	0	(90,000)
Security Equip & Supplies	5,000	3,376	4,000	(1,000)
Service Agreements	0	1,700,000	5,175,000	5,175,000

204 Operations & Maintenance	4,332,500	4,912,435	8,490,000	4,157,500
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RRCC- River Ridge Development Authority
2026 Budget Worksheet

Account Name	2025 Budget	Estimated EOY 2025	2026 Budget	2025-2026 Budget Difference
Common Area Improvements	300,000	206,153	1,225,000	925,000
Site Preparation	2,100,000	637,778	1,000,000	(1,100,000)
Demolition	1,200,000	372,209	400,000	(800,000)
Other Construction	38,000,000	17,963,442	38,802,500	802,500
205 Construction Projects	41,600,000	19,179,582	41,427,500	(172,500)
Total Expenses	58,886,000	36,290,815	61,738,535	2,852,535
Net Income	(24,354,000)	450,974	(22,736,535)	1,617,465

RESOLUTION NO. 55-2025

A RESOLUTION APPROVING THE AWARD OF THE RRDA COMMUNITY BUILDING FEASIBILITY STUDY CONSULTANT CONTRACT

WHEREAS, the River Ridge Development Authority (“RRDA”) has completed the master planning process for the area now known as the Gateway Office Park (“GO-Park”) within the River Ridge Commerce Center (“RRCC”); and,

WHEREAS, the RRDA Board of Directors approved Resolution 58-2013 for the selection of Browning Day, Inc. (f/k/a Browning Day Mullins Dierdorf) (“Browning Day”) as the master planning consultant for the GO-Park and Resolution 13-2014 to award it the contract to complete the planning work required by the RRDA; and,

WHEREAS, the GO-Park master plan included the recommendation to construct a community building in the location of the current RRDA – Clark County Government Center located at 300 Corporate Drive, Jeffersonville, Indiana (“Office Site”); and,

WHEREAS, at the time both the RRDA and Clark County needed new office space and it was determined that an office building should be constructed instead of the community building at the Office Site; and,

WHEREAS, in furtherance of the recommendation for the GO-Park master plan, the RRDA staff requested a proposal from Browning Day to complete the consultant services for a feasibility study for a potential community building located to the west of the Office Site; and,

WHEREAS, Browning Day submitted a proposal with a lump sum amount of One Hundred Thirty Thousand and No/100 Dollars (\$130,000.00) for performance of the work, which proposal has been reviewed by the RRDA staff; and,

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

WHEREAS, it is the staff recommendation that the proposal as submitted by Browning Day is consistent with the effort to complete the scope of services required by RRDA, and as such should be approved by the Board.

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 **Browning Day**, with a lump sum amount of **One Hundred Thirty Thousand and No/100 Dollars (\$130,00.000)**, subject to review and approval of General Counsel, for the consultant services required for RRDA Community Building feasibility study.

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 DECEMBER 15, 2025.

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

RESOLUTON NO. 56-2025

A RESOLUTION APPROVING THE PURCHASE OF MAINTENANCE/WATER SYSTEM VEHICLES

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

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

WHEREAS, the RRDA has the responsibility to maintain the property and the water system at the RRCC; and,

WHEREAS, in accordance with these responsibilities, the RRDA needs additional vehicles for use by maintenance and water system staff; and,

WHEREAS, Ind. Code § 36-7-30-15(c) does not require RRDA to comply with Indiana procurement statutes governing the purchase of real and personal property by public bodies or their agencies; and,

WHEREAS, if the proposed purchase is approved by the Board with this Resolution, payment for the vehicles will be included with January 2026 claims and will be funded by TIF revenues; and,

WHEREAS, the staff has solicited and received multiple comparable dealership quotes listed on attached Exhibit “A”, the lowest, most responsive, and responsible of which were from Coyle Chevrolet for (i) a **2024 Express Commercial Cutaway** in the amount of **\$50,258.50**, and (ii) a **2025 GMC Sierra 1500** in the amount of **\$42,493.50**, and staff recommends the acceptance of such quotes.

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 approves the purchase from Coyle Chevrolet of (i) a 2024 Express Commercial Cutaway (VIN 1HA3GRC75RN006474) for the sale price of **Fifty Thousand Two Hundred Fifty-eight and 50/100 Dollars (\$50,258.50)**, and (ii) a 2025 GMC Sierra 1500 (VIN 1GTRUAED4SZ225257) for the sale price of **Forty-two Thousand Four Hundred Ninety-three and 50/100 Dollars (\$42,493.50)**, and further hereby authorizes the RRDA Executive Director to execute all documents required for the purchase of said vehicles.

**SO RESOLVED BY MAJORITY VOTE OF THE BOARD OF DIRECTORS
TAKEN DURING A DULY NOTICED AND CONVENED REGULAR MEETING OF THE
RIVER RIDGE DEVELOPMENT AUTHORITY HELD ON DECEMBER 15, 2025.**

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

**EXHIBIT A
VEHICLE QUOTES**

Dealer	Year	Cost
2500 Double Cab 4x4 with 8-ft bed		
Bachman Chevrolet	2026	\$ 55,610.00
	2025	\$ 52,010.00
Sternberg Chevrolet		
Coyle Chevrolet	2025	\$ 51,748.50
GMC Sierra 1500 Double Cab 4x4 5.3 ecotec3 6.5-ft. bed		
Coyle Chevrolet	2025	\$ 42,493.50
	2025	\$ 50,667.00
	2025	\$ 52,417.00
Chevrolet Express Commercial Cutaway (used)		
Coyle Chevrolet	2024 used	\$ 52,258.50
	2025 new	\$ 65,000.00
	2024 new	\$ 64,786.00

RESOLUTION NO. 57-2025

A RESOLUTION APPROVING AWARD OF THE CHARLESTOWN LANDING ROAD IMPROVEMENTS CONSULTANT CONTRACT

WHEREAS, the River Ridge Development Authority (“RRDA”) has had discussions with the Indiana Department of Natural Resources (“IDNR”) regarding plans for construction of a new main entrance into Charlestown State Park; and,

WHEREAS, RRDA previously contracted with HWC Engineering, Inc. (“HWC”), to complete a topographic survey of the route of the proposed road, as approved by the RRDA Board of Directors by Resolution 38-2025; and,

WHEREAS, RRDA staff requested a proposal from HWC to perform the consultant services for the scope of work for the Charlestown Landing Road Improvements project, including right-of-way acquisition, design, permitting, bidding, and construction engineering; and,

WHEREAS, HWC has submitted a proposal in the amount of **\$523,610.00** for performance of the work, and the proposal has been reviewed by the staff of the RRDA; and,

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

WHEREAS, it is the staff recommendation that the proposal as submitted by **HWC Engineering, Inc.**, in the contract amount of **\$523,610.00** is consistent with the effort to complete the scope of services required by RRDA and should be accepted.

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

The RRDA Board of Directors concurs with the staff recommendation and authorizes the RRDA Executive Director to execute a contract with **HWC Engineering, Inc.**, subject to review and approval of General Counsel, for the Charlestown Landing Road Improvements Consultant Contract to provide for compensation in the amount of **\$523,610.00** for the additional work to be performed by the consultant.

**SO RESOLVED BY AFFIRMATIVE VOTE OF THE BOARD OF DIRECTORS
TAKEN DURING A DULY NOTICED AND CONVENED REGULAR MEETING OF THE
RIVER RIDGE DEVELOPMENT AUTHORITY HELD ON DECEMBER 15, 2025.**

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer