



**LOUISVILLE AND JEFFERSON COUNTY RIVERPORT AUTHORITY
MINUTES OF SEPTEMBER 8, 2025, BOARD OF DIRECTORS MEETING**

A meeting of the Louisville and Jefferson County Riverport Authority Board of Directors was held on September 8, 2025, in the Boardroom of the Louisville and Jefferson County Riverport Authority located at 6900 Riverport Drive, Suite A, Louisville, Kentucky.

The Board members attending were David Waskey, Board Chair; Ron Carmicle, Board Vice Chair; Rick Blackwell; Sheri Duff; and William Summers V, while Bonnie Michael participated virtually. Staff members present were Steve Miller, Executive Director; Monica L. Harmon, Chief Financial Officer; and Miguel Zamora, Executive Vice President. Amy Cabbage, legal counsel, participated virtually.

The meeting was called to order at 12:01 p.m. by the Chair Waskey, who noted a quorum was present. The first order of business was approval of the minutes of the regular Board meeting held on July 14, 2025. Ron Carmicle made a motion, seconded by Sheri Duff, to approve the minutes as presented. The motion was unanimously approved.

The Chair noted there were no comments to the Board by the public requested for this meeting.

Chair Waskey then advised that the Executive Committee had met on September 3, 2025. At the Chair's request, Director Miller reviewed the Committee report, including a proposed revised Employment Agreement with Executive Director. After initial comments by Director Miller, he, Mr. Zamora, and Ms. Harmon left the meeting. After the discussion concluded, Director Miller, Mr. Zamora, and Ms. Harmon returned to the meeting. Rick Blackwell then made a motion, seconded by William Summers, V, to authorize Chair Waskey to negotiate, execute, and deliver a new Employment Agreement with Director Miller consistent with the discussions that took place during today's Board meeting. The Board unanimously approved the motion with the understanding that Chair Waskey would report to the Board about this matter at its next regular meeting.

The Finance Committee report included a briefing by Monica Harmon on the Financial Reports included with materials for July 2025. Brief discussion followed including an inquiry into what the composite return on the Authority's investments is currently. The CFO will provide that information after the meeting. The Board took no action on this financial report.

Director Miller's Executive Report included actions underway with the Strategic Plan and Master Plan as well as process for hiring a replacement for the CFO, who will be retiring later in 2025. The Director provided Board with the most updated map of the Authority's footprint.

The Executive Director introduced the staff-proposed and Executive Committee-recommended Amended Bylaws with the accompanying draft Resolution 14 Series 2025. After discussion and upon a motion by Rick Blackwell, seconded by Ron Carmicle, the Board voted unanimously to adopt Resolution 14 concerning amendments to Bylaws.

Next, Director Miller introduced the staff-proposed and Executive Committee-recommended Record Retention Policy with the accompanying draft Resolution 15 Series 2025. The Board discussed the legal requirements for retaining and destroying records of the Authority in conformity with state law and local ordinances. Upon motion by Bonnie Michael, second by Rick Blackwell, the Board voted unanimously to adopt Resolution 15 concerning the Records Retention Policy.

Executive Vice President Miguel Zamora then updated the Board on the proposed capital budget expenditures for site improvements at 5500 Cane Run Road. This matter was discussed by the Finance Committee last week, and the Committee recommended approval of this proposal. A more detailed assessment of probable costs for these improvements has shown that the initial estimates were significantly lower than the probable costs now. Upon motion by Ron Carmicle, seconded by Rick Blackwell, the Board unanimously passed a motion to increase the capital budget from \$150,000 to \$371,300 for these improvements and proceed with the acceptance of the bid with a 10% contingency.

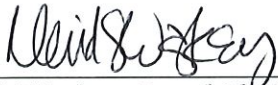
Upon motion by Ron Carmicle, seconded by Sheri Duff, the Board voted unanimously to go into executive session to discuss a real estate matter under KRS 61.810(1)(b).

A motion was made to return to regular session by Sheri Duff and seconded by David Waskey. The motion was unanimously approved.

Chair Waskey stated that no actions had been taken during the executive session.

Upon motion by Ron Carmicle, seconded by Sheri Duff, the Board voted unanimously to make an offer to purchase real estate located at 7215 Riverport Plaza for \$900,000 cash, subject to inspection and appropriate due diligence. Such offer will be good until 5:00 pm on September 19, 2025. Bonnie Michael left the meeting at 1:53 p.m. during this discussion.

A motion was then made to adjourn the meeting by Rick Blackwell and seconded by William Summers, V. The motion passed unanimously. The meeting adjourned at 1:58 p.m.



David S. Waskey, Board Chair



Monica L. Harmon, Secretary/Treasurer