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, July 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
July 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

1.	Call to Order	Dr. Hodges
2.	Roll Call	Dr. Hodges
3.	Meeting Notice Confirmation	Mr. Hildenbrand
4.	Minutes – June 18, 2026	Dr. Hodges
5.	Special Called Meeting Minutes – July 8, 2026	Dr. Hodges
6.	Chairperson of the Board Comments	Dr. Hodges
7.	Other Comments (limit 2 minutes each, 30 minutes max for all)	
8.	Staff Reports	
	a. Executive Director	Mr. Hildenbrand
	b. Senior Director Planning & Operations	Mr. Vittitow
	c. Director Construction & GIS	Mr. Caruso
	d. Engineer Project Manager – Paternity Leave, No Report	Mr. Lauer
	e. Chief Director Corporate Strategy & External Affairs	Ms. Chesser
	f. Senior Director Business Dev & Real Estate	Mr. Staten
9.	Ivy Tech Update	Ms. Roederer
10.	Purchase Sale Agreement – 28 acres – State Road 62 and Jim Lewis Avenue Resolution 38-2026 (Mr. Hildenbrand)	________________ Board Member
11.	Batwing Mower Purchase Resolution 39-2026 (Mr. Vittitow)	________________ Board Member
12.	International Drive Roadway Repairs Project Resolution 40-2026 (Mr. Caruso)	________________ Board Member

13. Charlestown State Park Utilities Relocation Consultant Contract Resolution 41-2026 (Mr. Caruso) — _______________ Board Member

14. Finance Report — Ms. Durrett

15. Adjournment

River Ridge Development Authority
Regular Board Meeting Minutes
June 18, 2026

Call to Order: A regular meeting of the River Ridge Development Authority (RRDA) was called to order at 11:10am on Thursday, June 18, 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. Note, this meeting, originally scheduled for Monday, June 15 was rescheduled due to lack of Board members able to attend, facilitating a quorum.

Roll Call: Present were Board members: Treva Hodges, Brian Lenfert, and Eric Ballenger.

RRDA staff members present: Marc Hildenbrand, Executive Director; Greg Fifer, Legal Counsel; Tom Vittitow, Projects and Planning; Michael Caruso, Construction & GIS; Eric Lauer, Engineering; 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: Dale Hall, American Structurepoint; Harold Goodlett, Utica Police Department; Josh Lynch, Jeffersonville Police Department; Lee Hasken, RLH Real Estate; and Seth Winslow, Strand Associates.

Meeting Notice Confirmation: Mr. Hildenbrand confirmed that the meeting notice for the June 18, 2026, regular Board meeting was properly posted.

Approval of Minutes: Dr. Hodges presented the Regular Board Meeting minutes from May 18, 2026, for approval. Mr. Lenfert offered a motion to approve the minutes, Mr. Ballenger seconded, and the motion was approved by a vote of 3-0.

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.

During Mr. Hildenbrand's presentation, he brought to the Board's attention the proposed dates for the December Board meeting and yearly January celebration. He requested that the Board look into these dates and advise if scheduling conflicts exist. This topic will be reviewed during the July meeting in order for planning to begin.

Mr. Vittitow noted during his presentation that RFI's are lower this year, different from the past due to more specific needs of the potential buyers.

Resolutions were then presented for Board consideration and approval:

Resolution No. 31-2026, a resolution establishing procedures for receipt of public comment during RRDA Board meetings was presented by Ms. Dant Chesser. Following the Open Door Law adopted in 1977, this resolution outlines the rules and regulations set forth for future RRDA meetings. This procedures will become effective immediately. Dr. Hodges offered a motion to approve, Mr. Ballenger seconded, and Resolution No. 31-2026 was passed by a vote of 3-0.

Resolution No. 32-2026, a resolution establishing procedures for electronic meeting participation by RRDA Board members was presented by Ms. Dant Chesser. Indiana Code authorizes a governing body to adopt policy allowing members to participate in meetings electronically. As stated, 50% of the members must be physically present at the meeting location, if this minimum is not met the meeting will be rescheduled. Members participating electronically will count toward establishment of a quorum and considered present for voting purposes. All votes taken during meetings with electronic participation will be taken by roll call. Mr. Ballenger offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 32-2026 was passed by a vote of 3-0.

Resolution No. 33-2026, a resolution authorizing the negotiation of an easement agreement with Duke Energy was presented by Mr. Hildenbrand. Duke desires to purchase the easement rights on approximately forty (40) acres of land for the purpose of constructing 345 kV overhead electric transmission line that will cross property within RRCC. RRDA is willing to grant these easement rights for $52,500/acre. Mr. Lenfert offered a motion to approve, Mr. Ballenger seconded, and Resolution No. 33-2026 was passed by a vote of 3-0.

Resolution No. 34-2026, a resolution approving the Tract 15C entrance construction contract was presented by Mr. Lauer. The entrance is located on Paul Garrett Avenue in the Jeffersonville section of the RRCC and consists of a two (2) lane curbed entrance approximately 130 linear feet in length. Quotes were solicited with two (2) contractors submitting. Excel Excavating was found to be the most responsible, responsive, and cost-effective with their quote of $178,353. Funding source for this project shall be 2026 BANs. Dr. Hodges offered a motion to approve, Mr. Ballenger seconded, and Resolution No. 34-2026 was passed by a vote of 3-0.

Resolution No. 35-2026, a resolution amending Resolution 44-2024 and authorizing the Executive Director to continue negotiating an agreement for the sale of property was presented by Mr. Staten. RRDA had agreed to sell approximately 37 acres located at the north end of International Drive for $135,000/acre pursuant to Resolution 44-2024 adopted on October 21, 2024. Due to the continued negotiations, it has become necessary to amend the original resolution, extending the execution timeline. Approval of this resolution will extend the sale price for thirty (30) calendar days, effective June 15. Mr. Lenfert offered a motion to approve, Mr. Ballenger seconded, and Resolution No. 35-2026 was passed by a vote of 3-0.

Controller's Report: Ms. Durrett presented claims for payment in the amount of $3,306,492.43. These expenses will be paid using 2026 BANs in the amount of $2,127,617.01; TIF restricted funds in the amount of $464,060.94; and, the remaining $714,814.48 from Operating funds. Mr. Ballenger offered a motion to approve payment of the claims, Mr. Lenfert seconded, and the check register was approved 3-0.

Adjournment: Mr. Ballenger offered a motion to adjourn, Mr. Lenfert seconded, and the Board approved the motion to adjourn by vote of 3-0 at 11:36am.

Respectfully submitted:

Brian Lenfert, Secretary/Treasurer

River Ridge Development Authority
Special Called Board Meeting Minutes
Wednesday, July 8, 2026

Call to Order:
A special called board meeting of the River Ridge Development Authority was called to order at 12:42 p.m. on Wednesday, July 8, 2026, in the River Ridge Development Authority Board Room located at 300 Corporate Drive, Suite #300, Jeffersonville, Indiana, following the Board's completion of a properly posted special called executive session.

Roll Call:
Present were Board members Ed Meyer, Brian Lenfert, Eric Ballenger and Tony Bennett. While Board President, Dr. Treva Hodges was absent, there was a quorum.

RRDA staff members present included: Marc Hildenbrand, Executive Director; Greg Fifer, General Counsel; Tom Vitittow, Senior Director – Planning and Development; Abi Prewitt, Multimedia Content Manager, and Renee' Tarpley Wyman, Director – Administration and Special Projects.

Also in attendance, Jack Coffman, Clark County Commissioner.

Meeting Notice Confirmation:
Mr. Hildenbrand confirmed that the July 8, 2026 Special Called Board meeting notices were properly posted.

There being no Chairperson or public comments, the meeting moved to presentation of Resolution 36-2026 by Mr. Hildenbrand. This resolution directs the holding of a certain parcel of land in reserve for potential transfer to Clark County 911 Emergency Response Agency. A written request was received from the Clark County 911 Executive Director for donation of an approximately 3.4-acre tract located directly west of the existing 911 call center site. The County intends to develop the proposed site as a logistics and emergency response facility that would support operations and provide secure and accessible space for critical equipment and resources needed to respond effectively to emergencies, natural disasters, and other community needs. Specific plans have not yet been formulated as Clark County 911 is currently pursuing state and federal funding. It is RRDA recommendation to hold the proposed site in reserve for three (3) years from the adoption of this resolution.

There being no questions or further discussion, Mr. Lenfert moved to approve, which was seconded by Mr. Ballenger, and Resolution 36-2026 was approved by a vote of 4-0.

Resolution 37-2026 was then presented by Mr. Hildenbrand. This resolution authorizes the negotiation and execution of an agreement for the sale of approximately twenty-three (23) acres located along the section of Penny Martin Way just north of Paul Garrett Avenue. Sale price is $135,000/acre with a potential site development credit so long as the agreement can be executed within sixty (60) calendar days from the date of this resolution.

There being no questions or further discussion, Mr. Ballenger moved to approve, which was seconded by Dr. Bennett, and Resolution 37-2026 was approved by a vote of 4-0.

Adjournment:
There being no further business to come before the Board, Dr. Bennett offered a motion to adjourn and Mr. Ballenger seconded, which motion was approved by a vote of 4-0 thereby ending the meeting at 12:48 p.m.

Respectfully Submitted: ______________________________
Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 38-2026

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 twenty-eight (28) acres of undeveloped land generally located southeast of the intersection of State Road 62 and Jim Lewis Avenue within the River Ridge Commerce Center ("RRCC") 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 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 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 twenty-eight (28) 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 JULY 20, 2026.

Approved: ________________________________ Dr. Treva Hodges, President

Attested: ________________________________ Brian Lenfert, Secretary/Treasurer

EXHIBIT A


NORTH
0 150 300 600
JIM LEWIS AVE
PROPOSED SITE 27.8 +/- AC.
PENNY MARTIN LANE
HWY 62

RESOLUTON NO. 39-2026

A RESOLUTION APPROVING THE PURCHASE OF TWO BATWING MOWERS

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 RRDA is in need of two (2) new batwing mowers within RRCC as a replacement for two (2) existing RRDA owned batwing mowers; and,

WHEREAS, the proposed purchase will be funded by TIF revenues; and,

WHEREAS, the RRDA solicited quotes from vendors that sell batwing mowers, and the quotes that have been received are shown on the attached **Exhibit "A"**; and,

WHEREAS, AG Revolution submitted a responsible and responsive quote to sell a **2026 Woods 20' batwing mower for $33,995.00 and 2026 Woods 15' batwing mower for $25,198.23** while offering a trade-in value of **$33,070.00 for a pair of RRDA owned batwing mowers; a 2022 John Deere FC15R and a 2023 John Deere FC15R,** resulting in a net price of **$26,123.23**; and,

WHEREAS, staff recommends Board approval for the purchase of the 2026 Woods 20' and 15' batwing mowers from AG Revolution for the net price of $26,123.23.

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 AG Revolution of the 2026 Woods 20' and 15' batwing mowers for the net sale price of **Twenty-six Thousand One Hundred Twenty-three and 23/100 Dollars ($26,123.23)** 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 JULY 20, 2026.

Approved: ________________________________ Dr. Treva Hodges, President

Attested by: ________________________________ Brian Lenfert, Secretary/Treasurer

Exhibit "A"

RIVER RIDGE COMMERCE CENTER BATWING MOWER PURCHASE/TRADE QUOTE TABULATION			
Vendor/Make/Model/Price	**Total Price**	**RRDA Owned John Deere Mowers Total Trade-In Value**	**Net Cost**
Ag Revolution/Woods/BW20.71 QMF/$33,995.00 Ag Revolution/Woods/BW15.72 MF/$25,198.23	$59,198.23	$33,070.00	**$26,123.23**
Jacobi Sales, Inc./Woods/BW20.71 QMF/$35,925.00 Jacobi Sales, Inc./Woods/BW15.72 MF/$26,970.00	$62,895.00	$22,000.00	$40,895.00
Zimmer Tractor/Woods/BW20.61/$37,797.00 Zimmer Tractor/Woods/BW15.51/$31,572.00	$69,369.00	No offer	$69,369.00

RESOLUTION NO. 40-2026

A RESOLUTION DECLARING AN EMERGENCY AND APPROVING AWARD OF THE INTERNATIONAL DRIVE ROADWAY REPAIRS PROJECT

WHEREAS, the concrete roadway section of International Drive from the overpass to the interstate interchange has developed significant potholes; and,

WHEREAS, it is staff's recommendation that the repair of such potholes need to be repaired on an emergency basis; and,

WHEREAS, the funding source of this project will be **OPERATIONS**; and,

WHEREAS, RRDA staff has solicited a Time and Material quote for the project; and,

WHEREAS, it is the staff recommendation that the most responsible, responsive, and cost-effective quote was submitted by **Excel Excavating, Inc.**, with a NOT TO EXCEED amount of **Thirty-five Thousand and No/100 Dollars ($35,000.00)**.

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

The RRDA Board of Directors concurs with the staff recommendation and hereby awards the International Drive Roadway Repairs project on an emergency basis to **Excel Excavating, Inc.**, with a NOT TO EXCEED amount of **Thirty-five Thousand and No/100 Dollars ($35,000.00)** 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 JULY 20, 2026.

Approved: ______________________________ Dr. Treva Hodges, President

Attested: ______________________________ Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 41-2026

A RESOLUTION APPROVING AWARD OF THE CHARLESTOWN STATE PARK UTILITIES RELOCATION CONSULTANT CONTRACT

WHEREAS, the River Ridge Development Authority (the "**RRDA**") has previously contracted with HWC Engineering, Inc. ("**HWC**"), for the design of the Charlestown Landing Road Improvements project, as approved by the RRDA Board of Directors by Resolution 57-2025; and,

WHEREAS, the existing water and sanitary sewer services for Charlestown State Park conflict with the proposed road improvements and will need to be relocated (the "**Relocations**"); and,

WHEREAS, RRDA staff requested a proposal from HWC to perform the consultant services for the scope of work for the Relocations, including design, bidding, and construction engineering; and,

WHEREAS, HWC has submitted a proposal in the amount of **$34,000.00** for performance of the work, and the proposal has been reviewed by the staff of the RRDA; and,

WHEREAS, the funding source will be TIF revenues; and,

WHEREAS, it is the staff recommendation that the proposal as submitted by **HWC Engineering, Inc.**,, in the contract amount of **$34,000.00** is consistent with the effort to complete the scope of services required by RRDA and should be accepted.

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 **HWC Engineering, Inc.**, subject to review and approval of General Counsel, for the Charlestown State Park Utilities Relocation Consultant Contract in the amount of **$34,000.00** for the scope of work to be performed by the consultant.

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 JULY 20, 2026.

Approved: ______________________________ Dr. Treva Hodges, President

Attested by: ______________________________ Brian Lenfert, Secretary/Treasurer