

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, April 20, 2026
at 2:00 p.m.

in the River Ridge Development Authority Board
Room, 300 Corporate Drive, Suite 305,
Jeffersonville, Indiana.

The purpose of the meeting is to conduct any
and all business that may come before the
Board.

RIVER RIDGE DEVELOPMENT AUTHORITY

River Ridge Development Authority
Regular Board Meeting
300 Corporate Drive, 3rd Floor, Suite #300, Jeffersonville, IN
April 20, 2026
2:00 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	1/1/26 - 12/31/28
Mr. Brian Lenfert, Secretary/Treasurer	Clark County	1/1/26 - 12/31/28
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 – March 12, 2026 | Dr. Hodges |
| 5. | Chairperson of the Board Comments | Dr. Hodges |
| 6. | 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 |
| 7. | Build-Operate-Transfer Agreements Review | Mr. Hildenbrand |
| 8. | Wheel Loader and Attachments Purchase
Resolution 21-2026 (Mr. Vittitow) | <hr/> Board Member |
| 9. | 2026 Rock Crushing Contract
Resolution 22-2026 (Mr. Lauer) | <hr/> Board Member |
| 10. | Amending Resolution 05-2026 – PSA Tract 24
Resolution 23-2026 (Mr. Staten) | <hr/> Board Member |
| 11. | Amending Resolution 06-2026 – PSA Tract 221
Resolution 24-2026 (Mr. Staten) | <hr/> Board Member |

12. Controller's Report

Ms. Durrett

13. Other Comments (limit 2 minutes each)

14. Adjournment

**River Ridge Development Authority
Regular Board Meeting Minutes
March 12, 2026**

Call to Order: A regular meeting of the River Ridge Development Authority (RRDA) was called to order at 2:01pm on Thursday, March 12, 2026, 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.

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, Legal Counsel; Tom Vittitow, Projects and Planning; Michael Caruso, Construction & GIS; Eric Lauer, Engineering; Abi Prewitt, Digital Marketing; Wendy Dant Chesser, Corporate Strategy and External Affairs; 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 and public who attended were as follows: Paul Boone, American Structurepoint; Bob Stein, United Consulting; John Kraft, MAC Construction; Josh Darby and Mike Harris, Prime AE; Delana Roederer, Ivy Tech; Olivia Estright, Louisville Business First; and Andre Heal, Charlestown Fire Department.

Meeting Notice Confirmation: Mr. Hildenbrand confirmed that the meeting notice for the March 12, 2026, regular Board meeting was properly posted.

Approval of Minutes: Dr. Hodges then presented the Regular Board Meeting minutes from February 17, 2026, for approval. Mr. Ballenger offered a motion to approve the minutes, Dr. Bennett 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, Ms. Dant Chesser, and Mr. Staten. The written staff reports were received into the record of the meeting.

During Mr. Hildenbrand's report, he requested Board approval for a declaration approving the sale of surplus property, consisting of various pieces of old maintenance equipment, including two trucks inherited from the Army through the Clark County Sheriff, a 2014 Ford Explorer that was the former executive director's vehicle, and personal property abandoned on the site previously leased by Chryso. Dr. Bennett made motion to approve, Mr. Meyer seconded, and the motion was approved by a vote of 5-0.

Resolutions were then presented for Board consideration and approval:

Resolution No. 11-2026, a resolution approving the maximum price for the regional wastewater collection and transmission project using a build-operate-transfer (BOT) structure was presented by Executive Director, Marc Hildenbrand. Having recognized the need to increase capacity to serve the Charlestown section of the commerce center to enable further economic development, a request for proposals (RFP) was requested from Municipal Development Solutions/GM Development to develop and/or finance the project under a BOT agreement. MDS/GM submitted a proposal for a guaranteed maximum price of \$7,182,190.40, which amount is a significant

reduction from the initial estimate. Mr. Ballenger offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 11-2026 was passed by a vote of 5-0. Dr. Hodges complimented the team on keeping cost down.

Identifying need for continuing and additional police, fire protection, utility services and capital improvements, the following five resolutions which address provisions to provide services within River Ridge Commerce Center during calendar year 2026 by the overlapping taxing units were presented by RRDA Legal Counsel, Greg Fifer.

Resolution No. 12-2026, a resolution approving an agreement with the Town of Utica for the provision of public safety and emergency response services, for which RRDA shall pay the Town \$75,000 for calendar year 2026. Mr. Meyer offered a motion to approve, Dr. Bennett seconded, and Resolution No. 12-2026 was passed by a vote of 5-0.

Resolution No. 13-2026, a resolution approving an agreement with the City of Charlestown for the provision of public safety and emergency response services, for which RRDA shall pay Charlestown \$250,000 for calendar year 2026 but conditioned on repeal of a payment in-lieu of taxes (PILOT) ordinance previously adopted by the Charlestown City Council. Dr. Bennett offered a motion to approve, Mr. Ballenger seconded, and Resolution No. 13-2026 was passed by a vote of 5-0.

Resolution No. 14-2026, a resolution approving an educational capital improvements grant with Greater Clark County Schools, for which RRDA shall pay the GCCS \$500,000 during calendar year 2026. Mr. Meyer offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 14-2026 was passed by a vote of 5-0.

Resolution No. 15-2026, a resolution approving an agreement with Clark County for the provision of public safety and emergency response services, for which RRDA shall pay the County \$850,000 during calendar year 2026. Dr. Bennett offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 15-2026 was passed by a vote of 5-0.

Resolution No. 16-2026, a resolution approving an agreement with the City of Jeffersonville for the provision of public safety and wastewater utility services, for which RRDA shall pay the City \$3,500,000 for calendar year 2026. Mr. Ballenger offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 16-2026 was passed by a vote of 5-0.

Following presentation of these resolutions, Dr. Bennett asked Mr. Fifer to clarify that there will be no special requests from these entities going forward through 2026 and if they were under the same understanding. Mr. Fifer confirmed that all will be met with and such topic would be discussed for that understanding. As a note, all funding resolutions are contingent upon approval and acceptance by the recipients.

Resolution No. 17-2026, a resolution determining and declaring that there are no excess property tax funds payable to the River Ridge Development Authority allocation fund for calendar year 2026 that would otherwise be payable the following calendar year was presented by Greg Fifer. It has been determined that there are no excess property tax proceeds that may be allocated to the respective taxing units that are wholly or partly located with the RRDA allocation area(s) during calendar year 2026. Mr. Meyer offered a motion to approve, Mr. Ballenger seconded, and Resolution No. 17-2026 was passed by a vote of 5-0.

Resolution No. 18-2026, a resolution approving the award of the Gateway bridge concrete repairs construction contract was presented by Eric Lauer. Repair of various concrete components on the Ned Pfau Parkway bridge with the Gateway Office Park have been found to be in need of repair. Quotes were solicited with two (2)

**River Ridge Development Authority
Regular Board Meeting Minutes
March 12, 2026**

submitted. E&B Paving has been found to be the most responsible, responsive and cost-effective quote submitted in the amount of \$185,906. Funding source for this project is Operations. Mr. Lenfert offered a motion to approve, Mr. Meyer seconded, and Resolution No. 18-2026 was passed by a vote of 5-0.

Resolution No. 19-2026, a resolution approving the International Drive improvements consultant contract was then presented by Mr. Lauer. This resolution allows for improvements at the intersections of Logistics Avenue, Hilton Drive, and Salem Road, with resurfacing the entirety of International Drive which has become a main artery for traffic inside the commerce center, thereby resulting in increased traffic congestion. United Consulting Engineers, having previously completed a traffic study and preliminary design work, submitted a proposal to complete the required consultant services in an amount not to exceed \$145,000. Mr. Meyer offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 19-2026 was passed by a vote of 5-0.

Resolution No. 20-2026, a resolution approving the SR 62 intersection improvement construction contract Change Order No. 2 was presented by Micheal Caruso. In 2025, MAC Construction and Excavating LLC was awarded a contract in the amount of \$434,705.56. A change in conditions during the course of work has made it necessary to add additional work which increases the contract by \$26,365.28, thus the need for this Change Order. Dr. Bennett offered a motion to approve, Mr. Ballenger seconded, and Resolution No. 20-2026 was passed by a vote of 5-0.

Controller's Report: Ms. Durrett presented claims for payment in the amount of \$1,800,209.93. These expenses will be paid using 2026 BANs in the amount of \$1,077,928.97, TIF restricted funds in the amount of \$256,287.66; and, the remaining \$465,993.30 from Operating funds. Mr. Meyer offered a motion to approve payment of the claims, Mr. Lenfert seconded, and the check register was unanimously approved 5-0.

Adjournment: Having no requests for public comments, the floor was opened for questions or comments from the Board and RRDA staff, but there were none.

Mr. Ballenger offered a motion to adjourn, Mr. Lenfert seconded, and the Board approved the motion to adjourn the meeting by a vote of 5-0 at 2:39pm.

Respectfully submitted:

Brian Lenfert, Secretary/Treasurer

RESOLUTON NO. 21-2026

A RESOLUTION APPROVING THE PURCHASE OF A WHEEL LOADER AND ATTACHMENTS

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, 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, the proposed purchase 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 Wilson Equipment Company for (i) a **2026 Case 321F Wheel Loader** in the amount of **\$110,418.75**, (ii) **60” Pallet Forks** in the amount of **\$2,092.31**, and (iii) a **96” Hydraulic Broom** in the amount of **\$6,925.83**, 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 Wilson Equipment Company of (i) a 2026 Case 321F Wheel Loader for the sale price of **One Hundred Ten Thousand Four Hundred Eighteen and 75/100 Dollars (\$110,418.75)**, (ii) 60” Pallet Forks for the sale price of **Two Thousand Ninety-two and 31/100 Dollars (\$2,092.31)**, and (iii) a 96” Hydraulic Broom for the sale price of **Six Thousand Nine Hundred Twenty-five and 83/100 Dollars (\$6,925.83)**, and further hereby authorizes the RRDA Executive Director to execute all documents required for the purchase of said equipment.

**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 APRIL 20, 2026.**

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

**EXHIBIT A
WHEEL LOADER QUOTES**

Dealer	Year	Model/Description	Cost
Wilson Equipment Company	2026	Case 321F Wheel Loader	\$ 111,800.00
		60" Pallet Forks	\$ 2,092.31
		96" Hydraulic Broom	\$ 6,925.83
		Extended Warranty	\$ 2,618.75
		March Rebate	\$ -4,000.00
Total =			\$ 119,436.89
Wilson Equipment Company	2026	Case 21F Wheel Loader	\$ 84,500.00
		60" Pallet Forks	\$ 2,092.31
		84" Hydraulic Broom	\$ 6,925.83
		Extended Warranty	\$ 2,618.75
Total =			\$ 96,136.89
John Deere	2025	324 P-Tier Wheel Loader	\$ 127,625.11
		45" Pallet Forks	\$ 1,453.29
Total =			\$ 129,078.40
Jacobi Sales	2026	Kubota R640 Wheel Loader	\$ 88,900.00
		Pallet Forks	\$ 2,600.00
		84" Hydraulic Broom	\$ 7,795.00
Total =			\$ 99,295
CMC	2024	Hitachi ZW80-5B Wheel Loader	\$ 118,000.00
Total =			\$ 118,000.00

RESOLUTION NO. 22-2026

A RESOLUTION AWARDING THE 2026 ROCK CRUSHING CONTRACT

WHEREAS, the River Ridge Development Authority (“RRDA”) created a substantial rock pile from the construction of Acy Lake in the Jeffersonville section of the River Ridge Commerce Center (“RRCC”); and,

WHEREAS, RRDA is marketing property in the Gateway Office Park, and the rock pile would be an issue if a development were to locate in that area; and,

WHEREAS, RRDA staff has determined that it will be necessary to crush the boulders so that they can be removed and used for fill material for other projects in the RRCC; and,

WHEREAS, bids have been solicited to perform the 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 bids for performance of the work, the bids have been reviewed by the RRDA staff, and a bid tabulation sheet is attached to this Resolution; and,

WHEREAS, it is the staff recommendation that the most responsible, responsive, and cost-effective bid was submitted by Excel Excavating Inc., with a proposed hourly rate contract with a not-to-exceed amount of Two Hundred Seventy-five Thousand and No/100 Dollars (\$275,000.00).

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 2026 Rock Crushing Contract to Excel Excavating Inc., with an hourly, not-to-exceed contract amount of Two Hundred Seventy-five Thousand and No/100 Dollars (\$275,000.00) and authorizes the RRDA 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 APRIL 20, 2026.**

Approved: _____ Dr. Treva Hodges, President

Attested: _____ Brian Lenfert, Secretary/Treasurer

RIVER RIDGE COMMERCE CENTER 2026 ROCK CRUSHING BID TABULATION	
CONTRACTOR	BID PRICE
Excel Excavating Inc.	\$1,004 per hour
Dan Cristiani Excavating Co. Inc.	\$1,140 per hour
Riley's Excavating, LLC	Did Not Submit

RESOLUTION NO. 23-2026

A RESOLUTION AMENDING RESOLUTION NO. 05-2026 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO CONTINUE TO NEGOTIATE AN AGREEMENT FOR THE SALE OF TRACT 24 TO A CONFIDENTIAL INDUSTRIAL/COMMERCIAL PROSPECT

WHEREAS, the Executive Director of the River Ridge Development Authority (the “RRDA”) has been in discussions with an industrial or commercial prospect (the “**Potential Purchaser**”) interested in purchasing approximately 70.2 acres of undeveloped land designated as Tract 24 and generally located on the Northeast corner of Patrol Road and River Ridge Parkway within the River Ridge Commerce Center (“RRCC”) as more particularly shown on Exhibit A attached; and,

WHEREAS, the Potential Purchaser requires that the negotiations be conducted in strict confidence; and,

WHEREAS, the Potential Purchaser has stated its desire to purchase the land for the purpose of constructing an industrial/commercial facility; and,

WHEREAS, the RRDA has agreed to sell the property for \$135,000 per acre with a potential site development credit so long as a Purchase and Sale Agreement was executed within sixty (60) calendar days from the date of approval of Resolution 05-2026 on February 17, 2026; and,

WHEREAS, the parties continue to negotiate certain terms of a purchase and sale agreement, including without limitation, RRDA’s development obligations; the Prospective Purchaser’s development requirements; a more precise configuration of the property and acreage to be purchased; the size, shape, configuration and location of Prospective Purchaser’s site improvements; a schedule of development deadlines; and, RRDA’s repurchase rights in the event of Prospective Purchaser’s failure to meet development deadlines; and,

WHEREAS, it is crucial that the negotiations remain confidential and for the identity of the Potential Purchaser to remain anonymous until such time as the RRDA and the Potential Purchaser have executed a purchase and sale agreement.

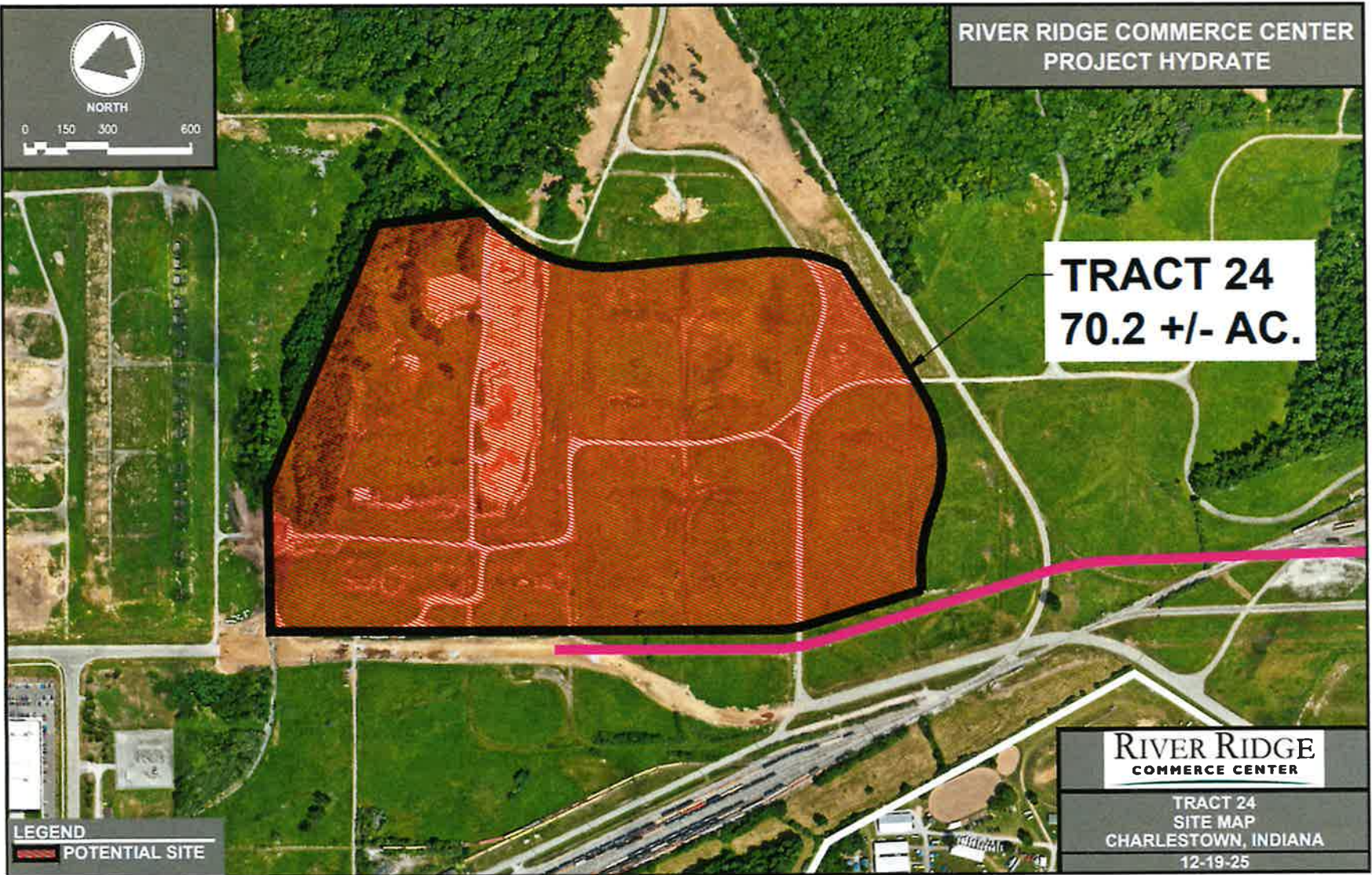
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR THE RIVER RIDGE DEVELOPMENT AUTHORITY AS FOLLOWS:

The Executive Director is granted authority for sixty (60) additional calendar days from the adoption of this Resolution to negotiate and execute a purchase and sale agreement prepared in such form as approved by General Counsel for the sale of an approximate 70.2-acre parcel as shown on Exhibit A for \$135,000 per acre and to negotiate an appropriate site development credit. This per-acre sale price shall expire sixty (60) calendar days from the adoption of this Resolution. In the event that a purchase and sale agreement is executed, the Executive Director is authorized on behalf of the RRDA to execute, deliver, record and file, as required, any and all closing documents, including without limitation, a deed, closing statement, and any other documents which are deemed necessary or appropriate by General Counsel or Special Counsel to close the sale. The execution and delivery of all such documents by the Executive Director shall be conclusive evidence of the RRDA’s approval. This resolution certifies that Marc A. Hildenbrand is the RRDA’s Executive Director.

**SO RESOLVED BY AFFIRMATIVE VOTE OF THE BOARD OF DIRECTORS DURING
A DULY NOTICED AND CONVENED REGULAR MEETING OF THE RIVER RIDGE
DEVELOPMENT AUTHORITY HELD ON APRIL 20, 2026.**

Approved: _____ Dr. Treva Hodges, President

Attested: _____ Brian Lenfert, Secretary/Treasurer



RESOLUTION NO. 24-2026

A RESOLUTION AMENDING RESOLUTION NO. 06-2026 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO CONTINUE TO NEGOTIATE AN AGREEMENT FOR THE SALE OF TRACT 22I TO A CONFIDENTIAL INDUSTRIAL/COMMERCIAL PROSPECT

WHEREAS, the Executive Director of the River Ridge Development Authority (the “RRDA”) has been in discussions with an industrial or commercial prospect (the “Potential Purchaser”) interested in purchasing approximately 49.0 acres of undeveloped land designated as Tract 22I and generally located on Paul Garrett Avenue within the River Ridge Commerce Center (“RRCC”) as more particularly shown on Exhibit A attached hereto; and,

WHEREAS, the Potential Purchaser requires that the negotiations be conducted in strict confidence; and,

WHEREAS, the Potential Purchaser has stated its desire to purchase the land for the purpose of constructing an industrial/commercial facility; and,

WHEREAS, the RRDA has agreed to sell the property for \$135,000 per acre with a potential site development credit so long as a Purchase and Sale Agreement was executed within sixty (60) calendar days from the date of approval of Resolution 06-2026 on February 17, 2026; and,

WHEREAS, the parties continue to negotiate certain terms of a purchase and sale agreement, including without limitation, RRDA’s development obligations; the Prospective Purchaser’s development requirements; a more precise configuration of the property and acreage to be purchased; the size, shape, configuration and location of Prospective Purchaser’s site improvements; a schedule of development deadlines; and, RRDA’s repurchase rights in the event of Prospective Purchaser’s failure to meet development deadlines; and,

WHEREAS, it is crucial that the negotiations remain confidential and for the identity of the Potential Purchaser to remain anonymous until such time as the RRDA and the Potential Purchaser have executed a purchase and sale agreement.

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

The Executive Director is granted authority for thirty (30) additional calendar days from the adoption of this Resolution to negotiate and execute a purchase and sale agreement prepared in such form as approved by General Counsel for the sale of an approximately 49.0-acre parcel as shown on Exhibit A for \$135,000 per acre and to negotiate an appropriate site development credit. This per-acre sale price shall expire thirty (30) calendar days from the adoption of this Resolution. In the event that a purchase and sale agreement is executed, the Executive Director is authorized on behalf of the RRDA to execute, deliver, record and file, as required, any and all closing documents, including without limitation, a deed, closing statement, and any other documents which are deemed necessary or appropriate by General Counsel or Special Counsel to close the sale. The execution and delivery of all such documents by the Executive Director shall be conclusive evidence of the RRDA’s approval. This resolution certifies that Marc A. Hildenbrand is the RRDA’s Executive Director.

**SO RESOLVED BY AFFIRMATIVE VOTE OF THE BOARD OF DIRECTORS DURING
A DULY NOTICED AND CONVENED REGULAR MEETING OF THE RIVER RIDGE
DEVELOPMENT AUTHORITY HELD ON APRIL 20, 2026.**

Approved: _____ Dr. Treva Hodges, President

Attested: _____ Brian Lenfert, Secretary/Treasurer

