

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, September 21, 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
September 21, 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 – August 17, 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 <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 |
| 8. | 2026 Pavement Repairs Construction Contract
Resolution 45-2026 (Mr. Lauer) | <hr/> Board Member |
| 9. | Gateway Bridge Construction Contract Change Order #1
Resolution 46-2026 (Mr. Lauer) | <hr/> Board Member |
| 10. | Charlestown State Park Utility Relocations Construction Contract
Resolution 47-2026 (Mr. Lauer) | <hr/> Board Member |
| 11. | Tract 15C Entrance Construction Contract Change Order #1
Resolution 48-2026 (Mr. Caruso) | <hr/> Board Member |

12. Amending Resolution 38-2026
Negotiation and Sale of Approximately 2-Acres
Resolution 49-2026 (Mr. Staten)

Board Member

13. Finance Report

Ms. Durrett

14. Adjournment

**River Ridge Development Authority
Regular Board Meeting Minutes
August 17, 2026**

Call to Order: A regular meeting of the River Ridge Development Authority (RRDA) was called to order at 2:08pm on Monday, August 17, 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; Michael Caruso, Construction and GIS; 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 Harold Goodlett, Utica Police Department; Scott McVoy, Jeffersonville Police Department; Lee Hasken, RLH Real Estate; Bob Stein, United Consulting; Delana Roederer, Ivy Tech; Seth Winslow, Strand Associates; Greg Prince, BF & S; and citizens, Mary Carol Bottorff and Susan Waiz.

Meeting Notice Confirmation: Mr. Hildenbrand confirmed that the meeting notice for the August 17, 2026, regular Board meeting was properly posted.

Approval of Minutes: Dr. Hodges presented the Regular Board Meeting minutes from July 20, 2026, for approval. Mr. Meyer offered a motion to approve the minutes, Mr. Ballenger seconded, and the motion was approved by a vote of 5-0.

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. Meyer questioned Mr. Hildenbrand regarding the recent requests to local financial institutions for the 2026 Bond Anticipation Note financing and why we would borrow money when we have cash on deposit. Mr. Hildenbrand responded that RRDA holds "reserve" accounts in case of large, unforeseen projects. With good interest rates and the ability to utilize tax revenues to payoff, it's smart to take advantage of such scenarios. He also noted that 2026 has been the biggest construction budget, \$42 million. Mr. Fifer noted that through this process there has been zero borrowing costs given that current money market rate exceeds the interest rate on the BANs offered by Regions Bank.

Dr. Hodges asked Mr. Vittitow if, in landscaping, RRDA uses indigenous plants/materials. He responded that that would be a long discussion and he would sit down with her one on one.

**River Ridge Development Authority
Regular Board Meeting Minutes
August 17, 2026**

Resolutions were then presented for Board consideration and approval:

Resolution No. 42-2026, 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. Staten. An industrial/commercial prospect has expressed interest in approximately 14-acres located northeast of the intersection of Patrol Road and River Ridge Parkway. 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. Dr. Bennett offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 42-2026 passed unanimously, 5-0.

Resolution No. 43-2026, a resolution approving the Paul Garrett Avenue access removal construction contract was presented by Mr. Lauer. Having contracted with Hart's Engineering and Surveying, LLC, to develop plans for the project, consisting of removing an access entrance and installing new curb and gutter and sidewalk in its place. Quotes were solicited to perform the work with one contractor submitting. Staff finds the quote submitted by Excel Excavating in the amount of \$125,010 to be consistent with the scope of the required work. Funding source will be 2026 BANs. Mr. Ballenger offered a motion to approve the award of the project to Excel Excavating, Mr. Meyer seconded, and Resolution No. 43-2026 was passed by a vote of 5-0.

Mr. Lauer then presented Resolution No. 44-2026, a resolution approving the River Ridge Parkway turning lane removal construction contract. Hart's Engineering and Surveying, LLC, also developed plans for the project, consisting of removing a turning lane and installing a grass median in its place. Quotes were solicited to perform the work with two contractors submitting. Having the most responsible, responsive, and cost-effective quote, staff recommends awarding the project to Excel Excavating in the amount of \$101,539.60. Funding source will be 2026 BANs. Mr. Lenfert inquired where this project will take place on River Ridge Parkway, to which Mr. Lauer answered it would be on the Kenco side, near 201 River Ridge Parkway. Mr. Lenfert offered a motion to approve the award of the project to Excel Excavating, Dr. Bennett seconded, and Resolution No. 44-2026 was passed 5-0.

Controller's Report: Ms. Durrett presented claims for payment in the amount of \$3,387,413.35. These expenses will be paid using 2026 BAN anticipation in the amount of \$2,376,411.52; TIF restricted funds in the amount of \$469,805.72; and, with the remaining \$541,196.11 from Operating funds. Mr. Meyer offered a motion to approve payment of the claims, Mr. Lenfert seconded, and the check register was approved 5-0.

Adjournment: Mr. Lenfert offered a motion to adjourn, Mr. Ballenger seconded, and the Board unanimously approved to adjourn at 2:34pm.

Respectfully submitted:

Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 45-2026

**A RESOLUTION APPROVING THE AWARD OF THE
2026 PAVEMENT REPAIRS CONSTRUCTION CONTRACT**

WHEREAS, International Drive from Corporate Drive to Paul Garrett Avenue within the River Ridge Commerce Center requires repairs; and,

WHEREAS, the funding source of this project will be **OPERATIONS** and will be reimbursed from a portion of the assessments collected by the River Ridge Property Owners Association, Inc.; and,

WHEREAS, five (5) 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 Louisville Paving Company, Inc., with a bid amount of **Four Hundred Eighty-six Thousand and No/100 Dollars (\$486,000.00)**.

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 Pavement Repairs Construction Contract to Louisville Paving Company, Inc., with a contract amount of Four Hundred Eighty-six Thousand and No/100 Dollars (\$486,000.00) 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 SEPTEMBER 21, 2026.**

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

**RIVER RIDGE COMMERCE CENTER
2026 PAVEMENT REPAIRS
BID TABULATION**

CONTRACTOR	BID PRICE
Louisville Paving Company, Inc.	\$486,000.00
MAC Construction & Excavating, Inc.	\$496,696.00
Hall Contracting of Kentucky, Inc.	\$506,000.00
Libs Paving Company, Inc.	\$597,005.16
E&B Paving, LLC	\$643,340.00

RESOLUTION NO. 46-2026

A RESOLUTION APPROVING THE GATEWAY BRIDGE CONSTRUCTION CONTRACT CHANGE ORDER NO. 1

WHEREAS, the RRDA Board previously approved Resolution No. 18-2026 awarding the Gateway Bridge Concrete Repairs Construction Contract to E&B Paving, LLC, with a contract amount of \$185,906.00; and,

WHEREAS, additional cracking and repairs were discovered during the course of the project that necessitated the additional work as described in attached Exhibit A; and,

WHEREAS, the additional work will result in an increase to the initial contract amount of **Fifty-nine Thousand Seven Hundred Ninety and 05/100 Dollars (\$59,790.05)**; and,

WHEREAS, the proposed change order has been reviewed by the staff of the RRDA, and the change order amount is consistent with the effort required to complete the additional work; and,

WHEREAS, while the proposed change order exceeds twenty percent (20%) of the initial contract amount, it necessitated as a result of circumstances that could not have been reasonably foreseen at the time of design and bidding and is therefore compliant with the provisions of Ind. Code §36-1-12-18; and,

WHEREAS, the funding source of this change order will be TIF; and,

WHEREAS, it is the staff recommendation for the Board to approve the Gateway Bridge Concrete Repairs Construction Contract Change Order No. 1.

The Board concurs with the staff recommendation and hereby approves the Gateway Bridge Concrete Repairs Construction Contract Change Order No. 1 which will add the sum of **Fifty-nine Thousand Seven Hundred Ninety and 05/100 Dollars (\$59,790.05)** to the initial construction contract with E&B Paving, LLC.

**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 SEPTEMBER 21, 2026.**

Approved: _____ Dr. Treva Hodges, President

Attested by: _____ Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 47-2026

A RESOLUTION APPROVING AWARD OF THE CHARLESTOWN STATE PARK UTILITY RELOCATIONS CONSTRUCTION CONTRACT

WHEREAS, the River Ridge Development Authority (“**RRDA**”) staff recommends moving forward with the relocation of the water and sanitary sewer services for Charlestown State Park (the “**Project**”), to create space for the proposed road improvements to Charlestown Landing Road in the Charlestown section of the River Ridge Commerce Center (“**RRCC**”); and,

WHEREAS, the RRDA contracted with HWC Engineering, Inc. (“**HWC**”), to develop plans for the Project, as approved by the RRDA Board of Directors by Resolution 41-2026; and,

WHEREAS, bids 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, seven (7) contractors submitted bids for performance of the work, which bids have been reviewed by RRDA staff and HWC, and the bid tabulation sheet is attached hereto as Exhibit “A”; and,

WHEREAS, it is the staff recommendation that the most responsible, responsive, and cost-effective bid was submitted by **Clark Nickles, Inc.**, with a contract amount of **Two Hundred Seventy-one Thousand Twenty-one and No/100 Dollars (\$271,021.00)**.

**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 Charlestown State Park Utility Relocations Construction Contract to **Clark Nickles, Inc.**, with a contract amount of **Two Hundred Seventy-one Thousand Twenty-one and No/100 Dollars (\$271,021.00)** 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 SEPTEMBER 21, 2026.**

Approved: _____ Dr. Treva Hodges, President

Attested: _____ Brian Lenfert, Secretary/Treasurer

**RIVER RIDGE COMMERCE CENTER
CHARLESTOWN STATE PARK UTILITY RELOCATIONS
BID TABULATION**

CONTRACTOR	BID PRICE
Clark Nickles, Inc.	\$271,021.00
Excel Excavating, Inc.	\$335,020.00
Riley's Excavating LLC	\$385,156.00
Dan Cristiani Excavating Co., Inc.	\$388,310.00
Infrastructure Systems, Inc.	\$422,625.00
PAF Construction LLC	\$453,689.00
Louisville Paving Company, Inc.	\$526,211.00

RESOLUTION NO. 48-2026

A RESOLUTION APPROVING CHANGE ORDER NO. 1 TO THE TRACT 15C ENTRANCE CONSTRUCTION CONTRACT

WHEREAS, the RRDA Board previously approved Resolution No. 34-2026 awarding the Tract 15C Entrance Construction Contract to Excel Excavating Inc., with a contract amount of \$178,353.00; and,

WHEREAS, nearby storm sewer inlets have since been discovered to be in need of repair; and,

WHEREAS, the additional work will result an increase to the initial contract amount in the additional amount of **\$35,650.00**; and,

WHEREAS, the proposed change order has been reviewed by American Structurepoint and the staff of the RRDA, and the change order amount is consistent with the effort required to complete the additional work; and,

WHEREAS, the proposed change order does not exceed twenty percent (20.00%) of the initial contract amount and, as such, is compliant with applicable law; and,

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

WHEREAS, it is the staff recommendation that the Board approve the Tract 15C Entrance Construction Contract Change Order No. 1 which will add **\$35,650.00** to the initial construction contract for the project.

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

The Board concurs with the staff recommendation and hereby approves the Tract 15C Entrance Construction Contract Change Order No. 1 which will add the sum of **Thirty-five Thousand Six Hundred Fifty and No/100 Dollars (\$35,650.00)** to the initial construction contract with Excel Excavating, Inc.

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 SEPTEMBER 21, 2026.

Approved: _____ Dr. Treva Hodges, President

Attested by: _____ Brian Lenfert, Secretary/Treasurer

EXHIBIT A
Change Order No. 1

River Ridge Development Authority

Change Order Details

Tract 15C Entrance

Description	This project installs a new entrance to Tract 15C (1150 Patrol Road) onto Paul Garrett Avenue. It includes minor earthwork, fire hydrant relocation, and other assorted items.
Prime Contractor	Excel Excavating, Inc 5710 Utica-Sellersburg Road Sellersburg, IN 47172
Change Order	1
Status	Pending
Date Created	08/28/2026
Type	Owner Requested Change
Summary	Storm Inlet Repair
Change Order Description	Adding repairs for various storm inlets
Awarded Project Amount	\$178,353.00
Authorized Project Amount	\$178,353.00
Change Order Amount	\$35,650.00
Revised Project Amount	\$214,003.00

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 20-02899 - Site Improvements									
0270	27	DOL	\$1.000	25,000.000	\$25,000.00	-8,600,000	-\$8,600.00	16,400.000	\$16,400.00
Unidentified Conflict Contingency									
Reason: Offset for 5 inlet repairs									
1 item			Totals		\$25,000.00		-\$8,600.00		\$16,400.00

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 20-02899 - Site Improvements					
0280	CO-EACH	EACH	15.000	\$2,950.000	\$44,250.00
Change Order Item "EACH": Storm Inlet Repair					
Reason: Failing inlet castings					
1 item					Total: \$44,250.00

RESOLUTION NO. 49-2026

A RESOLUTION AMENDING RESOLUTION 38-2026 AND 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/commercial prospect (the “Potential Purchaser”) that is interested in purchasing property within the River Ridge Commerce Center (“RRCC”); and,

WHEREAS, the Potential Purchaser no longer wishes to continue negotiations for the twenty-eight (28) acre property defined within Resolution 38-2026 and would like to proceed with negotiations on a new site that is approximately two (2) acres of undeveloped land located on Paul Garrett Avenue and as depicted on Exhibit A; 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 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 ninety (90) 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 two (2) 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 ninety (90) 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 SEPTEMBER 21, 2026.**

Approved: _____ Dr. Treva Hodges, President

Attested: _____ Brian Lenfert, Secretary/Treasurer

EXHIBIT A

