

## **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 21, 2025**  
**at 2:15 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, 3<sup>rd</sup> Floor, Suite #300, Jeffersonville, IN  
July 21, 2025  
2:15 P.M.

**BOARD MEMBERS**

<b>Name/Position</b>	<b>Appointed by</b>	<b>Term</b>
Dr. Treva Hodges, President	City of Charlestown	1/1/24 - 12/31/26
Mr. M. Edward Meyer, Vice President	Town of Utica	1/1/23 - 12/31/25
Mr. Brian Lenfert, Secretary/Treasurer	Clark County	1/1/23 - 12/31/25
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 16, 2025                                                                            | 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.  | Standard Operating Procedure Approval                                                              | Ms. Chesser        |
| 8.  | Capital Expenditures Reimbursement<br>Resolution 37-2025 (Mr. Fifer)                               | <hr/> Board Member |
| 9.  | Charlestown Road and Utility Corridor Survey Consultant Contract<br>Resolution 38-2025 (Mr. Lauer) | <hr/> Board Member |
| 10. | Patrol Road Site Work and Water Main Construction Contract<br>Resolution 39-2025 (Mr. Lauer)       | <hr/> Board Member |
| 11. | Gateway Sanitary Sewer Phase 3 Construction Contract<br>Resolution 40-2025 (Mr. Lauer)             | <hr/> Board Member |

12. Penny Martin Lane Phase 4 Construction Contract  
Resolution 41-2025 (Mr. Lauer)

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Board Member

13. Tract 1 Parking Lot Repair Construction Contract  
Resolution 42-2025 (Mr. Lauer)

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Board Member

14. Controller's Report

Ms. Durrett

15. Attorney's Comments

Mr. Fifer

16. Other Comments (limit 2 minutes each)

17. Adjournment

**River Ridge Development Authority  
Regular Board Meeting Minutes  
June 16, 2025**

Call to Order: A regular meeting of the River Ridge Development Authority (RRDA) was called to order at 2:01 p.m. on Monday, June 16, 2025, 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 meeting of the Board.

Roll Call: Present were all Board members: Treva Hodges, Ed Meyer, Brian Lenfert, Eric Ballenger, and Tony Bennett.

RRDA staff members present: Jerry Acy, Executive Director; Greg Fifer, General Counsel; Tom Vittitow, Projects and Planning; Marc Hildenbrand, Engineering and Operations; Eric Lauer, Engineering; Michael Caruso, Construction and GIS; Abi Prewitt, Digital Marketing; Billieann Durrett and Jill Oca; Finance; Wendy Dant Chesser, Corporate Strategy and External Affairs; Josh Staten, Business Development and Real Estate; and Renee' Tarpley Wyman, Administration and Special Projects.

Members of the public who attended were as follows: Paul Boone and Josh Culver, American Structurepoint; John Kraft, MAC Construction; Taylor King, America Place; Seth Winslow and Mark Askin, Strand; Bob Stein, United Consulting; Bobby Campbell, Prime AE; Lee Haskin, self; Bri Roll, Clark Dietz; Keeley Stingel, Temple and Temple Erik Hackman, News & Tribune; and Adam Dickey, HMB.

Meeting Notice Confirmation: Mr. Acy confirmed that the meeting notice for the June 16, 2025, regular Board meeting was properly posted.

Approval of Minutes: Dr. Hodges then presented the Regular Board Meeting minutes from May 19, 2025 for approval. Mr. Ballenger offered a motion to approve, Dr. Bennett seconded, and the motion was approved by a vote of 5-0.

President's Comments: Dr. Hodges, having no comments to offer, called Wendy Dant Chesser, Corporate Strategy and External Affairs, to the podium to present retiring Executive Director, Mr. Jerry Acy with the Distinguished Hoosier award signed by Governor Braun. She gave brief description of the words, "distinguished" and "hoosier" and then, made the presentation noting Mr. Acy's 17-year commitment to RRDA. Dr. Hodges then thanked Mr. Acy for his leadership, dedication, and commitment. The room was met with a round of applause.

Staff Reports: Executive Director, Jerry Acy; Chief Director – Engineering and Operations, offered a few words, thanking the Board and his staff, and then passed the title/position to newly appointed Executive Director, Marc Hildenbrand. Mr. Hildenbrand; and Senior Director – Business Development, Josh Staten gave verbal recaps of their reports, along with copies of their written direct reports. The written staff reports were received into the record of the meeting.

Resolutions were then presented for Board approval.

Resolution No. 33-2025, a resolution approving the Corporate Drive Phase 2 Consultant Contract Amendment No. 1 was presented by Project Engineer, Eric Lauer. Approval of this resolution allows movement into the next phase of this project with additional design work by American Structurepoint. A proposal was submitted in the

**River Ridge Development Authority  
Regular Board Meeting Minutes  
June 16, 2025**

amount of \$317,500, with the funding source being 2024 BANs. Dr. Bennett offered a motion to approve, Mr. Ballenger seconded, and Resolution No. 33-2025 was passed unanimously, 5-0.

Resolution No. 34-2025, a resolution approving the award of the International Drive Water Main Construction Contract was presented by Mr. Lauer. Having found that the 12" diameter main along International Drive between the south boundary of the RRCC and Hilton Drive limits the available capacity, staff sought bids for installation of an additional main. Six total contractors submitted bids and the bid tabulation is attached to the resolution. Bids were reviewed by staff and HWC Engineering, and their recommendation is that Louisville Paving Company, Inc., be selected as the most responsible, responsive, and cost-effective bidder with their bid in the amount of \$1,534,893.41. Funding source will be 2024 BANs. Mr. Ballenger offered a motion to approve, Dr. Bennett seconded, and Resolution No. 34-2025 was passed by a vote of 5-0.

Resolution No. 35-2025, a resolution to approve a reimbursement agreement for the relocation of a natural gas main required for the Patrol Road Realignment Project was presented by Mr. Lauer. The new intersection of Patrol Road and Paul Garrett Avenue requires an existing natural gas main to be relocated to avoid adverse impact from the proposed construction. Indiana Gas Company, doing business as CenterPoint Energy North, provided an agreement included an estimated not-to-exceed cost of \$62,465.17 to be reimbursed by RRDA to for the work. The funding source will be 2024 BANs. Mr. Meyer offered a motion to approve, Mr. Lenfert seconded, and Resolution No. 35-2025 was passed by a vote of 5-0.

Resolution No. 36-2025, a resolution rejecting all bids received for the Gateway Sanitary Sewer Phase 3 Construction Contract and authorizing re-bidding of the project was presented by Mr. Lauer. Being contractually obligated to construct sanitary sewer infrastructure, RRDA contracted with HWC Engineering to develop plans and assistance in soliciting bids. Five (5) contractors submitted proposals, but it was determined that none of the bidders provided documentation and paperwork required by the instructions in the bid package, and therefore none of the bids were considered as being responsive. It is staff recommendation that all bids be rejected, and that new bids be solicited. Mr. Lenfert offered a motion to approve, Mr. Ballenger seconded, and Resolution No. 36-2025 was passed unanimously by a vote of 5-0.

Controller's Report: Ms. Durrett presented claims for payment in the amount of \$4,579,302.16, which claims will be paid using 2024 BAN funds in the amount of \$2,863,594.82; Operating funds in the amount of \$1,389,182.55; and, the remaining \$326,524.79 from TIF restricted funds. Mr. Meyer offered a motion to approve payment of the claims, Mr. Lenfert seconded, and the check register was approved by a vote of 5-0.

General Counsel's Report: Mr. Fifer had no public report.

Adjournment: The floor was opened for questions or comments from the Board, RRDA staff, and the audience. There being no comments or questions, Mr. Lenfert offered a motion to adjourn, Mr. Meyer seconded, and the Board approved the motion to adjourn the meeting by a vote of 5-0 at 2:30pm.

Respectfully submitted:

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Brian Lenfert, Secretary/Treasurer

The River Ridge Development Authority (RRDA) has outlined this policy to conduct a fair and prudent process to evaluate proposals for Certificates of Deposit (CDs).

- A. The RRDA is a public entity established in Indiana Code 36-7-30 as a military reuse authority and therefore is a public entity in Indiana.
- B. The RRDA is governed by a five-member board, with each member named by one of the five appointing authorities, all of which are public entities.
- C. Strategic objectives adopted by the RRDA Board of Directors (RRDA Board) are implemented by a team of professional staff members, all of whom report to the Executive Director.
- D. The RRDA Board finds it prudent to optimize our financial position by investing funds into short-term CDs until the cash is needed for debt repayment or operations.
- E. The RRDA General Counsel has reviewed applicable Indiana Code and will regularly monitor all investment activity for compliance with all applicable statutes.
- F. To ensure RRDA funds are protected by the Public Deposit Insurance Fund (PDIF) which exceeds the FDIC's \$250,000 protection limit, all funds will only be invested with depositories approved by the Indiana Treasurer of State and as published on the <https://www.in.gov/tos/deposit/indiana-approved-depositories-and-how-to-apply/> website.
- G. The RRDA works with many financial institutions to achieve the maximum return on each investment to ensure continued operation and adequate maintenance of the River Ridge Commerce Center.
- H. The RRDA staff has implemented procedures, as outlined below, for securing investment proposals.

**Procedures for Opening and Renewing Certificates of Deposit:**

- 1. The RRDA Staff will maintain a list of all investments to track the financial institutions holding RRDA investments, including current principle amounts, interest rates, annual percentage yields, date opened, term of investment, maturity date, and any other condition pertinent to any RRDA investments. Product maturity dates will be entered into the appropriate program for email reminders.
- 2. The RRDA staff will monitor cash flow needs, accumulated cash, and source of funds monthly. A recommendation will be made to the Executive Director to determine if additional funds should be invested in CDs or if current investments should be allowed to mature for cash flow purposes.
- 3. Upon approval by the Executive Director, the RRDA staff will use the attached worksheet to solicit proposals from all authorized financial institutions seeking a relationship with RRDA or those with which RRDA has had a business relationship within the past 12 months.
- 4. Submitted proposals should include:
  - a. Name of the financial institution.
  - b. Verification of principle amount the quote is based upon.
  - c. The interest rate and annual percentage yield for the proposed investment product.
  - d. The terms offered for the investment; and
  - e. Verification of the following:
    - i. If necessary, RRDA will be entitled to one withdrawal from the investment during the term without penalty.

- ii. Upon maturity, the financial institution will be asked to submit a proposal for reinvestment, if applicable. Interest accumulated at maturity will be deposited (either by check or wire) to the RRDA regardless of the decision on reinvestment;
  - iii. All wire charges associated with the investment (in and out) will be waived; and
  - iv. A grace period of at least ten (10) days will be allowed from the dates of maturity to transfer funds.
- 5. The RRDA Staff will give eligible financial institutions at least two (2) business days to provide a written or email quote for consideration.
- 6. The RRDA Staff will present to the Finance Committee a summary of the current investments by financial institution, current cash flow needs, and rate quotes received, including a recommendation of a financial institution for investment, as well as the product details (if multiple products are offered).
- 7. Recommendations shall take the following details into account:
  - a. Distribution of RRDA's investments shall be prudently managed across multiple institutions.
  - b. Maximizing the return on investment based upon the offered interest rates and annual percentage yield presented for deposit.
  - c. The terms of product(s), as compared to the cash flow projections of the RRDA.
  - d. Past customer service experiences with financial institutions; and
  - e. Any other pertinent information as it relates to the recommendation.
- 8. The Finance Committee may approve the recommendations made by the Executive Director and RRDA Staff or call a meeting of the Finance Committee for discussion about the proposals. Changes to the recommendations of the RRDA Staff by the Finance Committee will be documented to ensure compliance with RRDA investment procedures.
- 9. RRDA staff will notify all proposers once a decision is made and manage transfers and/or interest wires according to procedures established by the financial institutions.

These procedures are subject to revision by the RRDA Board and/or Executive Staff at any time.

### Worksheet for Certificates of Deposit Investments

Date: \_\_\_\_\_

Amount of CD

Maturity Date of CD

Current Financial Institution

Current Interest Rate

Original Term

Bank Quotes for Renewal:	Current Balance in All Accounts	Contact Person	Date Contacted	Interest Rate Quoted	Term	Interest Compound Rate (*)
New Washington State Bank						
Old National Bank						
Regions Bank						
First Savings Bank						
Centra						
Wesbanco						
First Harrison						

**(\*) Interest Compound Rate:**

1. Compounded and Credited Every 3 Months
2. Paid at Maturity
3. Compounded Monthly



## **RESOLUTION NO. 37-2025**

### **A RESOLUTION DECLARING THE OFFICIAL INTENT OF THE RIVER RIDGE DEVELOPMENT AUTHORITY TO REIMBURSE FOR CAPITAL EXPENDITURES FROM TAX-EXEMPT OBLIGATIONS**

**WHEREAS**, the River Ridge Development Authority (the “Authority”) reasonably expects the Authority to obtain financing in an amount not to exceed Thirty Million Dollars (\$30,000,000) for purposes of paying for and reimbursing costs in connection with the rehabilitation, development, and redevelopment and related projects in or directly serving or benefiting the former Indiana Army Ammunition Plant (INAAP) Economic Development Area, including, but not limited to, site work; road improvements, repairs, and extensions; sidewalks; lighting; water; sewer; and, other infrastructure improvements, as well as remediation, relocation, demolition, and mitigation projects (the “Project”); and,

**WHEREAS**, the Authority has made and will continue to make additional expenditures for the Project from current funds available to the Authority prior to obtaining financing (the “Expenditures”); and,

**WHEREAS**, the Authority reasonably expects to reimburse the Expenditures with proceeds of the obligations to be issued by the Authority; and,

**WHEREAS**, the Authority intends that this Declaration of Official Intent to Reimburse Expenditures constitutes a declaration of official intent pursuant to Treas. Reg. §1.150-2.

**NOW, THEREFORE, BE IT RESOLVED BY THE RIVER RIDGE DEVELOPMENT AUTHORITY, AS FOLLOWS:**

**Section 1.** The Authority declares its official intent pursuant to Treas. Reg. § 1.150-2 to issue obligations to finance all or a portion of the Project and to reimburse any Expenditures related to the Project paid no earlier than sixty (60) days prior to the adoption of this Resolution with proceeds of debt to be incurred by the Authority and to issue debt not exceeding Thirty Million Dollars (\$30,000,000) in the aggregate principal amount for the purposes set forth herein and for reimbursing costs of financing the Project, including the Expenditures.

**Section 2.** Each reimbursed Expenditure will be either: (a) of a type properly chargeable to a capital account under general federal income tax principles (determined in each case as of the date of the Expenditure), or (b) a cost of issuance with respect to the obligations to be entered into.

**Section 3.** Upon the issuance of the obligations by the Authority, the proper officers of the Authority are hereby authorized to take all actions necessary to reimburse the Expenditures to the proper fund or proper parties.

**Section 4.** This Resolution shall become effective immediately upon its adoption and approval.

PASSED AND ADOPTED by majority vote of the Board of Directors taken during a duly noticed and convened public meeting of the River Ridge Development Authority held on the 21st day of July, 2025.

Attest: \_\_\_\_\_ Dr. Treva Hodges, President

Attest: \_\_\_\_\_ Brian Lenfert, Secretary/Treasurer

**RESOLUTION NO. 38-2025**

**A RESOLUTION APPROVING AWARD OF THE CHARLESTOWN  
ROAD AND UTILITY CORRIDOR SURVEY CONSULTANT CONTRACT**

**WHEREAS**, the River Ridge Development Authority (“RRDA”) has entered into discussions with Indiana-American Water Company (“IAWC”) to construct an emergency water supply connection between the City of Charlestown and the River Ridge Commerce Center water systems; and,

**WHEREAS**, the RRDA has discussed potential improvements to Charlestown Landing Road with the Indiana Department of Natural Resources (“IDNR”) to provide a new main entrance into Charlestown State Park; and,

**WHEREAS**, RRDA staff requested a proposal from HWC Engineering, Inc., to survey the corridor of the route of the proposed water main and road improvements; and,

**WHEREAS**, HWC Engineering, Inc., has submitted a proposal in the amount of **\$58,500.00** for performance of the work, and the proposal has been reviewed by the staff of the RRDA; and,

**WHEREAS**, the funding source will be 2024 BANS; and,

**WHEREAS**, it is the staff recommendation that the proposal as submitted by **HWC Engineering, Inc.**, in the contract amount of **\$58,500.00** 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 hereby awards the Charlestown Road and Utility Corridor Survey Consultant Contract to **HWC Engineering, Inc.**, with a contract amount of **\$58,500.00**, and authorizes the RRDA Executive Director to execute the proposed Agreement, 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 JULY 21, 2025.**

Attest: \_\_\_\_\_ Dr. Treva Hodges, President

Attest: \_\_\_\_\_ Brian Lenfert, Secretary/Treasurer

## **RESOLUTION NO. 39-2025**

### **A RESOLUTION APPROVING THE AWARD OF THE PATROL ROAD SITE WORK AND WATER MAIN CONSTRUCTION CONTRACT**

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**WHEREAS**, the River Ridge Development Authority (“RRDA”) has sold several tracts of real property in the vicinity of the project area, and has a Purchase and Sale Agreement (“PSA”) on an approximately fourteen (14) acre tract of real property known as Tract 15H, all of which are located in the Jeffersonville section of the River Ridge Commerce Center (“RRCC”); and,

**WHEREAS**, RRDA has committed to providing regional stormwater detention for properties in the vicinity of the project area; and,

**WHEREAS**, RRDA has developed plans for construction of two (2) regional stormwater detention basins, the installation of a 16-inch diameter water main extension, and site grading; and,

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

**WHEREAS**, the funding source of this project will be 2024 BANs; and,

**WHEREAS**, two (2) contractors submitted bids for performance of the work, which bids have been reviewed by RRDA staff and HWC Engineering, Inc., 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 **Dan Cristiani Excavating Co., Inc.**, with a contract amount of **Two Million Eight Hundred Thirty-seven Thousand Eight Hundred Thirty-one and No/100 Dollars (\$2,837,831.00).**

**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 Patrol Road Site Work and Water Main Construction Contract to **Dan Cristiani Excavating Co., Inc.**, with a contract amount of **Two Million Eight Hundred Thirty-seven Thousand Eight Hundred Thirty-one and No/100 Dollars (\$2,837,831.00)** 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 JULY 21, 2025.**

Attest: \_\_\_\_\_ Dr. Treva Hodges, President

Attest: \_\_\_\_\_ Brian Lenfert, Secretary/Treasurer

**RIVER RIDGE COMMERCE CENTER  
PATROL ROAD SITE WORK AND WATER MAIN PROJECT  
BID TABULATION**

<b>CONTRACTOR</b>	<b>BID PRICE</b>
Dan Cristiani Excavating Co., Inc.	\$2,837,831.00
Louisville Paving Company, Inc.	\$2,951,615.22

## **RESOLUTION NO. 40-2025**

### **A RESOLUTION APPROVING THE AWARD OF THE GATEWAY SANITARY SEWER PHASE 3 CONSTRUCTION CONTRACT**

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**WHEREAS**, the River Ridge Development Authority (“RRDA”) has sold an approximately eighty-six (86) acre tract of real property in the Jeffersonville section of the River Ridge Commerce Center (“RRCC”) known as Tract 19C (“the Site”); and,

**WHEREAS**, RRDA is contractually obligated to construct sanitary sewer infrastructure to service the Site; and,

**WHEREAS**, RRDA contracted with HWC Engineering, Inc. (“HWC”), to develop plans for the third phase of the Gateway sanitary sewer infrastructure project which consists of approximately 4,000 lineal feet of twenty-four-inch (24”) gravity sanitary sewer main that will collect discharge from twelve-inch (12”) and eighteen-inch (18”) force mains extending from the Site and provide capacity to future development sites in the Gateway Office Park along the route; and,

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

**WHEREAS**, the funding source of this project will be 2024 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 **AllTerrain Paving and Construction, LLC**, with a contract amount of **One Million Five Hundred Seventy-three Thousand Two Hundred Eighty-five and No/100 Dollars (\$1,573,285.00)**.



**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 Gateway Sewer Phase 3 Construction Contract to AllTerrain Paving and Construction LLC, with a contract amount of One Million Five Hundred Seventy-three Thousand Two Hundred Eighty-five and No/100 Dollars (\$1,573,285.00), 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 JULY 21, 2025.**

Attest: \_\_\_\_\_ Dr. Treva Hodges, President

Attest: \_\_\_\_\_ Brian Lenfert, Secretary/Treasurer

**RIVER RIDGE COMMERCE CENTER  
GATEWAY SEWER PHASE 3 PROJECT  
BID TABULATION**

<b>CONTRACTOR</b>	<b>BID PRICE</b>
AllTerrain Paving & Construction LLC	\$1,573,285.00
Louisville Paving Company, Inc.	\$1,747,758.60
Infrastructure Systems, Inc.	\$1,853,965.00
Cleary Construction, Inc.	\$1,860,000.00
Dan Cristiani Excavating Co., Inc.	\$1,883,399.00
MAC Construction & Excavating, Inc.	\$1,930,000.00
Cornell Harbison Excavating, Inc.	\$1,933,064.00

## **RESOLUTION NO. 40-2025**

### **A RESOLUTION APPROVING THE AWARD OF THE GATEWAY SANITARY SEWER PHASE 3 CONSTRUCTION CONTRACT**

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**WHEREAS**, the River Ridge Development Authority (“RRDA”) has sold an approximately eighty-six (86) acre tract of real property in the Jeffersonville section of the River Ridge Commerce Center (“RRCC”) known as Tract 19C (“the Site”); and,

**WHEREAS**, RRDA is contractually obligated to construct sanitary sewer infrastructure to service the Site; and,

**WHEREAS**, RRDA contracted with HWC Engineering, Inc. (“HWC”), to develop plans for the third phase of the Gateway sanitary sewer infrastructure project which consists of approximately 4,000 lineal feet of twenty-four-inch (24”) gravity sanitary sewer main that will collect discharge from twelve-inch (12”) and eighteen-inch (18”) force mains extending from the Site and provide capacity to future development sites in the Gateway Office Park along the route; and,

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

**WHEREAS**, the funding source of this project will be 2024 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 Louisville Paving Company, Inc., with a contract amount of One Million Seven Hundred Forty-seven Thousand Seven Hundred Fifty-eight and 60/100 Dollars (\$1,747,758.60).

**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 Gateway Sewer Phase 3 Construction Contract to **Louisville Paving Company, Inc.**, with a contract amount of **One Million Seven Hundred Forty-seven Thousand Seven Hundred Fifty-eight and 60/100 Dollars (\$1,747,758.60)** 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 JULY 21, 2025.**

Attest: \_\_\_\_\_ Dr. Treva Hodges, President

Attest: \_\_\_\_\_ Brian Lenfert, Secretary/Treasurer

<b>RIVER RIDGE COMMERCE CENTER GATEWAY SEWER PHASE 3 PROJECT BID TABULATION</b>	
<b>CONTRACTOR</b>	<b>BID PRICE</b>
AllTerrain Paving & Construction LLC**	\$1,573,285.00
Louisville Paving Company, Inc.	\$1,747,758.60
Infrastructure Systems, Inc.	\$1,853,965.00
Cleary Construction, Inc.	\$1,860,000.00
Dan Cristiani Excavating Co., Inc.	\$1,883,399.00
MAC Construction & Excavating, Inc.	\$1,930,000.00
Cornell Harbison Excavating, Inc.	\$1,933,064.00

\*\*Bidder is not responsible.

## **RESOLUTION NO. 41-2025**

### **A RESOLUTION APPROVING THE AWARD OF THE PENNY MARTIN LANE PHASE 4 CONSTRUCTION CONTRACT**

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**WHEREAS**, the River Ridge Development Authority (“RRDA”) has sold property in the Charlestown section of the River Ridge Commerce Center (“RRCC”); and,

**WHEREAS**, RRDA is responsible for providing access to sites within the RRCC; and,

**WHEREAS**, RRDA contracted with Strand Associates, Inc. (“Strand”), to develop plans for the fourth phase of improvements to Penny Martin Lane.

**WHEREAS**, the project consists of approximately 1,400 linear feet of two (2) twelve-foot (12’) wide travel lanes with a twelve-foot (12’) wide two-way left turn lane in the center of the road, including an underground storm drainage system along the roadway, and 2,500 linear feet 16-inch diameter water main that will run parallel to the road; and,

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

**WHEREAS**, the funding source of this project will be 2024 BANs; and,

**WHEREAS**, two (2) contractors submitted bids for performance of the work, which bids have been reviewed by RRDA staff and Strand, 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 **Louisville Paving Company, Inc.**, with a contract amount of **One Million Nine Hundred Seventy-three Thousand Three Hundred Thirty-five and No/100 Dollars (\$1,973,335.00).**

**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 Penny Martin Lane Phase 4 Construction Contract to Louisville Paving Company, Inc., with a contract amount of One Million Nine Hundred Seventy-three Thousand Three Hundred Thirty-five and No/100 Dollars (\$1,973,335.00), 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 JULY 21, 2025.**

Attest: \_\_\_\_\_ Dr. Treva Hodges, President

Attest: \_\_\_\_\_ Brian Lenfert, Secretary/Treasurer

<b>RIVER RIDGE COMMERCE CENTER PENNY MARTIN PHASE 4 PROJECT BID TABULATION</b>	
<b>CONTRACTOR</b>	<b>BID PRICE</b>
Excel Excavating, Inc.	\$2,506,234.40
Louisville Paving Company, Inc.	\$1,973,335.00



**RESOLUTION NO. 42-2025**

**A RESOLUTION APPROVING THE AWARD OF  
TRACT 1 PARKING LOT REPAIR CONSTRUCTION CONTRACT**

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**WHEREAS**, a water main break recently occurred in the vicinity of the parking lot on the northeast corner of the north building located on Tract 1, and the parking lot was damaged during the repair to the broken water main; and,

**WHEREAS**, quotes were solicited from three (3) contractors to perform the Tract 1 Parking Lot Repair work in accordance with the requirements of Indiana law; and,

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

**WHEREAS**, two (2) contractors submitted quotes for performance of the work, the quotes have been reviewed by the RRDA staff, and a quote tabulation sheet is attached to this Resolution; and,

**WHEREAS**, it is the staff recommendation that the most responsible, responsive, and cost-effective quote was submitted by **Dan Cristiani Excavating Co., Inc.**, with a proposed contract amount of **Thirty-one Thousand Five Hundred and Seventy-seven and No/100 Dollars (\$31,577.00).**

**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 Tract 1 Parking Lot Repair Contract to **Dan Cristiani Excavating Co., Inc.**, with a contract amount of **Thirty-one Thousand Five Hundred and Seventy-seven and No/100 Dollars (\$31,577.00).** and authorizes the RRDA Executive Director to execute the proposed Agreement, 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 JULY 21, 2025.**

Attest: \_\_\_\_\_ Dr. Treva Hodges, President

Attest: \_\_\_\_\_ Brian Lenfert, Secretary/Treasurer

**RIVER RIDGE COMMERCE CENTER  
TRACT 1 PARKING LOT REPAIR CONSTRUCTION CONTRACT  
QUOTE TABULATION**

<b>CONTRACTOR</b>	<b>BID PRICE</b>
Dan Cristiani Excavating Co., Inc.	\$31,577.00
Excel Excavating, Inc.	\$34,140.00
MAC Construction	No Quote Provided