

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 20, 2026
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
 January 20, 2026
 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. | Ratification of 2026 Officers | Dr. Hodges |
| 5. | Minutes – December 15, 2025 | Dr. Hodges |
| 6. | Chairperson of the Board Comments | Dr. Hodges |
| 7. | Staff Reports | |
| | a. Executive Director | Mr. Hildenbrand |
| | b. Senior Director Planning & Operations | Mr. Vittitow |
| | c. Director Construction & GIS | Mr. Caruso |
| | d. Engineer Project Manager | Mr. Lauer |
| | e. Chief Director Corporate Strategy & External Affairs | Ms. Chesser |
| | f. Senior Director Business Dev & Real Estate | Mr. Staten |
| 8. | I-265/International Drive Interchange Improvements –
Phase 1 Consultant Contract
Resolution 01-2026 (Mr. Hildenbrand) | <hr style="border: 0.5px solid black;"/>
Board Member |
| 9. | P&E Area Phase 9 ACM Abatement Contract
Resolution 02-2026 (Mr. Vittitow) | <hr style="border: 0.5px solid black;"/>
Board Member |
| 10. | Controller's Report | Ms. Durrett |
| 11. | Other Comments (limit 2 minutes each) | |
| 12. | Adjournment | |

**River Ridge Development Authority
Regular Board Meeting Minutes
December 15, 2025**

Call to Order: A regular meeting of the River Ridge Development Authority (RRDA) was called to order at 2:16pm on Monday, December 15, 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; Tom Vittitow, Projects and Planning; Michael Caruso, Construction & GIS; Eric Lauer, Engineering; Abi Prewitt, Digital Marketing; Billieann Durrett and Jill Oca; Finance; Wendy Dant Chesser, Corporate Strategy and External Affairs; and Renee' Tarpley Wyman, Administration and Special Projects.

Members of the business community who attended were as follows: Bri Roll and Drew Storey, Clark Dietz; Dale Hall, American Structurepoint; Paul Lincks, HWC Engineering; Bob Stein, United Consulting; John Launius, 1Si; Olivia Estright, Louisville Business First; and Seth Winslow, Strand Associates.

Meeting Notice Confirmation: Mr. Hildenbrand confirmed that the meeting notice for the December 15, 2025, regular Board meeting was properly posted.

Approval of Minutes: Dr. Hodges then presented the Regular Board Meeting minutes from November 17, 2025 for approval. Mr. Ballenger offered a motion to approve the document, Mr. Lenfert seconded, and the motion was approved by a vote of 5-0.

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. Caruso, Mr. Lauer, and Ms. Chesser. The written staff reports were received into the record of the meeting. Mr. Hildenbrand also covered Mr. Staten's report as he was out of town and unable to attend the meeting.

Notes and questions from these presentations include a mention from Mr. Hildenbrand that the 2026 Board Meeting schedule had been shared and the December date, being the week of Christmas, may need revision. The Board agreed to address this during the January 2026 meeting.

During Mr. Vittitow's presentation, Mr. Lenfert inquired as to whether Chryso used rail service. Mr. Vittitow answered that he was uncertain and that the transload yard had gone unused for years. Mr. Hildenbrand said that they would like such service but does not want to pay for it. Mr. Vittitow also noted that a correction in his report was necessary in that 2,000 flower bulbs had been planted, instead of the 3,000 as noted.

Mr. Caruso fielded a question from Mr. Meyer who asked what the line across Corporate Drive was. The answer is that it is the 24" sanitary line necessary for Meta and the office park.

Ms. Chesser noted that the yearly communication report would be included in her January report and that she would be absent until April due to her legislative duties.

**River Ridge Development Authority
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Resolutions were then presented for Board consideration and approval.

Resolution No. 54-2025, a resolution approving the 2026 Budget was presented by Executive Director, Marc Hildenbrand. This draft proposed budget for 2026 reflects projected revenues and costs expected for the year. He also noted a revision that had been made and adopted. Mr. Meyer complimented that this process has been a lot better than last year and in years' past. As Secretary/Treasurer, Mr. Lenfert offered a motion to approve, Mr. Meyer seconded, and Resolution No. 54-2025 was passed by a vote of 5-0.

Resolution No. 55-2025, a resolution approving the award of the RRDA Community Building Feasibility Study Consultant Contract was then presented by Mr. Hildenbrand. Upon completion of the master planning process for the area now known as the Gateway Office Park within the commerce center, the Board previously approved Resolution 58-2013 for selection of Browning Day, Inc., as its planning consultant for the GO-Park and Resolution 13-2014 to award the contract to complete the required work. This plan included the recommendation to construct a community building. It is recommended to move forward and complete these services and accept the proposal in the amount of \$130,000, funding source shall be TIF. Dr. Bennett offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 55-2025 was passed by a vote of 5-0.

Mr. Hildenbrand then presented Resolution No. 56-2025, a resolution approving the purchase of maintenance/water system vehicles. Having the responsibility of maintaining the RRCC property and water system, it has become necessary to invest in additional vehicles to serve such functions. It is staff recommendation to purchase a 2024 Express Commercial Cutaway in the amount of \$50,258.50 and a 2025 GMC Sierra 1500 for \$42,493.50, both from Coyle Chevrolet. After comparing multiple dealership quotes, these have been found to be the lowest, most responsive, and responsible. TIF shall be the funding source. Mr. Lenfert inquired as to the trim package of these vehicles, which was unknown as this time. Mr. Ballenger offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 56-2025 was passed by a vote of 5-0.

Resolution No. 57-2025, a resolution approving award of the Charlestown Landing Road improvements consultant contract was presented by Eric Lauer. Having discussions with the Indiana Department of Natural Resources regarding plans for construction of a new main entrance into Charlestown State Park, Resolution 38-2025 was approved to contract with HWC Engineering, Inc. to complete a topographic survey of the route of the proposed road. It is staff recommendation that the requested proposal from HWC to perform consultant services be accepted in the amount of \$523,610. TIF revenue shall be used as the funding source for this work. Mr. Meyer offered a motion to approve, Dr. Bennett seconded, and Resolution No. 54-2025 was passed by a vote of 5-0.

Controller's Report: Ms. Durrett presented claims for payment in the amount of \$4,034,669.95, which will be paid using 2024 BAN funds in the amount of \$3,051,469.59; TIF Restricted funds in the amount of \$491,033.41; and the remaining amount from Operating funds in the amount of \$492,167.22. Mr. Meyer offered a motion to approve payment of the claims, Dr. Bennett seconded, and the check register was approved by a vote of 5-0.

Ms. Durrett reminded the Board that auditors will be working within the RRDA office on January 5th, 6th, and 19th.

General Counsel's Report: Mr. Fifer was absent but attending remotely; therefore, no report or comments were given.

Adjournment: Having no requests for comments from the public/visitors, the floor was opened for questions or comments from the Board and RRDA staff. Mr. Meyer thanked the RRDA maintenance team for doing such a good, professional job in keeping up with the recent snowfall and subsequent road clearing.

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Mr. Lenfert offered a motion to adjourn, Dr. Hodges seconded, and the Board approved the motion to adjourn the meeting by a vote of 5-0 at 2:46pm.

Respectfully submitted:

Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 01-2026

A RESOLUTION APPROVING THE I-265/INTERNATIONAL DRIVE INTERCHANGE IMPROVEMENTS PHASE 1 CONSULTANT CONTRACT

WHEREAS, the River Ridge Development Authority (“RRDA”) staff recommends moving forward with the initial phase of consultant work for the proposed improvements to the I-265/International Drive interchange (“Interchange”) located just south of the of the River Ridge Commerce Center (“RRCC”); and,

WHEREAS, the original Interchange was constructed as a part of the I-265 extension and east end bridge project, and was opened to traffic in December 2016; and,

WHEREAS, the International Drive corridor has become a main artery for traffic into and out of the RRCC, contributing to growing congestion at the Interchange; and,

WHEREAS, the RRDA staff has worked with United Consulting Engineers Inc. (“United”), to create a preliminary layout of the proposed improvements to the Interchange, and that layout has been shared with the Indiana Department of Transportation (“INDOT”) central office and Seymour District staff (“INDOT Staff”); and,

WHEREAS, INDOT Staff has provided feedback on the layout, given preliminary approval, and informed RRDA staff that funding is not currently available through INDOT for the planning and design of the Interchange improvements; and,

WHEREAS, it is the RRDA staff recommendation that is in the best interest of the RRDA to fund the initial phase of consultant work for the Interchange improvements internally and continue to work with INDOT to determine potential outside funding sources for design and construction; and,

WHEREAS, United has submitted a proposal with a not-to-exceed amount of **Five Hundred Thirty-six Thousand Seven Hundred and No/100 Dollars (\$536,700.00)** for performance of the scope of work that includes project management, an Interchange Access Request (“IAR”), traffic data collection, preparation of an environmental Categorical Exclusion, a US Waters Report, a Section 106 archeological/historical investigation, design survey, and preliminary design and plans, 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 RRDA staff recommendation that the proposal as submitted by United is consistent with the effort to complete the scope of services required, 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 **Five Hundred Thirty-six Thousand Seven Hundred and No/100 Dollars (\$536,700.00)**, subject to review and approval of General Counsel, with **United Consulting Engineers Inc.**, for the consultant services required for the initial phase of the consultant services for the I-265/International Drive interchange improvements.

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 20, 2026.

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 02-2026

**A RESOLUTION APPROVING THE AWARD OF
THE P&E AREA PHASE 9 ACM ABATEMENT CONTRACT**

WHEREAS, quotes have been received to perform the P&E Area Phase 9 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, one (1) contractor submitted a quote for performance of the work, the quote has 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 **Rudolph Hardin LLC (d/b/a RH Environmental)**, with a proposed contract amount of **One Hundred Eighty-six Thousand Four Hundred Fifty and No/100 Dollars (\$186,450.00)**.

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 9 ACM Abatement Contract to **Rudolph Hardin LLC (d/b/a RH Environmental)**, with a contract amount of **One Hundred Eighty-six Thousand Four Hundred Fifty and No/100 Dollars (\$186,450.00)**, 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 20, 2026.

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

**RIVER RIDGE COMMERCE CENTER
P&E AREA PHASE 9 ACM ABATEMENT CONTRACT
QUOTE TABULATION**

CONTRACTOR	BID PRICE
Cardinal Demolition	Did not submit a quote
Maven Construction	Did not submit a quote
RH Environmental '1	\$186,450.00