

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, October 19, 2026
at 2:10 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
October 19, 2026
2:10 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 – September 21, 2026 | Dr. Hodges |
| 5. | Chairperson of the Board Comments | Dr. Hodges |
| 6. | Other Comments (limit 2 minutes each, 30 minutes max for all) | |
| 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. | Build-Operate-Transfer 2026 Office Renovations Project -
Municipal Development Solutions, LLC (MDS)
Resolution 50-2026 (Mr. Hildenbrand) | <hr/> Board Member |
| 9. | Build-Operate-Transfer Water System Resiliency Project -
Reynolds Construction, LLC
Resolution 51-2026 (Mr. Hildenbrand) | <hr/> Board Member |
| 10. | Finance Report | Ms. Durrett |
| 11. | Adjournment | |

**River Ridge Development Authority
Regular Board Meeting Minutes
September 21, 2026**

Call to Order: A regular meeting of the River Ridge Development Authority (RRDA) was called to order at 2:10 pm on Monday, September 21, 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: The following RRUEA Board members were present: Treva Hodges, Ed Meyer, Ed Meyer, Eric Ballenger, and Tony Bennett. Brian Lenfert was absent from the meeting.

The following RRDA staff members present were Marc Hildenbrand, Executive Director; Beau Zoeller, Special Counsel; Tom Vittitow, Projects and Planning; Josh Staten, Business Development and Real Estate; Michael Caruso, Construction and GIS; Eric Lauer, Engineering; Billieann Durrett and Jill Oca, Finance; Wendy Dant Chesser, Corporate Strategy & External Affairs; Abi Prewitt, Marketing; and Renee' Tarpley Wyman; Administration.

Outside guests included Bob Stein, United Consulting; Paul Boone, American Structurepoint; Michael McVoy, Jeffersonville Police Department; Bobby Campbell and Steve Marshall, Prime AE; Spencer Williams, Certiapro Painters; Delana Roederer, Ivy Tech; Olivia Estright, Louisville Business First; Seth Winslow, Strand Associates; Harold Goodlet, Utica Police; Lee Hasken, RLH Real Estate; and Andre Heal, Charlestown Fire Department.

Meeting Notice Confirmation: Mr. Hildenbrand confirmed that the meeting notice for the September 21, 2026, regular Board meeting was properly posted.

Approval of Minutes: Dr. Hodges presented the Regular Board Meeting minutes from August 17, 2026, for approval. Mr. Meyer offered a motion to approve the minutes, Dr. Bennett seconded, and the motion was approved by a vote of 4-0.

President's Comments: Dr. Hodges had no comments.

Public Comment: There were no public remarks.

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.

Mr. Hildenbrand noted that CS Powertech should have three of its first four production lines operational by the end of September. Mr. Meyer asked Mr. Vittitow if there were any of the old Army buildings still standing within the commerce center, to which Mr. Vittitow replied that there are none. Mr. Lauer was asked about Tract 29A (Census Bureau) adding parking by Dr. Hodges. She questioned whether it would be onsite or adjacent. Mr. Lauer confirmed that the additional parking would be onsite.

Resolution No. 45-2026, a resolution approving the award of the 2026 Pavement Repairs Construction Contract was presented by Mr. Lauer. Five contractors submitted bids for performance in repairing pavement on International Drive from Corporate Drive to Paul Garrett Avenue. Louisville Paving Company was found to be the most responsible, responsive, and cost effective with a bid in the amount of \$486,000. Funding source for this project will be Operations, to be partially reimbursed from a portion of the assessments collected by the River Ride Property Owners Association. Mr. Hildenbrand reiterated that a portion of this work would be funded by the 2026 budget of the property owners association which is still under budget. Mr. Meyer asked how long this work will take to which Mr. Lauer answered that the time is uncertain, but the plan is to work two lanes at all

**River Ridge Development Authority
Regular Board Meeting Minutes
September 21, 2026**

times. This should expedite the work. There being no further questions, Dr. Bennett offered a motion to approve, Mr. Meyer seconded, and Resolution No. 45-2026 passed, 4-0.

Resolution No. 46-2026, a resolution approving the Gateway Bridge Construction Contract Change Order #1 was presented by Mr. Lauer. The RRDA Board previously approved Resolution No. 18-2026, awarding this project to E&B Paving in the amount of \$185,906. With cracking and repairs discovered during the course of the project, it has become necessary for further work to be performed, resulting in an increase to the initial contract in the amount of \$59,790.05. Funding source will be TIF. It was noted that the main portion of this work is mostly aesthetic but also partially structural. It was also noted that the County is/will be responsible for improvements to the Heavy Haul Road going forward. Mr. Ballenger offered a motion to approve, Mr. Meyer seconded, and Resolution No. 46-2026 passed, 4-0.

Resolution No. 47-2026, a resolution approving the award of the Charlestown State Park Utility Relocation Construction Contract was then presented by Mr. Lauer. Relocation of the water and sanitary sewer services for the State Park is recommended to create space for the proposed road improvement to Charlestown Landing Road in the Charlestown section of the commerce center. RRDA contracted with HWC Engineering to develop plans for the project that were approved by the Board of Directors through Resolution No. 41-2026. Bids were solicited with seven contractors responding. Clark Nickles, Inc., was found to be the most responsible, responsive, and cost effective with a bid in the amount of \$271,021. Funding source for this project will be 2026 BANs. Mr. Ballenger mentioned that there was a wide range in bid amounts, to which staff answered that sometimes a contractor just "wants it more than others." Mr. Meyer inquired on thoughts of more change orders being submitted due to increased fuel prices. Mr. Hildenbrand answered by saying that all costs are up due to increased fuel and material prices. Mr. Meyer offered a motion to approve, Dr. Bennett seconded, and Resolution No. 47-2026 passed, 4-0.

Resolution No. 48-2026, a resolution approving Change Order #1 to the Tract 15C Entrance Construction Contract was presented by Mr. Caruso. Approval of Resolution No. 34-2026 awarded the project to Excel Excavating in the amount of \$178,353. Nearby storm sewer inlets have since been discovered to be in need repair. The additional work results in an increase of \$35,650 to the initial contract amount, thereby necessitating this change order. Funding source is 2026 BANs. Mr. Ballenger offered a motion to approve, Mr. Meyer seconded, and Resolution No. 48-2026 passed, 4-0.

Resolution No. 49-2026, amending Resolution No. 38-2026 and authorizing the Executive Director to negotiate and execute an agreement to sell property to a confidential industrial/commercial prospect, was presented by Mr. Staten. The prospective purchaser no longer wishes to negotiate for the entire 28-acre property addressed in Resolution No. 38-2026 and instead seeks an approximately 2-acre undeveloped site on Paul Garrett Avenue. RRDA is willing to sell the property for \$135,000 per acre, with a potential site-development credit, provided the Purchase and Sale Agreement is executed within sixty (60) calendar days following approval of this Resolution. With no questions, Dr. Bennett offered a motion to approve, Mr. Meyer seconded, and Resolution No. 49-2026 passed, 4-0.

Controller's Report: Ms. Durrett presented claims for payment in the amount of \$3,359,787.85. These expenses will be paid using 2026 BAN in the amount of \$2,302,905.66; TIF restricted funds in the amount of \$649,506.01; and, with the remaining \$407,376.18 from Operating funds. Mr. Meyer offered a motion to approve payment of the claims, Mr. Ballenger seconded, and the check register was approved 4-0.

**River Ridge Development Authority
Regular Board Meeting Minutes
September 21, 2026**

Adjournment: Mr. Ballenger offered a motion to adjourn, Dr. Hodges seconded, and the Board approved adjournment at 2:37 pm by a 4-0 vote.

Respectfully submitted:

M. Edward Meyer, Vice President

RESOLUTION NO. 50-2026

A RESOLUTION APPROVING AWARD OF BUILD-OPERATE-TRANSFER PROJECT AGREEMENT TO MUNICIPAL DEVELOPMENT SOLUTIONS, LLC

WHEREAS, the River Ridge Development Authority (the “**RRDA**”) has identified a need to make improvements to the audio and visual components of conference room 304 and 305 (the boardroom and executive meeting room) and create additional office space from rooms 325 and 326 (the “**Project**”); and,

WHEREAS, the RRDA issued a Request for Proposals (“**RFP**”) for development of the Project through a public-private partnership in a manner consistent with Indiana law, including Ind. Code § 5-23, *et seq.* (the “**Act**”); and,

WHEREAS, a review committee has received and evaluated proposals received pursuant to said RFP, and has recommended that the RRDA Board of Directors (the “**RRDA Board**”) select Municipal Development Solutions, LLC (“**MDS**”), to develop and/or finance the Project under a Build-Operate-Transfer Agreement pursuant to the Act; and,

WHEREAS, the RRDA Board has considered the selection recommendation from the committee and has duly noticed and held a public hearing regarding the same for purposes of receiving public comments and remonstrances, as required by the Act; and,

WHEREAS, the RRDA Board has determined that it is in the RRDA’s best interest to accept the recommendation of the review committee and select MDS to deliver the Project.

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

1. MDS is hereby selected to deliver the Project through a public-private partnership consistent with the Act.
2. The RRDA Executive Director is hereby authorized to take all such actions and to execute all such instruments as are necessary and desirable to carry out the transactions contemplated by this Resolution, subject to review and approval by General Counsel, to be evidenced by the execution thereof.
3. The guaranteed maximum price for the Project as proposed by MDS during the scoping period of the Project of **One Hundred Ninety Thousand Four Hundred Eighty-Five and 80/100 Dollars (\$190,485.80)** is hereby accepted as presented.

**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 OCTOBER 19, 2025.**

Attest: _____ Dr. Treva E. Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 51-2026

A RESOLUTION APPROVING AWARD OF BUILD-OPERATE-TRANSFER PROJECT AGREEMENT TO REYNOLDS CONSTRUCTION, LLC

WHEREAS, the River Ridge Development Authority (the “**RRDA**”) has identified a need to increase the capacity of the water storage facilities that serve the River Ridge Commerce Center (the “**RRCC**”) by adding a new two (2) million-gallon elevated water storage tank, and associated appurtenances (the “**Project**”), which will allow the RRDA to continue pursuit of locating economic development projects to the RRCC; and,

WHEREAS, the RRDA issued a Request for Proposals (“**RFP**”) for development of the Project through a public-private partnership in a manner consistent with Indiana law, including Ind. Code § 5-23, *et seq.* (the “**Act**”); and,

WHEREAS, a review committee has received and evaluated proposals received pursuant to said RFP, and has recommended that the RRDA Board of Directors (the “**RRDA Board**”) select Reynolds Construction, LLC (“**Reynolds**”), to develop and/or finance the Project under a Build-Operate-Transfer Agreement pursuant to the Act; and,

WHEREAS, the RRDA Board has considered the selection recommendation from the committee and has duly noticed and held a public hearing regarding the same for purposes of receiving public comments and remonstrances, as required by the Act; and,

WHEREAS, the RRDA Board has determined that it is in the RRDA’s best interest to accept the recommendation of the review committee and select Reynolds to deliver the Project.

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

1. Reynolds is hereby selected to deliver the Project through a public-private partnership consistent with the Act.
2. The RRDA Executive Director is hereby authorized to take all such actions and to execute all such instruments as are necessary and desirable to carry out the transactions contemplated by this Resolution, subject to review and approval by General Counsel, to be evidenced by the execution thereof.
3. The guaranteed maximum price for the Project as proposed by Reynolds during the scoping period of the Project of **Nine Million Fifty Thousand One Hundred Seventy and No/100 Dollars (\$9,050,170.00)** is hereby accepted as presented.

**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 OCTOBER 19, 2025.**

Attest: _____ Dr. Treva E. Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer