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, August 17, 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
August 17, 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

1. Call to Order — Dr. Hodges
2. Roll Call — Dr. Hodges
3. Meeting Notice Confirmation — Mr. Hildenbrand
4. Minutes – July 20, 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. Purchase Sale Agreement – Approximately 14 acres
   Resolution 42-2026 (Mr. Staten) — ______________ Board Member
9. Paul Garrett Avenue Access Removal
   Construction Contract
   Resolution 43-2026 (Mr. Laurer) — ______________ Board Member
10. River Ridge Parkway Turning Lane Removal
    Construction Contract
    Resolution 44-2026 (Mr. Lauer) — ______________ Board Member
11. Finance Report — Ms. Durrett
12. Adjournment

River Ridge Development Authority
Regular Board Meeting Minutes
July 20, 2026

Call to Order: A regular meeting of the River Ridge Development Authority (RRDA) was called to order at 2:02pm on Monday, July 20, 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, including 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; Eric Lauer, Engineering; Wendy Dant Chesser, Corporate Strategy and External Affairs; Billieann Durrett and Jill Oca; Finance; Josh Staten, Business Development and Real Estate; Abi Prewitt, Multimedia; and Renee' Tarpley Wyman, Administration and Special Projects.

Members of the business community and public who attended were Paul Boone, American Structurepoint; Harold Goodlett, Utica Police Department; Scott McVoy, Jeffersonville Police Department; Lee Hasken, RLH Real Estate; John Launius, 1Si; Bob Stein, United Consulting; Delana Roederer, Ivy Tech; Bobby Campbell, Prime AE; Andre Heal, Charlestown Fire Department; Antoine Terry, Haven Row Investments (resident); and, Seth Winslow, Strand Associates.

Meeting Notice Confirmation: Mr. Hildenbrand confirmed that the meeting notice for the July 20, 2026, regular Board meeting was properly posted.

Approval of Minutes: Dr. Hodges presented the Regular Board Meeting minutes from June 18, 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. She also presented meeting minutes from the July 8, 2026 special called meeting. Mr. Lenfert motioned for approval and Mr. Meyer seconded. Those minutes were also accepted with a 5-0 vote.

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. Lauer, Ms. Dant Chesser, and Mr. Staten. The written staff reports were received into the record of the meeting.

Mr. Vittitow gave kudos to the outside maintenance crew during his presentation, complimenting them on their hard work and efforts to clear land and continually keeping the commerce center tidy. Mr. Lenfert asked for the status of CTDI's development of Tract 27, to which Mr. Vittitow confirmed that they had begun moving dirt.

Mr. Caruso was out of the office and thus did not present but Mr. Meyer questioned the Paul Garrett roadwork referenced in Mr. Caruso's Board report. Mr. Hildenbrand stated that this work is slated to begin very soon.

Ivy Tech Update: Ms. Roederer, Ivy Tech's River Ridge Business Development Manager, gave a brief overview of and update on activities with the commerce center. The provided annual report was received into meeting record.

Resolutions were then presented for Board consideration and approval:

Resolution No. 38-2026, a resolution authorizing the executive director to negotiate and execute an agreement for the sale of property to a confidential prospect was presented by Mr. Hildenbrand. An industrial/commercial prosect has expressed interest in approximately 28 acres at the southeast corner of the intersection of State Road 62 and Jim Lewis Avenue. RRDA proposes to sale this property at $135,000/acre with potential site development credit if the agreement is executed within sixty (60) calendar days from date of this resolution. Mr. Lenfert asked how early this sale will go through to which Mr. Hildenbrand explained that sixty (60) days is standard. At that point, Dr. Bennett offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 38-2026 passed unanimously, 5-0.

Resolution No. 39-2026, a resolution approving the purchase of two batwing mowers was presented by Mr. Vittitow. Having the responsibility of creating developable land to be sold for economic development and job opportunities, and while maintaining the property for current business, RRDA has found it necessary to purchase new maintenance equipment. This resolution proposes the purchase of two (2) new batwing mowers to replace two (2) existing owned batwing motors. AG Revolution submitted the most responsible and responsive quote for a 2026 Woods 20' batwing and a 2025 15' batwing mower with a trade in allowance for the 2022 and 2023 John Deer FC15Rs, for the total net purchase amount of $26,123.23.The proposed purchase will be funded by TIF revenue. Mr. Lenfert offered a motion to approve, Mr. Ballenger seconded, and Resolution No. 39-2026 was passed by a vote of 5-0.

Resolution No. 40-2026, a resolution declaring an emergency and approving award of the International Drive roadway repairs project was presented by Mr. Hildenbrand. The concrete section of International Drive from the overpass to the interstate has developed significant potholes, therefore it is staff recommendation that the repair of such need to be performed on an emergency basis. Excel Excavating submitted a time and material quote with a not to exceed amount of $35,000. Funding source shall be Operating funds. Dr. Hodges offered a motion to approve, Mr. Meyer seconded, and Resolution No. 40-2026 was passed 5-0.

Resolution No. 41-2026, a resolution approving award of the Charlestown State Park utilities relocation consultant contract was presented by Mr. Lauer. Having previously contracted with HWC Engineering for the design of the Charlestown Landing Road improvements project, approved by Resolution 57-2025, the existing water and sanitary sewer service lines for Charlestown State Park conflict with the proposed road improvements and will need to be relocated. After being requested to submit a proposal to perform the consultant services for the scope of relocations, including design, bidding, and construction engineering, HWC submitted a proposal in the amount of $34,000. This project will be funded using TIF revenues. Mr. Ballenger offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 41-2026 was passed by a vote of 5-0.

Controller's Report: Please note correction: Original report included in the Board packet incorrectly shown claims in the amount of $3,848,844.04. The true corrected amount is $3,847,844.04.

Ms. Durrett presented claims for payment in the amount of $3,847,844.04. These expenses will be paid using 2026 BAN anticipation in the amount of $2,862,019.05; TIF restricted funds in the amount of $473,097.14; and, with the remaining $512,727.85 from Operating funds. $3,819,817 of bond debt service will also be paid in August, taking the total to $7,667,661.04.

Dr. Bennett offered a motion to approve payment of the claims, Mr. Meyer seconded, and the check register was approved 5-0.

Adjournment: Mr. Lenfert offered a motion to adjourn, Mr. Meyer seconded, and the Board unanimously approved at 2:31pm.

Respectfully submitted:

Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 42-2026

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE AN AGREEMENT FOR THE SALE OF PROPERTY TO A CONFIDENTIAL INDUSTRIAL/COMMERCIAL PROSPECT

WHEREAS, the staff of the River Ridge Development Authority (the "RRDA") has been in discussions with an industrial or commercial prospect (the "Potential Purchaser") that is interested in purchasing approximately fourteen (14) acres of undeveloped land generally located northeast of the intersection of Patrol Road and River Ridge Parkway within the River Ridge Commerce Center ("RRCC") and as depicted 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 a SPECULATIVE industrial/commercial facility; and,

WHEREAS, the RRDA is willing to sell the property for One Hundred Thirty-five Thousand and No/100 dollars ($135,000.00) per acre with a potential site development credit so long as a Purchase and Sale Agreement can be executed within sixty (60) calendar days from the date of this Resolution; and,

WHEREAS, the parties need to negotiate certain terms of a purchase and sale agreement which may include 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 OF THE RIVER RIDGE DEVELOPMENT AUTHORITY AS FOLLOWS:

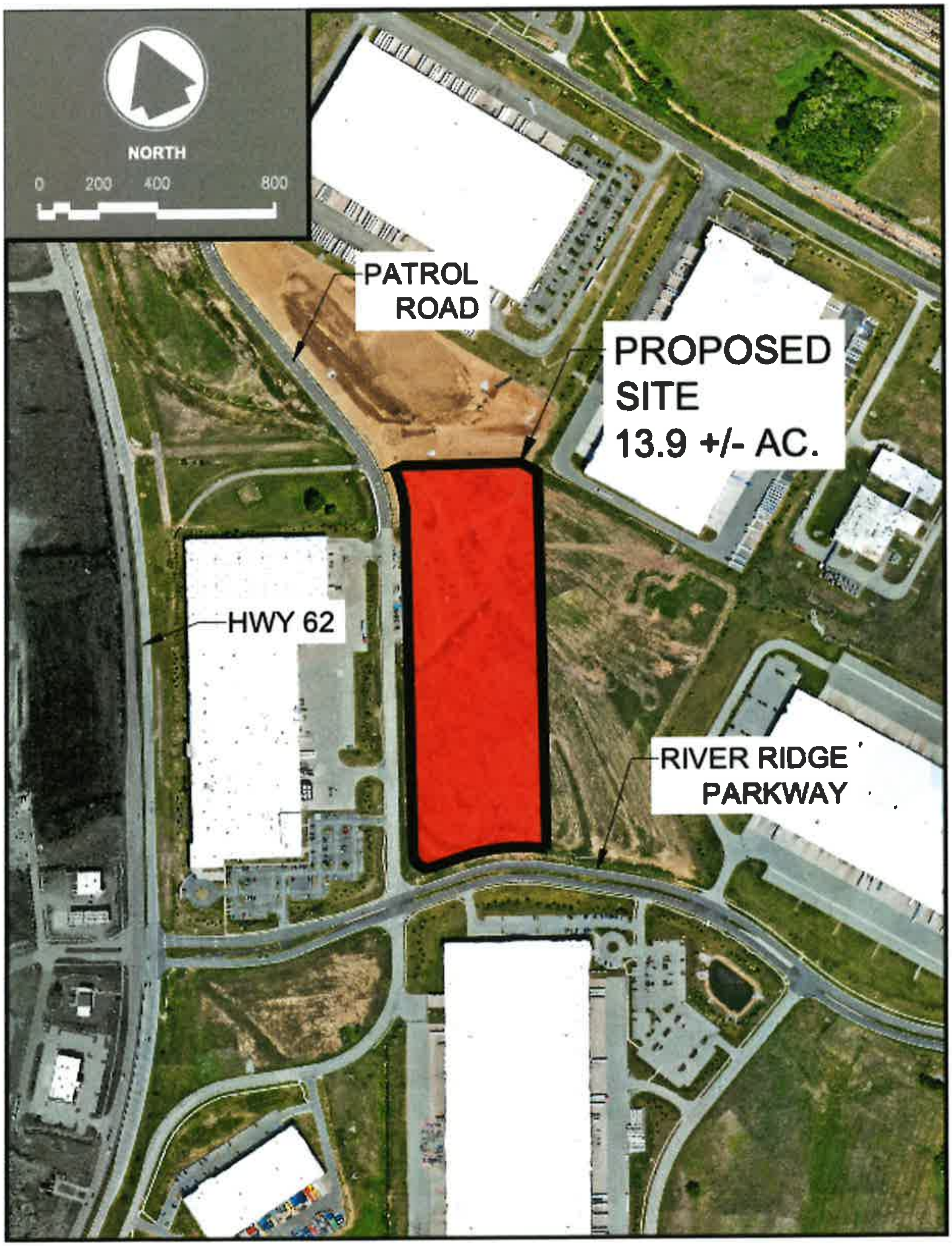
The Executive Director is granted authority for sixty (60) calendar days from the adoption of this Resolution to negotiate and execute a purchase and sale agreement prepared in such form as approved by General Counsel for an approximately fourteen (14) acre parcel as depicted on the attached **Exhibit A** for $135,000.00 per acre and to negotiate an appropriate per-acre 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 special warranty 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 further certifies that Marc A. Hildenbrand is the duly appointed and serving RRDA Executive Director.

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 AUGUST 17, 2026.

Approved: ______________________________ Dr. Treva Hodges, President

Attested: ______________________________ Brian Lenfert, Secretary/Treasurer

EXHIBIT A


NORTH
0
200
400
800
PATROL ROAD
PROPOSED SITE 13.9 +/- AC.
HWY 62
RIVER RIDGE PARKWAY

RESOLUTION NO. 43-2026

A RESOLUTION APPROVING THE PAUL GARRETT AVENUE ACCESS REMOVAL CONSTRUCTION CONTRACT

WHEREAS, the River Ridge Development Authority ("RRDA") staff recommends moving forward with a construction contract for the removal of an access entrance located on Paul Garrett Avenue in the Jeffersonville section of the River Ridge Commerce Center ("RRCC"); and,

WHEREAS, RRDA contracted with Hart's Engineering and Surveying, LLC, to develop plans for the project; and,

WHEREAS, the project consists of removing an access entrance and installing new curb and gutter and sidewalk in its place; and,

WHEREAS, quotes were solicited to perform the work in accordance with Indiana law; and,

WHEREAS, the funding source of this project will be 2026 BANs; and,

WHEREAS, one (1) contractors submitted quotes for performance of the work, the quotes have been reviewed by RRDA staff, and a quote tabulation sheet is attached hereto as Exhibit "A"; and,

WHEREAS, it is the staff recommendation that the most responsible, responsive, and cost-effective quote was submitted by **Excel Excavating Inc.,** with a contract amount of **One Hundred Twenty-Five Thousand and Ten and No/100 Dollars ($125,010.00)**.

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 Paul Garrett Access Removal Construction Contract to **Excel Excavating Inc.,** with a contract amount of **One Hundred Twenty-Five Thousand and Ten and No/100 Dollars ($125,010.00)**, and authorizes the RRDA Executive Director to execute a contract for such work, 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 AUGUST 17, 2026.

Approved: ______________________________ Dr. Treva Hodges, President

Attested by: ______________________________ Brian Lenfert, Secretary/Treasurer

RIVER RIDGE COMMERCE CENTER PAUL GARRETT ACCESS REMOVAL PROJECT BID TABULATION	
CONTRACTOR	**BID PRICE**
Excel Excavating, Inc.	$125,010.00
All Star Paving, Inc.	Did Not Submit
Dirt Works Unlimited, LLC.	Did Not Submit

RESOLUTION NO. 44-2026

A RESOLUTION APPROVING THE RIVER RIDGE PARKWAY TURNING LANE REMOVAL CONSTRUCTION CONTRACT

WHEREAS, the River Ridge Development Authority ("RRDA") staff recommends moving forward with a construction contract for removal of the turning lane located at the intersection of Trey Street and River Ridge Parkway in the Jeffersonville section of the River Ridge Commerce Center ("RRCC"); and,

WHEREAS, RRDA contracted with Hart's Engineering and Surveying, LLC, to develop plans for the project; and,

WHEREAS, the project consists of removing a turning lane and installing a grass median in its place; and,

WHEREAS, quotes were solicited to perform the work in accordance with Indiana law; and,

WHEREAS, the funding source of this project will be 2026 BANs; and,

WHEREAS, two (2) contractors submitted quotes for performance of the work, the quotes have been reviewed by RRDA staff, and a quote tabulation sheet is attached hereto as Exhibit "A"; and,

WHEREAS, it is the staff recommendation that the most responsible, responsive, and cost-effective quote was submitted by **Excel Excavating Inc.,** with a contract amount of **One Hundred One Thousand Five Hundred and Thirty-Nine and 60/100 Dollars ($101,539.60)**.

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 River Ridge Parkway Turn Lane Removal Construction Contract to **Excel Excavating Inc.,** with a contract amount of **One Hundred One Thousand Five Hundred and Thirty-Nine and 60/100 Dollars ($101,539.60)**, and authorizes the RRDA Executive Director to execute a contract for such work, 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 AUGUST 17, 2026.

Approved: ______________________________ Dr. Treva Hodges, President

Attested by: ______________________________ Brian Lenfert, Secretary/Treasurer

RIVER RIDGE COMMERCE CENTER RIVER RIDGE PARKWAY TURN LANE REMOVAL PROJECT BID TABULATION	
CONTRACTOR	**BID PRICE**
Excel Excavating, Inc.	$101,539.60
All Star Paving, Inc.	$144,483.80
Dirt Works Unlimited, LLC.	Did Not Submit