

NOTICE OF EXECUTIVE SESSION

NOTICE IS HEREBY GIVEN that the Board of Directors of the **RIVER RIDGE DEVELOPMENT AUTHORITY** will hold an executive session meeting in its office located at 300 Corporate Drive, Suite 300, Jeffersonville, Indiana, on

**Thursday, February 20, 2025
at 12:00 p.m.**

The purpose of the meeting is limited to (1) discussion, interviews, and/or negotiations with industrial or commercial prospects or agents of industrial or commercial prospects, (2) discussion of strategy with respect to the initiation of litigation and/or discussion of litigation that is either pending or has been threatened specifically in writing, and/or (3) receiving information about prospective employees, all pursuant to the provisions of Ind. Code §§ 5-14-1.5-6.1(b)(2), (4) and (5).

RIVER RIDGE DEVELOPMENT AUTHORITY

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

Thursday, February 20, 2025
at 2:00 p.m.

in the River Ridge Development Authority Board
Room, 300 Corporate Drive, Suite 300,
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
February 20, 2025
2:00 P.M.

- | | | |
|-----|---|--------------------------------------|
| 1. | Call to Order | Dr. Hodges |
| 2. | Roll Call | Dr. Hodges |
| 3. | Meeting Notice Confirmation | Mr. Acy |
| 4. | Minutes – January 21, 2025 | Dr. Hodges |
| 5. | Chairperson of the Board Comments | Dr. Hodges |
| 6. | 2024 Draft Audit Presentation | Ms. Durrett
Cherry Bekaert Rep(s) |
| 7. | Charlestown Police Presentation | Chief Eric Kruse |
| 8. | Executive Director's Report | Mr. Acy |
| 9. | Engineering & Operations
<i>Other Supporting Staff Reports</i>
<i>No verbal reports will be offered, but questions will be answered</i> | Mr. Hildenbrand |
| 10. | Business Development & Real Estate | Mr. Staten |
| 11. | Corporate Strategy & External Affairs | Ms. Chesser |
| 12. | 2024 Audit Acceptance
Resolution 09-2025 (Mr. Acy) | <hr/> Board Member |
| 13. | No Excess Property Tax Declaration
Resolution 10-2025 (Mr. Acy) | <hr/> Board Member |
| 14. | 2025 Budget Amendments
Resolution 11-2025 (Mr. Fifer) | <hr/> Board Member |
| 15. | Jeffersonville Police Service Agreement
Resolution 12-2025 (Mr. Fifer) | <hr/> Board Member |
| 16. | Height Limit Exception – Tract 19C
Resolution 13-2025 (Mr. Vittitow) | <hr/> Board Member |

17. Negotiation of Sale - Tract 15H – 13.9 +/- Acres
Resolution 14-2025 (Mr. Hildenbrand)

Board Member

18. Patrol Road Realignment Construction Contract
Resolution 15-2025 (Mr. Lauer)

Board Member

19. Website Development Professional Services Agreement
Resolution 16-2025 (Ms. Prewitt)

Board Member

20. Controller's Report

Ms. Durrett

21. Attorney's Report

Mr. Fifer

22. Other Comments (limit 2 minutes each)

23. Adjournment

**River Ridge Development Authority
Regular Board Meeting Minutes
January 21, 2025**

Call to Order: A regular meeting of the River Ridge Development Authority (RRDA) was called to order at 2:17p.m. on Tuesday, January 21, 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 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; Billieann Durrett, Finance; Jill Oca, Staff Accountant, Marc Hildenbrand, Engineering and Operations; Josh Staten, Business Development and Real Estate; Eric Lauer, Engineering; Michael Caruso, Construction and GIS; Abi Prewitt, Digital Marketing; Charlie Endicott, Maintenance; Jermy Nicheols, Outside Operations and Water; and Renee' Tarpley Wyman, Administration and Special Projects.

Members of the public who attended were as follows: Paul Boone, American Structurepoint; Chris Pope and Bob Stein, United Consulting; Tyler King, America Place; John Kraft, MAC Construction; Erik Hackman, News & Tribune; and Jack Coffman, Clark County Commissioner.

Meeting Notice Confirmation: Mr. Acy confirmed that the meeting notices for the January 21, 2025, regular Board meeting were properly posted.

Approval of Minutes: Dr. Hodges presented the December 16, 2024 meeting minutes for approval. Mr. Lenfert offered a motion to approve the minutes as written, and Mr. Ballenger seconded. The minutes were approved by a vote of 5-0.

Chairwoman of the Board Comments: Dr. Hodges having no comments, the Board proceeded to address the nomination and acceptance of the 2025 RRDA Board officers.

Election of Officers: The Nomination Committee recommended that all officers remain the same for 2025: President, Dr. Treva Hodges; Vice President, Mr. Ed Meyer; and Secretary/Treasurer, Mr. Brian Lenfert. With no comments, Mr. Ballenger offered a motion to approve the proposed nominations, seconded by Dr. Bennett, and unanimously approved 5-0.

Staff Reports: Executive Director, Jerry Acy; Chief Director, Marc Hildenbrand; and Senior Director, Josh Staten presented. The written staff reports were received into the record of the meeting.

Items and questions of note resulting from these presentations; Mr. Acy thanked and complimented the outside maintenance team of RRDA for their outstanding efforts during the heavy snowfall experienced earlier in the month. Adjustments have been made to the 2025 RRDA Board Meeting Calendar; February's meeting will take place on February 20th and March's meeting on March 13th.

Resolutions were then presented for Board approval.

Resolution No. 01-2025, a resolution approving the 2025 Budget, was presented by Mr. Acy. Mr. Lenfert advised that he was fine with adopting as presented, subject to amendments being proposed and presented at the February meeting. Mr. Lenfert requested that for future budgets, that the Board receive the proposed budget in

River Ridge Development Authority
Regular Board Meeting Minutes
January 21, 2025

November with Resolution being presented in December. Mr. Lenfert then offered a motion to approve, Mr. Meyer seconded, and Resolution No. 01-2025 was approved 5-0.

Resolution No. 02-2025, a resolution authorizing an amendment to the River Ridge Development Authority retirement plan, was presented by Mr. Acy. It has been decided and deemed necessary that the plan, which has been in place since January 2000, should be revised to authorize the Executive Director to amend the selection under the Adoption Agreement effective January 1, 2025. Mr. Meyer asked what would be different, to which Finance Director Durrett replied that the only change would be administrative functionality. Mr. Meyer offered a motion to approve, Dr. Hodges seconded, and Resolution No. 02-2025 was approved 5-0.

Resolution No. 03-2025, a resolution to negotiate an agreement to sell Tract 16G (11 acres), was presented by Mr. Staten. A potential purchaser has stated their desire to purchase Tract 16G, consisting of approximately 11 acres on Trey Street to construct an industrial facility of at least 100,000 square feet for the price of \$135,000 per acre. Mr. Ballenger offered a motion to approve, Dr. Bennett seconded, and Resolution 03-2025 was approved 5-0.

Resolution No. 04-2025, a resolution approving the 300 Corporate Drive HVAC Equipment Maintenance Agreement, was presented by Mr. Hildenbrand. Alpha Mechanical Service, Inc., submitted a proposal in the amount of \$45,000 to the Condominium Association to perform routine maintenance on all HVAC equipment on or in the Office Building. Expenses shall be split between RRDA (one-third) and Clark County Building Corporation (two-thirds) after being paid in advance with operating funds by RRDA. RRDA will periodically submit invoicing to Clark County for their portion of the expense. Mr. Meyer asked who originally installed the equipment and why no bids were taken. The response by Mr. Hildenbrand responded that Alpha Mechanical was not the installer but had provided great service and does maintenance on other County buildings, thus having a good relationship with Marion Shepard. Dr. Hodges asked to confirm that two-thirds of this expense would, in fact, be paid by the County and Mr. Hildenbrand confirmed that to be the case. Mr. Ballenger offered a motion to approve, and Mr. Lenfert seconded, and Resolution 04-2025 was approved 5-0.

Resolution No. 05-2025, a resolution approving the award of the P&E Area Phase VIII ACM Abatement Contract, was presented by Mr. Vittitow. Five contractors submitted bids that have been reviewed by RRDA staff. Rudolph Hardin LLC (d/b/a RH Environmental), was found to be the most responsible, responsive, and cost effective with a bid of \$114,450. Funding source for this project will be TIF. Mr. Meyer inquired as to whether or not RH Environmental was a local company, to which Mr. Vittitow replied that they are. Dr. Bennett offered a motion to approve with an amendment that the amount will not exceed the sum of \$114,450, Mr. Lenfert seconded, and Resolution 05-2025 was approved 5-0.

Resolution No. 06-2025, a resolution approving the Gateway Sewer Phase 3 Consultant Contract, was presented by Mr. Lauer. Having previously consulted with HWC Engineering, Inc., RRDA staff requested they submit a proposal for this work which includes approximately 1,750 linear feet of 24-inch diameter gravity sanitary sewer main with connection to an existing main located northeast of the Gateway Office Park. HWC Engineering returned a quote in the amount of \$42,500. 2024 BANs will be used as the funding source. Mr. Meyer asked why only one quote was sought or why this project was not put out for bid. Mr. Lauer responded by saying that the preliminary work was done by HWC and that they were familiar with the project(s). Mr. Hildenbrand added that engineering projects are typically put out for bid, although RRDA does compare costs to ensure honest and reasonable pricing. Dr. Bennett offered a motion to approve, Mr. Ballenger seconded, and Resolution 06-2025 was approved 5-0.

**River Ridge Development Authority
Regular Board Meeting Minutes
January 21, 2025**

Resolution No. 07-2025, a resolution approving the Miami Trail Phase 2 Consultant Contract, was presented by Mr. Lauer. This project consists of three (3) lane curb and gutter roadway with an underground storm drainage system for approximately 2,770 linear feet from the intersection with Penny Martin Lane, and approximately 1,630 linear feet of water main. RRDA requested a proposal from United Consulting Engineers, Inc., for consultant services, which resulted in a quote for \$205,200. Funding source shall be TIF. With questions being raised about projects not going out for bid and only having one quote/proposal, Mr. Hildenbrand again stated that professional services such as engineering work is typically not put out for bid but requested. Mr. Meyer offered a motion to approve, Mr. Ballenger seconded, and Resolution 07-2025 was approved 5-0.

Resolution No. 08-2025, a resolution approving the Penny Martin Phase 4 Consultant Contract, was presented by Mr. Lauer. This project consists of three (3) lane curb and gutter roadway with an underground storm drainage system for approximately 1,460 linear feet from Lentz Avenue to Duke Street, and approximately 2,420 linear feet of water main. RRDA requested a proposal from Stand Associates, Inc., to complete the consultant services. A proposal was returned for the amount of \$125,500, with TIF to be used as the funding source. Mr. Lenfert offered a motion to approve, Dr. Hodges seconded, and Resolution 08-2025 was approved 5-0.

Controller's Report: Ms. Durrett presented claims for payment in the amount of \$1,795,792.68, including a recently received invoice from Cincinnati Insurance in the amount of \$26,075 (check #19462 dated 1/21/2025). Note, the original check register supplied in the Board packet showed a total of \$1,769,717.68. Claims will be paid using 2022 BAN funds in the amount of \$65,752.60; 2024 Bond funds in the amount of \$739,900.50; Operating funds in the amount of \$528,138.99; and, the remaining \$462,000.59 from TIF funds. Dr. Hodges offered a motion to approve payment of the claims, Mr. Meyer seconded, and the check register was approved 5-0.

General Counsel's Report: Mr. Fifer had no public report. However, he made note that a resolution approving TIF funds (no excess assessed value or TIF revenues for release in 2025) should be presented at the February Board meeting, as such resolution has been presented in years past. (Reference Resolution 11-2024, presented at the March 2024 meeting). Ms. Wyman took note.

Adjournment: The floor was opened for questions or comments from the Board, RRDA staff, and the audience. Mr. Meyer commented on the professionalism of the RRDA maintenance team and congratulated them on a job well done for the recent snow removal within the commerce center.

There being no further comments or questions, Dr. Bennett 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 3:00 pm.

Respectfully submitted:

Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 09-2025

A RESOLUTION ACCEPTING THE DRAFT 2024 RRDA AUDIT

WHEREAS, the River Ridge Development Authority (RRDA) engaged Cherry Bekaert LLP to perform an audit of its financial transactions for fiscal year 2024 in accordance with government standards and generally accepted accounting standards; and,

WHEREAS, the draft audit report has been completed by Cherry Bekaert LLP whose representatives reviewed the audit report results with RRDA Board members at its regular meeting on February 20, 2025.

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

The draft audit report referenced above as prepared by Cherry Bekaert LLP for fiscal year 2024 is hereby accepted by the River Ridge Development Authority, and Cherry Bekaert LLP is requested to finalize the audit report and deliver a copies to the Executive Director and Controller at its earliest convenience.

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 FEBRUARY 20, 2025.

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

RIVER RIDGE DEVELOPMENT AUTHORITY

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

As of and for the Years Ended December 31, 2024 and 2023

And Report of Independent Auditor

DRAFT 2/17/2025

RIVER RIDGE DEVELOPMENT AUTHORITY
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Report of Independent Auditor

To the Board of Directors
River Ridge Development Authority
Jeffersonville, Indiana

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the River Ridge Development Authority (the "Authority"), as of and for the years ended December 31, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority, as of December 31, 2024 and 2023, and the changes in financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statements date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audits of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audits, significant audit findings, and certain internal control related matters that we identified during the audits.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The tax increment revenue bond amortization schedules and the schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the tax increment revenue bond amortization schedules and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 20, 2025 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Jeffersonville, Indiana
February 20, 2025

RIVER RIDGE DEVELOPMENT AUTHORITY MANAGEMENT'S DISCUSSION AND ANALYSIS

DECEMBER 31, 2024 AND 2023

As management of the River Ridge Development Authority (the "Authority"), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities for the fiscal years ended December 31, 2024 and 2023.

Nature of Authority and reporting entity

The Authority was established in 1998 under the laws of the State of Indiana and an interlocal agreement between Clark County, the City of Charlestown, the City of Jeffersonville, the Town of Utica, and the Indiana Port Commission. The Authority was established for the purpose of accepting conveyance of the Indiana Army Ammunition Plant from the United States Army, managing and leasing the real estate and improvements of the Ammunition Plant, removing conditions of blight, and developing the Ammunition Plant into a commerce and industrial park.

Overview of the financial statements

This annual report consists of both the Management Discussion and Analysis and audited financial statements. The financial statements include notes that provide additional information relating to the Authority's financial condition. Readers are encouraged to read the notes to better understand the financial statements.

Required financial statements

The Statements of Net Position – The Statements of Net Position present the Authority's assets, liabilities, and deferred outflows of resources and provides information about the nature and amounts of investment in resources (assets) and the obligations to creditors (liabilities). The Statements of Net Position also provide the basis for evaluating the capital structure of the Authority and assessing the liquidity and financial flexibility of the Authority.

The Statements of Revenues, Expenses and Changes in Net Position – The Statements of Revenues, Expenses and Changes in Net Position identify the revenues generated and the expenses incurred during the fiscal year.

The Statements of Cash Flows – The Statements of Cash Flows provide information relating to the Authority's cash receipts and cash expenditures during the fiscal year. The statements report cash receipts, cash payments, and net changes in cash resulting from operations and provide answers to such questions as where cash came from, what was cash used for and what was the change in the cash balance during the reporting period.

RIVER RIDGE DEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

YEARS ENDED DECEMBER 31, 2024 AND 2023

Financial Results

Table 1
Condensed Statements of Net Position

	2024	2023	Increase (Decrease)	2022	Increase (Decrease)
ASSETS					
Current assets	\$ 110,419,048	\$ 67,361,081	\$ 43,057,967	\$ 39,713,389	\$ 27,647,692
Noncurrent assets	7,754,824	6,246,017	1,508,807	5,155,056	1,090,961
Capital assets, net	123,575,810	112,791,666	10,784,144	102,185,823	10,605,843
Other assets	5,128,235	5,479,790	(351,555)	7,581,906	(2,102,116)
Total Assets	<u>246,877,917</u>	<u>191,878,554</u>	<u>54,999,363</u>	<u>154,636,174</u>	<u>37,242,380</u>
LIABILITIES					
Current liabilities	31,475,334	29,049,607	2,425,727	19,066,064	9,983,543
Other liabilities	27,538	68,440	(40,902)	562,164	(493,724)
Long-term debt	103,275,000	76,765,000	26,510,000	80,170,000	(3,405,000)
Total Liabilities	<u>134,777,872</u>	<u>105,883,047</u>	<u>28,894,825</u>	<u>99,798,228</u>	<u>6,084,819</u>
DEFERRED INFLOWS OF RESOURCES	<u>-</u>	<u>102,255</u>	<u>(102,255)</u>	<u>204,509</u>	<u>(102,254)</u>
Net investment in capital assets	18,320,239	10,088,282	8,231,957	28,834,261	(18,745,979)
Unrestricted	93,779,806	75,804,970	17,974,836	25,799,176	50,005,794
Total Net Position	<u>\$ 112,100,045</u>	<u>\$ 85,893,252</u>	<u>\$ 26,206,793</u>	<u>\$ 54,633,437</u>	<u>\$ 31,259,815</u>

Total assets increased \$54,999,363 in 2024. Restricted cash increased by \$25,522,903 which was caused by a current year bond anticipation note ("BAN") issue. The capital asset increase of \$10,784,144 was attributable to infrastructure projects completed in 2024.

Long-term liabilities increased \$28,894,825 primarily as a result of the BAN issue noted above.

Total net position increased \$26,206,793 in 2024. This increase was primarily the result of land sales that occurred in 2024.

Table 2
Condensed Statements of Revenues, Expenses, and Changes Net Position

	2024	2023	Increase (Decrease)	2022	Increase (Decrease)
Total revenues, including nonoperating revenues	\$ 56,399,623	\$ 48,707,377	\$ 7,692,246	\$ 27,910,870	\$ 20,796,507
Total expenses, including nonoperating expenses	30,192,830	17,447,562	12,745,268	15,848,865	1,598,697
Changes in Net Position	<u>\$ 26,206,793</u>	<u>\$ 31,259,815</u>	<u>\$ (5,053,022)</u>	<u>\$ 12,062,005</u>	<u>\$ 19,197,810</u>

Once again in 2024 RRDA experienced a carryover of the increased industrial activity from 2023 resulting in land sales of \$30,052,584. RRDA continued to build on its attraction of several new industrial sectors as compared to years preceding 2023.

RIVER RIDGE DEVELOPMENT AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

YEARS ENDED DECEMBER 31, 2024 AND 2023

Required financial statements (continued)

In 2024, the Authority sold approximately 260 acres with proceeds of \$30,656,204, compared to 630 acres and \$44,913,915 in 2023. New Investments for 2024 included: 86.364 acres by Canadian Solar US Cell Manufacturing Corporation, 48 acres to Duke Energy Indiana, LLC, 37.3 acres by Cheesecake Factory Bakery Incorporated, 15.003 acres to Scannell Properties #740, LLC, 14.525 acres to Pizzuti River Ridge LLC, 13.483 acres to CLOP Jeffersonville IN LLC, 12.509 acres to Garden Grove Properties LLC, 8.462 acres to Rak Real Estate Equities-Alliance, LLC, 8.139 acres to 1140 Patrol Road LLC, 8.140 acres to Summit Construction, LLC, 6.4 acres to Block LLC, 6.306 acres to RRDA Tract 22F LLC, 3.037 acres to CGKY Real Estate Holdings, LLC, 2.990 acres to D.A. Inc.

Future Operations

The Authority expects 2025 land sales to be considerably less than the levels experienced in 2024. Project activity will also likely decrease throughout the year. Urban Enterprise Zone ("UEZ") and Tax Increment Financing ("TIF") revenues should continue to increase due to assessments of recent private investments in the River Ridge Commerce Center.

The Authority will continue to make additional investments in major site improvements and infrastructure necessary to support potential new private investments. In 2024 the Authority invested an additional \$18.61 million in those improvements. The 2025 projects are expected to total approximately \$41.6 million which will be funded through existing bonds, TIF revenues and a new 2025 bond anticipation note ("BAN").

Requests for Additional Information – This report is intended to provide readers with a general overview of the Authority's finances and to provide information regarding the receipts and uses of funds. If you need clarification regarding a statement(s) made in the report or need additional information, please contact the office of River Ridge Development Authority at 300 Corporate Drive Suite 300, Jeffersonville, Indiana 47130.

RIVER RIDGE DEVELOPMENT AUTHORITY
STATEMENTS OF NET POSITION

DECEMBER 31, 2024 AND 2023

	2024	2023
ASSETS		
Current Assets:		
Cash	\$ 82,470,768	\$ 23,790,511
Restricted cash - bond proceeds	25,935,744	412,841
Accounts receivable	1,913,627	42,993,688
Lease receivable - current portion	-	130,727
Prepaid expenses	98,909	33,314
Total Current Assets	110,419,048	67,361,081
Noncurrent Assets:		
Cash held for debt service and deposits	7,754,824	6,246,017
Total Noncurrent Assets	7,754,824	6,246,017
Capital Assets:		
Buildings	4,968,168	4,968,168
Land - common areas	1,388,415	1,388,415
Equipment	1,881,452	1,824,395
Vehicles	869,477	774,561
Infrastructure	129,296,993	117,446,104
Furniture and fixtures	111,461	109,877
Construction in process	24,463,053	16,484,223
Service rights	12,000,000	12,000,000
	174,979,019	154,995,743
Less accumulated depreciation and amortization	(51,403,209)	(42,204,077)
Capital assets, net	123,575,810	112,791,666
Real estate available for sale	5,128,235	5,479,790
Total Assets	\$ 246,877,917	\$ 191,878,554

The accompanying notes to the financial statements are an integral part of these statements.

RIVER RIDGE DEVELOPMENT AUTHORITY
STATEMENTS OF NET POSITION (CONTINUED)

DECEMBER 31, 2024 AND 2023

	2024	2023
LIABILITIES		
Current Liabilities:		
Accounts payable and accruals	\$ 1,698,953	\$ 1,376,907
Current portion of bonds payable	3,490,000	3,405,000
Bond anticipation notes	24,426,315	22,946,225
Bond interest payable	1,732,315	1,199,767
Advanced rental payments	1,543	1,498
Accrued compensated absences	126,208	120,210
Total Current Liabilities	<u>31,475,334</u>	<u>29,049,607</u>
Noncurrent Liabilities:		
Security deposits	27,538	23,440
Escrow deposits	-	45,000
Bonds payable	103,275,000	76,765,000
Total Noncurrent Liabilities	<u>103,302,538</u>	<u>76,833,440</u>
Total Liabilities	<u>134,777,872</u>	<u>105,883,047</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows related to lease receivable	-	102,255
Total Deferred Inflows of Resources	<u>-</u>	<u>102,255</u>
NET POSITION		
Net investment in capital assets	18,320,239	10,088,282
Unrestricted	93,779,806	75,804,970
Total Net Position	<u>\$ 112,100,045</u>	<u>\$ 85,893,252</u>

The accompanying notes to the financial statements are an integral part of these statements.

RIVER RIDGE DEVELOPMENT AUTHORITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

YEARS ENDED DECEMBER 31, 2024 AND 2023

	2024	2023
Operating Revenues:		
Rental income River Ridge property	\$ 189,409	\$ 233,597
Urban Enterprise Zone income	9,439,143	7,442,396
Tax increment financing income	8,272,644	5,254,661
Recycling and scrap sale income	192,684	95,053
Land sale proceeds	30,656,204	44,913,915
Water sales	1,262,266	1,182,243
River Ridge Property Owners Association dues	650,000	848,478
Total Operating Revenues	<u>50,662,350</u>	<u>59,970,343</u>
Cost of land/infrastructure sold or transferred		
Cost of land sold	<u>(2,094,998)</u>	<u>(12,713,701)</u>
Total Cost of Land/Infrastructure Sold or Transferred	<u>(2,094,998)</u>	<u>(12,713,701)</u>
Total Operating Revenues, Net	<u>48,567,352</u>	<u>47,256,642</u>
Operating Expenses:		
Payroll	2,239,356	1,895,404
Employee benefits	543,237	485,006
Payroll taxes	155,556	130,360
Redevelopment expenses	631,537	540,234
Road and ground maintenance	278,464	310,457
Common area expense	749,151	1,078,811
Depreciation expense	8,024,970	7,503,129
Legal fees	374,377	182,807
Bond issuance fees	200,447	130,766
Insurance	381,776	212,339
Marketing	194,106	238,033
Office equipment and supplies	251,295	252,303
Professional fees	149,200	123,058
Security	76,123	80,137
Training expense	23,876	25,894
Travel and meeting expense	72,953	90,263
Water supplies and contract	646,127	487,565
Environmental monitoring	-	60,637
Employee recruitment	-	26,890
Development obligation expense	10,351,969	1,072,312
Total Operating Expenses	<u>25,344,520</u>	<u>14,926,405</u>
Operating Income	<u>23,222,832</u>	<u>32,330,237</u>

The accompanying notes to the financial statements are an integral part of these statements.

RIVER RIDGE DEVELOPMENT AUTHORITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
(CONTINUED)

YEARS ENDED DECEMBER 31, 2024 AND 2023

	2024	2023
Nonoperating Revenues (Expenses):		
Interest income	\$ 4,961,557	\$ 1,448,210
Interest expense	(3,648,310)	(2,521,157)
EDA grant income	1,587,507	-
Other income	83,207	2,525
Total Nonoperating Revenues (Expenses)	<u>2,983,961</u>	<u>(1,070,422)</u>
Changes in net position	26,206,793	31,259,815
Net position, beginning of year	<u>85,893,252</u>	<u>54,633,437</u>
Net position, end of year	<u>\$ 112,100,045</u>	<u>\$ 85,893,252</u>

The accompanying notes to the financial statements are an integral part of these statements.

RIVER RIDGE DEVELOPMENT AUTHORITY

STATEMENTS OF CASH FLOWS

YEARS ENDED DECEMBER 31, 2024 AND 2023

	2024	2023
Cash flows from operating activities:		
Cash received from tenant, land sales, and others	\$ 80,195,885	\$ 8,583,821
Cash paid to suppliers, employees, and others	(15,505,546)	(6,853,375)
Urban Enterprise Zone income received	9,439,143	7,442,396
Net cash flows from operating activities	74,129,482	9,172,842
Cash flows from investing activities:		
Interest received	4,961,557	1,448,210
Other income	83,207	2,525
Net cash flows from investing activities	5,044,764	1,450,735
Cash flows from capital financing activities:		
Principal payments made on bonds	(3,405,000)	(3,620,000)
Purchases of capital assets	(20,009,114)	(40,777,563)
Grants received	1,587,507	-
Cash paid for interest expense	(3,115,762)	(1,965,916)
Proceeds received from borrowings, net of refinancing	31,480,090	21,882,012
Net cash flows from financing activities	6,537,721	(24,481,467)
Net change in cash and restricted cash	85,711,967	(13,857,890)
Cash and restricted cash, beginning of year	30,449,369	44,307,259
Cash and restricted cash, end of year	\$ 116,161,336	\$ 30,449,369
Reconciliation of cash to the statement of net position:		
Cash	\$ 82,470,768	\$ 23,790,511
Restricted cash - bond proceeds	25,935,744	412,841
Cash held for debt service	7,727,286	6,177,577
Cash held for security deposits	27,538	23,440
Cash held for escrow deposits	-	45,000
Total cash	\$ 116,161,336	\$ 30,449,369
Noncash activities:		
Real estate held for sale transferred to land - common areas	\$ -	\$ (1,388,415)

The accompanying notes to the financial statements are an integral part of these statements.

RIVER RIDGE DEVELOPMENT AUTHORITY
STATEMENTS OF CASH FLOWS (CONTINUED)

YEARS ENDED DECEMBER 31, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
Reconciliation of net operating income to net cash flows from operating activities:		
Operating income	\$ 23,222,832	\$ 32,330,237
Adjustments to reconcile operating income to net cash flows from operating activities:		
Depreciation expense	8,024,970	7,503,129
Amortization expense	1,200,000	-
Service rights transferred to cost of land sold	-	12,000,000
Changes in assets and liabilities:		
Accounts receivable	41,080,061	(42,761,938)
Prepaid expenses	(65,595)	37,947
Real estate available for sale	351,555	713,701
Lease receivable	130,727	127,448
Deferred inflows of resources	(102,255)	(102,254)
Accounts payable and accruals	322,046	(205,931)
Advanced rental payments	45	43
Accrued compensated absences	5,998	24,184
Security deposits	4,098	(2,500)
Escrow deposits	(45,000)	(491,224)
Net cash flows from operating activities	<u>\$ 74,129,482</u>	<u>\$ 9,172,842</u>

The accompanying notes to the financial statements are an integral part of these statements.

RIVER RIDGE DEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2024 AND 2023

Note 1—Nature of operations

River Ridge Development Authority (the "Authority" or "RRDA") was established in 1998 under the laws of the State of Indiana and an interlocal agreement between Clark County, the City of Charlestown, the City of Jeffersonville, the Town of Utica and the Indiana Port Commission. The Authority was established for the purpose of accepting conveyance of the Indiana Army Ammunition Plant from the United States Army, managing and leasing the real estate and improvements of the Ammunition Plant, removing conditions of blight, and developing the Ammunition Plant into a commerce and industrial park.

Note 2—Summary of significant accounting policies

This summary of significant accounting policies of the Authority is presented to assist in understanding the Authority's financial statements. The financial statements and notes are representations of the Authority's management, who is responsible for their integrity and objectivity. These accounting policies conform to accounting principles generally accepted in the United States of America ("U.S. GAAP") and have been consistently applied in the preparation of the financial statements. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

The significant accounting policies of the Authority are as follows:

Basis of Accounting – The financial statements are presented using the accrual basis of accounting with an economic resources' measurement focus. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. As permitted by U.S. GAAP, the Authority has elected to apply all relevant GASB pronouncements in the preparation of the financial statements.

Basis of Presentation – These financial statements represent the Authority (primary government). There are no other component units which require inclusion. All of the Authority's programs are accounted for as one business-type activity for financial reporting purposes. This financial statement presentation provides an indication of the financial performance of the Authority as a whole. Enterprise designations are used to account for activities if any of the following criteria applies: (a) The activity is financed with debt that is solely secured by pledge of the net revenues from fees and charges of the activity; (b) laws or regulations that require that the activity's costs of providing services be recovered with fees and charges rather than taxes or similar revenues; or (c) the pricing policies of the activity establish fees and charges designated to recover its costs.

Cash Equivalents – The Authority considers all short-term investments with an original maturity of three months or less to be cash equivalents. There were no cash equivalents at December 31, 2024 and 2023.

Accounts Receivable – Accounts receivable consists of amounts due from tenants for monthly lease payments. The Authority uses the allowance for bad debts method of valuing doubtful accounts receivable, which is based on historical experience, coupled with a review of the current status of existing receivables. Management has determined no allowance was required at December 31, 2024 and 2023.

RIVER RIDGE DEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2024 AND 2023

Note 2—Summary of significant accounting policies (continued)

Capital Assets – Capital assets are recorded at cost. Maintenance and repairs are charged to expense as incurred; major renewals or betterments are capitalized. Gain or loss on retirements or dispositions of assets is charged to operations, and respective costs and accumulated depreciation are eliminated from the accounts.

Depreciation is provided on the estimated useful lives of the assets using the straight-line method. The estimated useful lives are 40 years for buildings, 5 to 7 years for office equipment, 7 to 10 years for furniture and fixtures, 5 years for vehicles, and 20 years for infrastructure.

Service rights intangible assets represent commitments made to the city of Charlestown, Indiana which guarantee the Authority's rights to continue using wastewater lines throughout the River Ridge commerce and industrial park. The assets are being amortized over 10 years.

Real Estate Available for Sale – Real estate available for sale is property purchased and developed by the Authority and resold to businesses that locate within the River Ridge commerce and industrial park. Real estate available for sale is carried at acquisition cost.

Land Sale Proceeds – The Authority records proceeds from the sale of land at the gross sales price, net of cost of land sold, which includes the original price/acre the Authority paid for the land, real estate commissions and costs of improvements made to the land. At December 31, 2024 and 2023, gross land sale proceeds were \$30,656,204 and \$44,913,915, respectively, and costs of land sold were \$2,094,998 and \$12,713,701, respectively.

Revenue Recognition – The Authority recognizes revenue when earned and not when received. Advanced and unearned rentals arise when potential revenue does not meet both the measurable and available criteria for recognition in the current period.

The Authority distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with the Authority's principal ongoing operations. Principal operating revenues consist of land sale proceeds, Urban Enterprise Zone income and Tax Increment Financing income. Operating expenses include payroll, redevelopment expenses, depreciation, and other general operating expenses. All revenues and expenses not meeting these criteria are reported as nonoperating revenues and expenses, including interest income and capital asset transactions.

Use of Restricted and Unrestricted Resources – Restricted resources are primarily for specific infrastructure improvements and development activities. However, when both restricted and unrestricted resources are available for operational use, it is the Authority's policy to use restricted resources first, and then unrestricted resources as they are needed.

Lease Receivable and Deferred Inflow of Leases – The Authority recognizes a lease receivable and a deferred inflow of resources on leases at commencement of the lease term, with certain exceptions for regulated leases and short-term leases. The lease receivable is measured at the present value of the lease payments expected to be received during the lease period. The deferred inflow on leases is measured as the value of the lease receivable in addition to any payments received at or before the commencement of the lease term that relate to future periods. Revenue from the included leases is recognized by amortizing the deferred inflow on a straight-line basis.

Recent Pronouncements - In June of 2022, GASB Statement No. 101, *Compensated Absences*, was issued. The requirements of this Statement align recognition and measurement guidance for all types of compensated absences under a unified model, resulting in greater consistency and improved comparability. The Authority implemented this standard effective January 1, 2024 with no material impact.

RIVER RIDGE DEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2024 AND 2023

Note 3—Restricted cash and cash held for debt service and deposits

The Authority obtains financing for future infrastructure improvements planned at River Ridge Commerce Center through the issuance of bonds (see Note 6 for additional information on the bonds payable). At December 31, 2024 and 2023, \$25,935,744 and \$412,841 in unspent bond proceeds, respectively, was available to fund anticipated future improvements and is classified as restricted cash and restricted net position on the statements of net position.

The Authority has established debt service for the repayment of bond debt (see Note 6 for additional information on the bonds payable). The funds are made up of proceeds from Tax Increment Financing income and Urban Enterprise Zone income. At December 31, 2024 and 2023, the balance of the debt service was \$7,727,286 and \$6,177,577, respectively. These amounts are classified as cash held for debt service and deposits and unrestricted net position on the statements of net position at December 31, 2024 and 2023, respectively.

Security deposits total \$27,538 and \$23,440 at December 31, 2024 and 2023, respectively, and represent deposits made by tenants for property leased from the Authority. The liability for such deposits at December 31, 2024 and 2023 was \$27,538 and \$23,440, respectively. These funds are classified as cash held for debt service and deposits on the statements of net position.

Escrow deposits consist of earnest money received for potential future real estate transactions. Escrow deposits totaled \$-0- and \$45,000 at December 31, 2024 and 2023, respectively. The liability for such deposits at December 31, 2024 and 2023 was \$-0- and \$45,000, respectively. These funds are classified as cash held for debt service and deposits on the statements of net position.

Note 4—Capital assets

The following is a summary of the capital assets activity during the year ended December 31, 2024:

	Balance at December 31, 2023	Additions	Transfers	Dispositions	Balance at December 31, 2024
Buildings	\$ 4,968,168	\$ -	\$ -	\$ -	\$ 4,968,168
Land - common areas	1,388,415	-	-	-	1,388,415
Equipment	1,824,395	82,895	-	(25,838)	1,881,452
Vehicles	774,561	94,916	-	-	869,477
Infrastructure	117,446,104	515	11,850,374	-	129,296,993
Furniture and fixtures	109,877	-	1,584	-	111,461
Construction in process	16,484,223	19,830,788	(11,851,958)	-	24,463,053
Service rights	12,000,000	-	-	-	12,000,000
	154,995,743	20,009,114	-	(25,838)	174,979,019
Less accumulated depreciation and accumulated amortization	(42,204,077)	(9,224,970)	-	25,838	(51,403,209)
Capital assets, net	\$ 112,791,666	\$ 10,784,144	\$ -	\$ -	\$ 123,575,810

RIVER RIDGE DEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2024 AND 2023

Note 4—Capital assets (continued)

The following is a summary of the capital assets activity during the year ended December 31, 2023:

	Balance at December 31, 2022	Additions	Transfers	Dispositions	Balance at December 31, 2023
Buildings	\$ 4,699,781	\$ -	\$ 268,387	\$ -	\$ 4,968,168
Land - common areas	-	-	1,388,415	-	1,388,415
Equipment	1,687,508	403,282	-	(266,395)	1,824,395
Vehicles	812,532	-	-	(37,971)	774,561
Infrastructure	99,469,509	-	17,976,595	-	117,446,104
Furniture and fixtures	109,877	-	-	-	109,877
Construction in process	18,354,924	16,374,281	(18,244,982)	-	16,484,223
Service rights	12,000,000	12,000,000	-	(12,000,000)	12,000,000
	137,134,131	28,777,563	1,388,415	(12,304,366)	154,995,743
Less accumulated depreciation	(34,948,308)	(7,503,129)	-	247,360	(42,204,077)
Capital assets, net	<u>\$ 102,185,823</u>	<u>\$ 21,274,434</u>	<u>\$ 1,388,415</u>	<u>\$ (12,057,006)</u>	<u>\$ 112,791,666</u>

Depreciation and amortization expense were \$9,224,970 and \$7,503,129 for the years ended December 31, 2024 and 2023, respectively.

Note 5—Real estate available for sale

At various dates starting in 2005, through quitclaim deeds, the United States of America, acting by and through the Deputy Assistant Secretary of the Army, entered into agreements with the Authority to deed land to the Authority. The agreements state that in accordance with the Federal Act, the Authority shall pay to the Army a monetary consideration for conveyance of the property to the Authority (the "Conveyance Consideration") as agreed upon in the deed agreements.

According to the agreements, the Conveyance Consideration shall be paid to the United States Army no later than 10 years after the date of conveyance of the property. The final conveyance of property occurred during the year ended December 31, 2016. During the year ended December 31, 2018, the Authority paid the Conveyance Consideration in full using reconciliation credits. The Authority is currently making improvements to the land and holding it available for sale to the extent the property is not subject to prior lease by the Authority.

Real estate available for sale totaled \$5,128,235 and \$5,479,790 at December 31, 2024 and 2023, respectively, and consisted of approximately 3,226 and 3,490 acres, respectively.

Note 6—Long-term debt

During May 2014, the Authority obtained financing for future infrastructure improvements planned at River Ridge Commerce Center through a bond issuance of \$20,000,000 (Tax Increment Revenue ("TIR") Bonds). The bonds were issued May 23, 2014 and were set to mature February 1, 2034. The bond bore interest at 4.60%. During 2019, the Authority refinanced the bonds through a bond issuance of \$16,270,000 (Tax Increment Revenue Refunding Bonds 2019 ("TIRR") Series A. The refinanced bonds bear interest at 2.69%. Principal and interest are payable semiannually and payments began on February 1, 2020. The remaining principal balance on the bonds at December 31, 2024 and 2023 was \$10,855,000 and \$11,965,000, respectively.

RIVER RIDGE DEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2024 AND 2023

Note 6—Long-term debt (continued)

During May 2018, the Authority issued tax increment revenue bond anticipation notes ("BANs") in the amount of \$18,500,000 to temporarily fund capital projects prior to the issuance of serial revenue bonds. The note was issued on May 23, 2018 and was set to mature August 1, 2020. The note bore interest at 3.45%. Principal on the note was due in one installment at maturity. During 2019, the Authority refinanced the BANs through a bond issuance of \$18,750,000 TIRR Series B. The refinanced bonds mature on August 1, 2039 and bear interest at 3.09%. Principal and interest are payable semiannually and payments began on February 1, 2020. The remaining principal balance on the bonds at December 31, 2024 and 2023 was \$16,970,000 and \$17,305,000, respectively.

During August 2021, the Authority issued tax increment revenue bonds in the amount of \$29,670,000 to refinance various obligations as noted above. The bonds were issued August 16, 2021, and bear interest at 1.79%. Principal and interest are payable semiannually and payments began February 1, 2022 and have a maturity date of August 1, 2036. The remaining principal balance on the bonds at December 31, 2024 and 2023 was \$24,805,000 and \$26,295,000, respectively.

During December 2022, the Authority issued tax increment revenue bonds in the amount of \$25,345,000 to refinance various obligations as noted above. The bonds were issued December 20, 2022, and bear interest at 3.05%. Principal and interest are payable semiannually and payments began February 1, 2023 and have a maturity date of August 1, 2042. The remaining principal balance on the bonds at December 31, 2024 and 2023 was \$24,135,000 and \$24,605,000, respectively. The unspent bond proceeds at December 31, 2024 and 2023 were approximately \$425,000 and \$413,000, respectively.

During December 2022, the Authority issued tax increment revenue bond anticipation notes in the amount of \$1,176,369 to temporarily fund capital projects prior to the issuance of serial revenue bonds. The note was issued on December 20, 2022. The note bears interest at 4.00% which is payable in semiannual installments to begin on February 1, 2023. Principal on the note is due in one installment at maturity. During 2024 and 2023, the Authority drew down additional fund of \$1,480,090 and \$21,882,012 on the notes, respectively. The principal balance on the notes at December 31, 2024 and 2023 was \$24,426,315 and \$22,946,225, respectively.

During June 2024, the Authority issued tax increment revenue bond anticipation notes in the amount of \$30,000,000 to temporarily fund capital projects prior to the issuance of serial revenue bonds. The note was issued June 5, 2024. The note bears interest at 3.89% which is payable in semiannual installments to begin on August 1, 2024. Principal on the note is due in one installment at maturity. The remaining principal balance on the notes at December 31, 2024 was \$30,000,000. The unspent bond proceeds at December 2024 was approximately \$25,500,000.

Bond interest payable at December 31, 2024 and 2023 was \$1,732,315 and \$1,199,767, respectively.

RIVER RIDGE DEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2024 AND 2023

Note 6—Long-term debt (continued)

Long-term debt activity for the year ended December 31, 2024 was as follows:

	Balance December 31, 2023	Additions	Payments	Refinanced	Balance December 31, 2024	Amounts Due Within One Year
TIR Bond of 2019, Series A	\$ 11,965,000	\$ -	\$ (1,110,000)	\$ -	\$ 10,855,000	\$ 1,140,000
TIR Bond of 2019, Series B	17,305,000	-	(335,000)	-	16,970,000	345,000
TIRRR Bonds - Series 2021	26,295,000	-	(1,490,000)	-	24,805,000	1,525,000
TIR Bond of 2022	24,605,000	-	(470,000)	-	24,135,000	480,000
2022 Bond Anticipation Note	22,946,225	1,480,090	-	-	24,426,315	24,426,315
2024 Bond Anticipation Note	-	30,000,000	-	-	30,000,000	-
	<u>\$103,116,225</u>	<u>\$ 31,480,090</u>	<u>\$ (3,405,000)</u>	<u>\$ -</u>	<u>\$131,191,315</u>	<u>\$ 27,916,315</u>

Long-term debt activity for the year ended December 31, 2023 was as follows:

	Balance December 31, 2022	Additions	Payments	Refinanced	Balance December 31, 2023	Amounts Due Within One Year
TIR Bond of 2019, Series A	\$ 13,045,000	\$ -	\$ (1,080,000)	\$ -	\$ 11,965,000	\$ 1,110,000
TIR Bond of 2019, Series B	17,635,000	-	(330,000)	-	17,305,000	335,000
TIRRR Bonds - Series 2021	27,765,000	-	(1,470,000)	-	26,295,000	1,490,000
TIR Bond of 2022	25,345,000	-	(740,000)	-	24,605,000	470,000
2022 Bond Anticipation Note	1,064,213	21,882,012	-	-	22,946,225	22,946,225
	<u>\$ 84,854,213</u>	<u>\$ 21,882,012</u>	<u>\$ (3,620,000)</u>	<u>\$ -</u>	<u>\$103,116,225</u>	<u>\$ 26,351,225</u>

As of December 31, 2024, bonds mature as follows:

	Principal	Interest	Total
2025	\$ 27,916,315	\$ 3,142,814	\$ 31,059,129
2026	3,570,000	3,060,035	6,630,035
2027	3,655,000	2,973,101	6,628,101
2028	3,745,000	2,885,096	6,630,096
2029	33,830,000	2,600,355	36,430,355
2030 - 2034	20,615,000	6,702,788	27,317,788
2035 - 2039	22,730,000	4,148,140	26,878,140
2040 - 2043	15,130,000	817,930	15,947,930
Total	<u>\$ 131,191,315</u>	<u>\$ 26,330,259</u>	<u>\$ 157,521,574</u>

Note 7—Advanced rental payments

The Authority recognizes rent paid by tenants for future periods as advanced rental payments on the statements of net position. The liability for advanced rental payments at December 31, 2024 and 2023 was \$1,543 and \$1,498, respectively.

RIVER RIDGE DEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2024 AND 2023

Note 8—Defined contribution plan

The Authority has established a 401(a) retirement plan for all eligible employees. All employees are eligible upon the beginning of their employment. Employer contributions to the Plan are based upon 6% of each eligible employee's compensation. Contributions to the Plan totaled \$130,869 and \$108,328 for the years ended December 31, 2024 and 2023, respectively. These amounts are included in employee benefits in the statements of revenues, expenses, and changes in net position.

Note 9—Leases receivable and deferred inflows of resources

On October 1, 2014, the Authority entered into a 60-month lease as Lessor for the use of the Authority's acreage. As of December 31, 2023, the value of the lease receivable was \$-0- and \$73,864, respectively. The value of the related deferred inflows of resources as of December 31, 2024, and 2023, was \$-0- and \$57,777, respectively, and the Authority recognized lease revenue of \$94,369 and \$72,012 during the years ended December 31, 2024, and 2023, respectively. The Authority recognized lease interest income of \$11,717 and \$42,096 during the years ended December 31, 2024, and 2023, respectively. Lease income related to leases is seen to derive from the operating activities of the Authority and is, therefore, included in Rental income River Ridge property on the statements of revenue, expenses, and changes in net position.

On October 1, 2019, the Authority entered into a 20-month lease as Lessor for the use of the Authority's acreage. As of December 31, 2024, and 2023, the value of the lease receivable was \$-0- and \$56,863, respectively. The value of the related deferred inflows of resources as of December 31, 2024, and 2023, was \$-0- and \$44,478, respectively, and the Authority recognized lease revenue of \$56,864 and \$55,436, during the years ended December 31, 2024 and 2023, respectively. The Authority recognized lease interest income of \$9,018 and \$32,407 during the years ended December 31, 2024, and 2023, respectively.

The Authority used its estimated incremental borrowing rate as of December 31, 2020, to determine the present values of the leases.

Both leases expired in 2024.

The deferred inflow on lease activity for fiscal year 2024 is as follows:

Balance December 31, 2023	Deferred Revenue Recognized	Balance December 31, 2024
\$ 102,255	\$ 102,255	\$ -

RIVER RIDGE DEVELOPMENT AUTHORITY

NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2024 AND 2023

Note 9—Leases receivable and deferred inflows of resources (continued)

The deferred inflow on lease activity for fiscal year 2023 is as follows:

Balance December 31, 2022	Deferred Revenue Recognized	Balance December 31, 2023
\$ 204,509	\$ 102,254	\$ 102,255

Note 10—Cash and cash held for restricted deposits

Cash deposits made in accordance with IC 5-13 with financial institutions in the State of Indiana were entirely insured by the Federal Depository Insurance Corporation or by the Indiana Public Deposit Insurance Fund. This includes any deposit accounts issued or offered by a qualifying financial institution. Therefore, all cash values are considered secured.

The carrying value of cash including restricted deposits at December 31, 2024 and 2023 was \$116,161,336 and \$30,449,369, respectively. The bank balance at December 31, 2024 and 2023 was \$58,922,655 and \$30,668,020, respectively.

Note 11—Risk management

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; job related illnesses or injuries to employees; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage for the past three years. There were no significant reductions in insurance coverage by major category of risk.

Note 12—Environmental remediation

The United States Department of the Army is responsible for any environmental remediation of designated areas as defined in the property deeds of conveyance issued to the Authority by the Army. Management believes no accrual is necessary for environmental issues.

Prior to expiration, the Authority renewed the environmental liability insurance policy in 2024. The environmental liability insurance policy provides coverage for five years beginning on September 16, 2024, with a maximum of \$20 million in payouts, either individually, or in the aggregate. This policy will protect the Authority from claims of pollution incidents and business interruption coverage at insured sites. The Authority has determined the insurance is necessary after a review by environmental attorneys. There have been no payouts through December 31, 2024 under this policy.

Note 13—Commitments and contingencies

The Authority is subject to various legal actions and general asserted and unasserted claims arising in the ordinary course of its business. Litigation is subject to many uncertainties; the outcome of individual litigated matters is not predictable with assurance. Should any legal action occur, the Authority would defend itself vigorously against any claims.

RIVER RIDGE DEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS

DECEMBER 31, 2024 AND 2023

Note 13—Commitments and contingencies (continued)

Development obligation expense for the year ended December 31, 2024, and 2023 includes \$10,351,969 and \$1,072,312, respectively, related to RRDA terminating a tenant's leasehold interest early. This amount represents the appraised value of the tenant's remaining leasehold interest.

Note 14—Estimated cost of future land improvements

The Authority must continue efforts in site development and infrastructure improvements to establish marketable land for purposes of land sales. Conservative estimates for site development and infrastructure improvements are at a minimum as follows:

2025	\$ 41,600,000
2026	26,400,000
2027	20,000,000
2028	20,000,000
2029	20,000,000
Thereafter	<u>72,000,000</u>
	<u>\$ 200,000,000</u>

SUPPLEMENTARY INFORMATION

DRAFT 2/17/2025

RIVER RIDGE DEVELOPMENT AUTHORITY**TAX INCREMENT REVENUE BONDS OF 2019, SERIES A – AMORTIZATION SCHEDULE**

DECEMBER 31, 2024

Date	Principal	Interest Rate	Interest	Period Total	Fiscal Total
2/1/2025	\$ 565,000	2.69%	\$ 146,000	\$ 711,000	\$ -
8/1/2025	575,000	2.69%	138,401	713,401	1,424,401
2/1/2026	580,000	2.69%	130,667	710,667	-
8/1/2026	590,000	2.69%	122,866	712,866	1,423,533
2/1/2027	600,000	2.69%	114,930	714,930	-
8/1/2027	605,000	2.69%	106,860	711,860	1,426,790
2/1/2028	615,000	2.69%	98,723	713,723	-
8/1/2028	620,000	2.69%	90,451	710,451	1,424,174
2/1/2029	630,000	2.69%	82,112	712,112	-
8/1/2029	640,000	2.69%	73,639	713,639	1,425,751
2/1/2030	645,000	2.69%	65,031	710,031	-
8/1/2030	655,000	2.69%	56,356	711,356	1,421,387
2/1/2031	665,000	2.69%	47,546	712,546	-
8/1/2031	675,000	2.69%	38,602	713,602	1,426,148
2/1/2032	685,000	2.69%	29,523	714,523	-
8/1/2032	690,000	2.69%	20,310	710,310	1,424,833
2/1/2033	325,000	2.69%	11,029	336,029	-
8/1/2033	330,000	2.69%	6,658	336,658	672,687
2/1/2034	165,000	2.69%	2,216	167,216	167,216
	<u>\$ 10,855,000</u>		<u>\$ 1,381,920</u>	<u>\$ 12,236,920</u>	<u>\$ 12,236,920</u>

RIVER RIDGE DEVELOPMENT AUTHORITY
TAX INCREMENT REVENUE BONDS OF 2019, SERIES B – AMORTIZATION SCHEDULE

DECEMBER 31, 2024

Date	Principal	Interest Rate	Interest	Period Total	Fiscal Total
2/1/2025	\$ 170,000	3.09%	\$ 262,187	\$ 432,187	\$ -
8/1/2025	175,000	3.09%	259,560	434,560	866,747
2/1/2026	180,000	3.09%	256,856	436,856	-
8/1/2026	180,000	3.09%	254,075	434,075	870,931
2/1/2027	180,000	3.09%	251,294	431,294	-
8/1/2027	185,000	3.09%	248,513	433,513	864,807
2/1/2028	185,000	3.09%	245,655	430,655	-
8/1/2028	195,000	3.09%	242,797	437,797	868,452
2/1/2029	195,000	3.09%	239,784	434,784	-
8/1/2029	195,000	3.09%	236,771	431,771	866,555
2/1/2030	200,000	3.09%	233,759	433,759	-
8/1/2030	205,000	3.09%	230,669	435,669	869,428
2/1/2031	205,000	3.09%	227,501	432,501	-
8/1/2031	210,000	3.09%	224,334	434,334	866,835
2/1/2032	210,000	3.09%	221,090	431,090	-
8/1/2032	220,000	3.09%	217,845	437,845	868,935
2/1/2033	595,000	3.09%	214,446	809,446	-
8/1/2033	605,000	3.09%	205,253	810,253	1,619,699
2/1/2034	25,000	3.09%	195,906	220,906	-
8/1/2034	190,000	3.09%	195,520	385,520	606,426
2/1/2035	195,000	3.09%	192,584	387,584	-
8/1/2035	195,000	3.09%	189,572	384,572	772,156
2/1/2036	200,000	3.09%	186,559	386,559	-
8/1/2036	205,000	3.09%	183,469	388,469	775,028
2/1/2037	1,870,000	3.09%	180,302	2,050,302	-
8/1/2037	1,900,000	3.09%	151,410	2,051,410	4,101,712
2/1/2038	1,930,000	3.09%	122,055	2,052,055	-
8/1/2038	1,960,000	3.09%	92,237	2,052,237	4,104,292
2/1/2039	1,990,000	3.09%	61,955	2,051,955	-
8/1/2039	2,020,000	3.09%	31,204	2,051,204	4,103,159
	<u>\$ 16,970,000</u>		<u>\$ 6,055,162</u>	<u>\$ 23,025,162</u>	<u>\$ 23,025,162</u>

RIVER RIDGE DEVELOPMENT AUTHORITY
TAX INCREMENT REVENUE BONDS OF 2021 – AMORTIZATION SCHEDULE

DECEMBER 31, 2024

Date	Principal	Interest Rate	Interest	Period Total	Fiscal Total
2/1/2025	\$ 760,000	1.79%	\$ 222,005	\$ 982,005	\$ -
8/1/2025	765,000	1.79%	215,203	980,203	1,962,208
2/1/2026	930,000	1.79%	208,356	1,138,356	-
8/1/2026	610,000	1.79%	200,033	810,033	1,948,389
2/1/2027	780,000	1.79%	194,573	974,573	-
8/1/2027	795,000	1.79%	187,592	982,592	1,957,165
2/1/2028	795,000	1.79%	180,477	975,477	-
8/1/2028	810,000	1.79%	173,362	983,362	1,958,839
2/1/2029	815,000	1.79%	166,112	981,112	-
8/1/2029	815,000	1.79%	158,818	973,818	1,954,930
2/1/2030	830,000	1.79%	151,524	981,524	-
8/1/2030	835,000	1.79%	144,095	979,095	1,960,619
2/1/2031	835,000	1.79%	136,622	971,622	-
8/1/2031	850,000	1.79%	129,149	979,149	1,950,771
2/1/2032	860,000	1.79%	121,541	981,541	-
8/1/2032	860,000	1.79%	113,844	973,844	1,955,385
2/1/2033	870,000	1.79%	106,147	976,147	-
8/1/2033	890,000	1.79%	98,361	988,361	1,964,508
2/1/2034	1,630,000	1.79%	90,395	1,720,395	-
8/1/2034	1,680,000	1.79%	75,807	1,755,807	3,476,202
2/1/2035	1,685,000	1.79%	60,771	1,745,771	-
8/1/2035	1,680,000	1.79%	45,690	1,725,690	3,471,461
2/1/2036	1,555,000	1.79%	30,654	1,585,654	-
8/1/2036	1,870,000	1.79%	16,731	1,886,731	3,472,385
	<u>\$ 24,805,000</u>		<u>\$ 3,227,862</u>	<u>\$ 28,032,862</u>	<u>\$ 28,032,862</u>

RIVER RIDGE DEVELOPMENT AUTHORITY
TAX INCREMENT REVENUE BONDS OF 2022 – AMORTIZATION SCHEDULE

DECEMBER 31, 2024

Date	Principal	Interest Rate	Interest	Period Total	Fiscal Total
2/1/2025	\$ 240,000	3.05%	\$ 368,059	\$ 608,059	\$ -
8/1/2025	240,000	3.05%	364,399	604,399	1,212,458
2/1/2026	85,000	3.05%	360,739	445,739	-
8/1/2026	415,000	3.05%	359,443	774,443	1,220,182
2/1/2027	255,000	3.05%	353,114	608,114	-
8/1/2027	255,000	3.05%	349,225	604,225	1,212,339
2/1/2028	265,000	3.05%	345,336	610,336	-
8/1/2028	260,000	3.05%	341,295	601,295	1,211,631
2/1/2029	265,000	3.05%	337,330	602,330	-
8/1/2029	275,000	3.05%	333,289	608,289	1,210,619
2/1/2030	280,000	3.05%	329,095	609,095	-
8/1/2030	280,000	3.05%	324,825	604,825	1,213,920
2/1/2031	290,000	3.05%	320,555	610,555	-
8/1/2031	290,000	3.05%	316,133	606,133	1,216,688
2/1/2032	295,000	3.05%	311,710	606,710	-
8/1/2032	300,000	3.05%	307,211	607,211	1,213,921
2/1/2033	310,000	3.05%	302,636	612,636	-
8/1/2033	300,000	3.05%	297,909	597,909	1,210,545
2/1/2034	330,000	3.05%	293,334	623,334	-
8/1/2034	300,000	3.05%	288,301	588,301	1,211,635
2/1/2035	315,000	3.05%	283,726	598,726	-
8/1/2035	340,000	3.05%	278,923	618,923	1,217,649
2/1/2036	485,000	3.05%	273,738	758,738	-
8/1/2036	190,000	3.05%	266,341	456,341	1,215,079
2/1/2037	345,000	3.05%	263,444	608,444	-
8/1/2037	350,000	3.05%	258,183	608,183	1,216,627
2/1/2038	355,000	3.05%	252,845	607,845	-
8/1/2038	360,000	3.05%	247,431	607,431	1,215,276
2/1/2039	365,000	3.05%	241,941	606,941	-
8/1/2039	370,000	3.05%	236,375	606,375	1,213,316
2/1/2040	2,425,000	3.05%	230,733	2,655,733	-
8/1/2040	2,465,000	3.05%	193,751	2,658,751	5,314,484
2/1/2041	2,500,000	3.05%	156,160	2,656,160	-
8/1/2041	2,540,000	3.05%	118,035	2,658,035	5,314,195
2/1/2042	2,580,000	3.05%	79,300	2,659,300	-
8/1/2042	2,620,000	3.05%	39,951	2,659,951	5,319,251
	<u>\$ 24,135,000</u>		<u>\$ 10,024,815</u>	<u>\$ 34,159,815</u>	<u>\$ 34,159,815</u>

RIVER RIDGE DEVELOPMENT AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED DECEMBER 31, 2024

<u>Federal Grantor/Pass-through Grantor/Program or Cluster Title</u>	<u>Federal Assistance Listing Number</u>	<u>Pass-through Entity Identifying Number</u>	<u>Passed Through to Subrecipients</u>	<u>Federal Expenditures</u>
U.S. Department of Commerce:				
Direct program				
Economic Development Cluster				
Investments for Public Works and Economic Development Facilities	11,300		\$ -	\$ 1,587,507
Total U.S. Department of Commerce			<u>\$ -</u>	<u>\$ 1,587,507</u>

DRAFT 2/17/2025

RIVER RIDGE DEVELOPMENT AUTHORITY
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED DECEMBER 31, 2024

Note 1—Basis of presentation

The accompanying schedule of expenditures of federal awards ("Schedule") includes the federal grant activity of the River Ridge Development Authority (the "Authority") under programs of the federal government for the year ended December 31, 2024. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements of Federal Awards* ("Uniform Guidance"). Therefore, some amounts presented in this Schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

Note 2—Summary of significant accounting policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles required by the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited to reimbursement.

Note 3—Indirect cost rate

The Authority has not elected to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

**Report of Independent Auditor on Internal Control over Financial Reporting and on
Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards***

Board of Directors
River Ridge Development Authority
Jeffersonville, Indiana

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of River Ridge Development Authority (the "Authority") as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated February 20, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting ("internal control") to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses, or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Jeffersonville, Indiana
February 20, 2025

DRAFT 2/17/2025

**Report of Independent Auditor on Compliance for
the Major Federal Program and Report on Internal Control over
Compliance in Accordance with the Uniform Guidance**

Board of Directors
River Ridge Development Authority
Jeffersonville, Indiana

Report on Compliance for the Major Federal Program

Opinion on the Major Federal Program

We have audited the River Ridge Development Authority (the "Authority") compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal program for the year ended December 31, 2024. The Authority's major federal program is identified in the *Summary of Auditor's Results* section of the accompanying schedule of findings and questioned costs.

In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on the major federal program for the year ended December 31, 2024.

Basis for Opinion on the Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Our responsibilities under those standards and the Uniform Guidance are further described in the *Auditor's Responsibilities for the Audit of Compliance* section of our report.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for the major federal program. Our audit does not provide a legal determination of the Authority's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the Authority's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgement made by a reasonable user of the report on compliance about the Authority's compliance with the requirements of the major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the *Auditor's Responsibilities for the Audit of Compliance* section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given, these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Jeffersonville, Indiana
February 20, 2025

DRAFT 2/17/2025

RIVER RIDGE DEVELOPMENT AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED DECEMBER 31, 2024

Section I—Summary of auditor's results

Financial Statements

Type of auditor's report issued on whether the financial statements audited were prepared in accordance to U.S. GAAP: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? _____ yes ☒ no
- Significant deficiency(ies) identified that are not considered to be material weaknesses
_____ yes ☒ none reported

Noncompliance material to financial statements noted? _____ yes ☒ no

Federal Awards

Internal control over major federal program:

- Material weakness(es) identified? _____ yes ☒ no
- Significant deficiency(ies) identified that are not considered to be material weaknesses
_____ yes ☒ none reported

Type of auditor's report issued on compliance for major federal programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with Section 516(a) of Uniform Guidance
_____ yes ☒ no

Identification of major federal program:

Assistance Listing Numbers

11.300

Names of Federal Program or Cluster

Investments for Public Works and Economic Development Facilities

Dollar threshold used to distinguish between Type A and Type B Programs \$ 750,000

Auditee qualified as low-risk auditee? _____ yes ☒ no

Section II—Financial Statement Findings

No matters were reported.

Section III—Major Federal Award Findings and Questioned Costs

No matters were reported.

RIVER RIDGE DEVELOPMENT AUTHORITY
SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS

YEAR ENDED DECEMBER 31, 2024

None reported.

DRAFT 2/17/2025

RESOLUTION NO. 10-2025

**A RESOLUTION DETERMINING AND DECLARING THAT THERE
ARE NO EXCESS PROPERTY TAX PAYABLE TO THE RIVER RIDGE
DEVELOPMENT AUTHORITY ALLOCATION FUND TO BE ALLOCATED
DURING CALENDAR YEAR 2025 THAT WILL BE PAYABLE THE FOLLOWING YEAR**

WHEREAS, Ind. Code § 36-7-30-25(b)(4)(A) requires each reuse authority to determine before July 15 of each year the amount, if any, by which property taxes payable to in its allocation area(s) in the following year will exceed the amount of property taxes necessary to make, when due, principal and interest payments on bonds plus the amount necessary to satisfy other purposes authorized by statute; and,

WHEREAS, Ind. Code § 36-7-30-25(b)(4)(B) requires River Ridge Development Authority (“RRDA”) to provide a written notice to the Clark County Auditor, the Clark County Council, and all officers who are authorized to fix budgets, tax rates, and tax levies under Ind. Code § 6-1.1-17-5 for each of the other Clark County taxing units that are wholly or partly located within the RRDA allocation area(s) as to whether there are any excess property tax proceeds that may be allocated to the respective taxing units; and,

WHEREAS, RRDA has determined that there are no excess property tax proceeds that may be allocated to the respective taxing units that are wholly or partly located within the RRDA allocation area(s) during calendar year 2025.

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

The Executive Director is directed to provide written notice to the Clark County Auditor, the President of the Clark County Council, and the executive and fiscal officers of each of the other Clark County taxing units that are wholly or partly located within the RRDA allocation area(s) stating that the RRDA has determined that there are no excess property tax proceeds payable to the RRDA allocation fund for the following year that may be allocated to other Clark County taxing units for calendar year 2025 payable in the following year.

**SO RESOLVED BY AFFIRMATIVE VOTE OF THE RRDA BOARD OF DIRECTORS
TAKEN DURING A DULY NOTICED AND CONVENED REGULAR MEETING HELD ON
FEBRUARY 20, 2025.**

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

RESOLUTION NO. 11-2025

A RESOLUTION APPROVING AMENDMENTS TO THE 2025 RRDA BUDGET

WHEREAS, at its regularly scheduled meeting held on January 21, 2025, the River Ridge Development Authority (“RRDA”) Board adopted Resolution No. 1-2025 approving the 2025 RRDA budget; and,

WHEREAS, members of this Board have had an opportunity to review the approved the 2025 RRDA budget in greater detail, and now offer amendments to the line items shown on attached Exhibit A; and,

WHEREAS, this Resolution is adopted for the purpose of amending the RRDA budget for calendar year 2025 by approving the changes shown on attached Exhibit A.

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

The 2025 RRDA budget is hereby amended as shown on attached Exhibit A, and all unamended line items are ratified and remain as previously approved in all respects.

**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 FEBRUARY 20, 2025.**

Attested: _____ Dr. Treva Hodges, President

Attested: _____ Brian Lenfert, Secretary/Treasurer

River Ridge Development Authority Proposed 2025 Budget

Cash Basis

	Year to Date Actual as of 12/31/24	Total Budget		2025 Proposed	Total Budget	Amended Total Budget	Difference 2025-2024	% Chg.
2024				2025 Proposed				
100 Revenues				100 Revenues				
Real Estate Sales Proceeds*	62,135,997	13,000,000		Real Estate Sales Proceeds	10,500,000	10,500,000		
Urban Enterprise Zone Income	9,098,162	8,000,000		Urban Enterprise Zone Income	9,750,000	9,750,000		
TIF Income	8,272,644	7,800,000		TIF Income	8,500,000	8,500,000		
Interest Income	3,418,776	3,005,000		Interest Income	3,200,000	3,200,000		
Other Income	314,498	12,000		Other Income	15,000	15,000		
Rental Income RRDA Property	216,954	260,000		Rental Income RRDA Property	200,000	200,000		
RRPOA Collections	650,000	675,000		RRPOA Collections	675,000	675,000		
Late Fees	14,840	8,000		Late Fees	12,000	12,000		
300 Corporate Shared Expenses	116,632	130,000		300 Corporate Shared Expenses	130,000	130,000		
Revenue Sharing	269,224	300,000		Revenue Sharing	150,000	150,000		
Recycling & Tool Sales	118,220	75,000		Recycling & Tool Sales	50,000	50,000		
Water Customer Payments	1,286,233	1,350,000		Water Customer Payments	1,350,000	1,350,000		
Expenses Reimbursement (Meta)	893,775	0		Expenses Reimbursement	3,000,000	3,000,000		
EDA Federal Grant Reimbursement	1,421,312	0		EDA Federal Grant Reimbursement	0	0		
Special Events Sponsorships	5,000	0		Special Events Sponsorships	0	0		
Transfer from Escrow	17,269	0		Transfer from Escrow	0	0		
Retainage	9,702	50,000		Retainage	15,000	15,000		
Total Revenues	88,259,238	34,665,000		Total Revenues	37,547,000	37,547,000		
200 Expenses				200 Expenses				
Staffing	2,239,356	2,372,907		Staffing	2,732,907	2,466,600		
Employee Recruitment	0	15,000		Employee Recruitment	15,000	0		
Payroll Taxes	154,681	165,000		Payroll Taxes	250,000	176,900		
Retirement	130,872	128,185		Retirement	159,733	144,000		
Life Insurance	11,989	10,100		Life Insurance	10,400	10,400		
Employee Insurance	388,821	340,000		Employee Insurance	388,557	390,000		
HSA Match	36,183	40,000		HSA Match	40,000	36,000		
State Unemployment Taxes	1,056	1,000		State Unemployment Taxes	1,100	1,100		
Temporary Labor	0	35,000		Temporary Labor	35,000	0		
201 Personnel & Administration	2,962,958	3,107,192		201 Personnel & Administration	3,632,697	3,225,000		
Special Counsel	392,278	400,000		Special Counsel	400,000	400,000		
Audit & Payroll Services	46,571	55,000		Audit & Payroll Services	55,000	55,000		
Financial Planning Consultant	86,367	60,000		Financial Planning Consultant	75,000	75,000		
Bond Interest	3,115,762	3,121,803		Bond Interest	3,880,000	3,880,000		
Bond Issue Cost	0	170,000		Bond Issue Cost	170,000	170,000		
Bond Debt Service	3,405,000	3,405,000		Bond Debt Service	3,970,000	3,970,000		
Appraisal Services	250	2,500		Appraisal Services	3,500	3,500		
GIS & Asset Data Services	5,828	30,000		GIS & Asset Data Services	10,000	10,000		
Surveys	61,699	35,000		Surveys	70,000	70,000		
MDA Expense	396,000	360,000		MDA Expense	396,000	396,000		
Permits & Fees	23,784	10,000		Access Permits	15,000	15,000		
Environmental Assessment	83	25,000		Environmental Assessment	0	0		
Consultant Services	163,325	125,000		Consultant Services	150,000	150,000		
Closing Costs	655	0						
Grant Administration	59,999	60,000		Grant Administration	10,000	10,000		
202 Professional Services	7,757,601	7,859,303		202 Professional Services	9,204,500	9,204,500		
* Note: 613 acres of Meta site sale closed in late December 2023; but funds not received until 2024. This accounted for approximately \$42,910,000 included in the land sales for 2024 on our "Cash Basis" Income Statement.								

River Ridge Development Authority Proposed 2025 Budget
Cash Basis

	Year to Date Actual as of 12/31/24	Total Budget		2025 Proposed	Total Budget	Amended Total Budget	Difference 2025-2024	% Chg.
2024								
Conferences & Workshops	24,024	35,000		Conferences & Workshops	35,000	25,000		
EDA Memberships	39,851	40,000		EDA Memberships	40,000	40,000		
Real Estate Commission	389,469	300,000		Real Estate Commission	300,000	300,000		
Travel	14,230	40,000		Travel	30,000	20,000		
Special Events & Sponsorships	46,197	40,000		Special Events & Sponsorships	45,000	40,000		
Communication Consultant	20,000	84,000		Website Development	55,000	55,000		
Marketing Material & Exhibits	21,113	50,000		Marketing Material & Exhibits	25,000	25,000		
Marketing Consultant	1,750	50,000		Marketing Consultant	20,000	5,000		
Subscriptions	5,223	15,000		Web Hosting	10,000	10,000		
Groundbreaking Events	7,853	0		Subscriptions	4,000	4,000		
203 Marketing & Communications	569,710	654,000		203 Marketing & Communications	564,000	524,000		
RRDA Office Expenses	25,273	25,000		RRDA Office Expenses	25,000	25,000		
Shared Office Expenses	165,934	200,000		Shared Office Expenses	200,000	200,000		
Furniture & Fixtures	22,352	15,000		Furniture & Fixtures	30,000	15,000		
IT Equipment	11,117	15,000		IT Equipment	30,000	15,000		
Office Supplies	15,585	20,000		Office Supplies	20,000	20,000		
Postage and Shipping	1,722	2,750		Postage and Shipping	2,500	2,500		
Printer & Copier Expenses	13,375	15,000		Printer & Copier Expenses	15,000	15,000		
IT Licensing	23,409	35,000		IT Licensing	25,000	25,000		
IT Computer Consultants	32,615	35,000		IT Computer Consultants	35,000	35,000		
Agency Insurance	444,661	180,000		Agency Insurance	200,000	200,000		
Meeting Expenses	23,789	20,000		Meeting Expenses	20,000	20,000		
Telephone/ Internet Services	47,436	45,000		Telephone/ Internet Services	50,000	50,000		
Roads & Ground Fuel	118,539	120,000		Roads & Ground Fuel	130,000	130,000		
Road & Ground Equipment	94,924	150,000		Road & Ground Equipment	200,000	150,000		
Maintenance Expenses	54,421	50,000		Maintenance Expenses	60,000	60,000		
Development Obligation Settltmt	0	3,500,000		Development Obligation Settltmt	4,000,000	1,000,000		
Vehicle Purchase	71,623	160,000		Vehicle Purchase	80,000	80,000		
Office Auto Fuel & Mtce	10,122	15,000		Office Auto Fuel & Mtce	15,000	15,000		
Grounds Equip Maintenance	188,934	175,000		Grounds Equip Maintenance	175,000	175,000		
Common Area Expenses	799,020	1,200,000		Common Area Expenses	1,400,000	1,400,000		
Water Ops Expenses	128,499	115,000		Water Ops Expenses	115,000	115,000		
Water Sub-Contractors	585,916	360,000		Water Sub-Contractors	410,000	410,000		
Royalty Fees	0	80,000		Royalty Fees	80,000	80,000		
Security	72,245	80,000		Security	90,000	90,000		
Security Equip & Supplies	2,206	5,000		Security Equip & Supplies	5,000	5,000		
Water Billing Reimbursement	189,524	0		Water Billing Reimbursement				
Site Preparation	0	0		Site Preparation				
204 Operations & Maintenance	3,143,241	6,617,750		204 Operations & Maintenance	7,412,500	4,332,500		

River Ridge Development Authority Proposed 2025 Budget
Cash Basis

	Year to Date Actual as of 12/31/24	Total Budget				Total Budget	Amended Total Budget	Difference 2025 - 2024	% Chg.
2024					2025 Proposed				
Common Area Improvements	1,339,181	2,800,000			Common Area Improvements	300,000	300,000		
Site Preparation	828,230	3,500,000			Site Preparation	2,100,000	2,100,000		
Demolition	2,601,291	2,000,000			Demolition	1,200,000	1,200,000		
Other Construction	14,658,474	23,100,000			Other Construction	38,000,000	38,000,000		
Charlestown WWTP									
Jeffersonville WWTP									
205 Construction Projects	19,427,176	31,400,000			205 Construction Projects***	41,600,000	41,600,000		
Total Operating Expenses	33,860,686				Total Operating Expenses	58,886,000	41,600,000		
Total Revenues	88,259,238				Total Revenues	37,547,000	-		
Overage**	54,398,553				Shortfal	(21,339,000)	(41,600,000)		
NOTE A: Due to Meta Wire Transfer in 2024					See NOTE B				
Sources of Funds to Cover Shortfall for Proposed 2024 Construction Projects					*NOTE B : Funds Available to Cover Shortfall for Proposed 2025 Construction Projects				
TIF / UEZ Funds		4,000,000			TIF	7,900,000	7,900,000		
2019 BAN					2022 BAN	600,000	600,000		
2021 Refunding BAN					2024 BAN	21,800,000	21,800,000		
2022 BAN		25,000,000			2025 BAN**	25,000,000	25,000,000		
General Fund		<u>1,120,800</u>							
Total		30,120,800			Total	55,300,000	55,300,000		
Would be approximately \$11,488,553 if initial funds had been received in 2023 upon closing of first Meta sale.					* Anticipate some carryover to 2026				

RESOLUTION NO. 12-2025

**A RESOLUTION APPROVING A POLICE SERVICES
CONTRACT WITH THE CITY OF JEFFERSONVILLE, INDIANA**

WHEREAS, River Ridge Development Authority (“RRDA”) staff has identified the need for additional police presence within the River Ridge Commerce Center (“RRCC”), particularly as to traffic regulation and enforcement; and,

WHEREAS, Ind. Code § 36-7-30-9(a)(23) authorizes the RRDA to enter into contracts for police services within the reuse area; and,

WHEREAS, RRDA General Counsel has negotiated a draft Police Services Agreement with the City of Jeffersonville, Indiana, and the Jeffersonville Police Department (collectively the “City”), a true and correct copy of which is attached hereto as Exhibit A; and,

WHEREAS, the Common Council of the City of Jeffersonville, Indiana, approved the form of Exhibit A at its regular meeting on February 18, 2024, and further authorized the Mayor of the City to execute Exhibit A.

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 and finds that the performance of the services to be provided by the Jeffersonville Police Department in accordance with the terms of the Police Services Agreement attached hereto as Exhibit A is in the best interests of the RRDA, current and future tenants in the RRCC, and the general public, and as such authorizes the Executive Director to execute Exhibit A on behalf of the RRDA.

**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 FEBRUARY 20, 2025.**

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

POLICE SERVICES AGREEMENT

THIS POLICE SERVICES AGREEMENT (hereinafter referred to as this "Agreement") is made and entered into with an effective date of April 1, 2025 (the "Effective Date"), by and between the **RIVER RIDGE DEVELOPMENT AUTHORITY**, an Indiana government unit established pursuant to the provisions of Ind. Code § 36-7-30, *et seq.* (the "RRDA"), and the **CITY OF JEFFERSONVILLE, INDIANA**, an Indiana municipal government unit established pursuant to Ind. Code § 36-4-1, *et seq.* (the "City"); each individually a "Party" or collectively the "Parties."

RECITALS:

WHEREAS, the RRDA was established as a reuse authority pursuant to Ind. Code § 36-7-30, *et seq.*, for the purpose of undertaking the planning, replanning, rehabilitation, development, redevelopment, and other preparation for reuse of certain former federal military base property that was formerly known as the Indiana Army Ammunition Plant, and which is now known as the River Ridge Commerce Center (the "RRCC"), as a reuse area ("Reuse Area"); and,

WHEREAS, a portion of the Reuse Area is located within the corporate boundaries of the City; and,

WHEREAS, the City is an Indiana municipal government unit established pursuant to Ind. Code § 36-4-1, *et seq.*, to provide services to the residents of the City, including, but not limited to, police protection and fire protection; and,

WHEREAS, that portion of RRCC that is located within the corporate boundaries of the City ("RRCC/Jeff") receives the very municipal services that are provided by the City to its residents; and,

WHEREAS, pursuant to Ind. Code § 36-7-30-9(a)(23), the RRDA has the power to enter contracts for the provision of additional police services to be provided within RRCC/Jeff ("Police Services"); and,

WHEREAS, pursuant to Ind. Code § 36-7-30-9(a)(24), the RRDA has the power to make and enter into all other contracts and agreements necessary or incidental to the performance of the duties of the RRDA and the execution of the powers of the RRDA; and,

WHEREAS, the Parties hereby acknowledge that since the establishment of the RRDA, the City has been providing municipal services, including without limitation, police protection and fire protection, within RRCC/Jeff for the benefit of the RRDA; and,

WHEREAS, the RRDA is authorized to use tax increment finance ("TIF") proceeds allocated to the Reuse Area to pay for the Police Services to be provided pursuant to the terms of this Agreement; and,

WHEREAS, the Parties now desire to enter this Agreement to provide for certain annual payments to be made by the RRDA to the City in consideration of its provision of additional Police Services within RRCC/Jeff, subject to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises and obligations of the Parties set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto covenant and agree as follows:

1. **Recitals.** The recitals set forth hereinabove are hereby incorporated into this Agreement as if fully set forth herein.
2. **Term.** The term of this Agreement shall commence as of the Effective Date and expire on December 31, 2025 (the “Term”), unless extended in accordance with Section 4 below.
3. **Scope of Police Services.** During the period that this Agreement remains in effect, the Jeffersonville Police Department (“JPD”) shall assign two (2) uniformed police officers in a marked or unmarked police vehicles to patrol the RRCC/Jeff area on a Monday through Friday basis for two (2) periods of four and one-half (4.5) hours each, with emphasis given to morning and afternoon peak traffic volumes, as determined by RRDA, to the extent practicable. For purposes of this Agreement, RRCC/Jeff shall be deemed to include that portion of State Road 62 that is contiguous with and/or adjacent to RRCC/Jeff. The JPD shall continue to provide emergency response and police services to RRCC/Jeff in the same manner and scope that it provides to the that portion of the City outside of RRCC on a 24/7/365 basis. The JPD shall provide mutual aid response services to that portion of RRCC that is located within the corporate boundaries of the City of Charlestown, Indiana on a 24/7/365 basis. The emergency response and police services provided by JPD pursuant to this Agreement shall be conducted in accordance with federal, state, and local laws, JPD policies and procedures, and generally accepted policing industry standards. The RRDA may, upon written request to the City, request additional officers for additional dedicated shifts at RRCC/Jeff at any time, which is subject to the review and approval of the City and the Chief of Police of JPD in their sole discretion. If such a request is approved, then RRDA will provide additional funds and the City will manage such additional funds in accordance with Sections 5 and 6 below.
4. **Additional Term.** The Term of this Agreement, as set forth in Section 2 above, shall be automatically extended on an annual, calendar year basis (the “Additional Term”), unless terminated or modified in writing by November 30 of the year in which the Term or the Additional Term would otherwise expire.
5. **Compensation.** In consideration for the emergency response and police services provided by the City and JPD pursuant to this Agreement and Section 3, RRDA hereby agrees to pay the City the not to exceed annual sum of **Four Hundred Ninety-Eight Thousand Two Hundred Eighty-Seven and 58/100 Dollars (\$498,287.58)** (the aforementioned annual sum shall be guaranteed for a period of five (5) years from the Effective Date and not subject to change for any reason), in two (2) equal installments by not later than January 31 and July 31, respectively, of each year that this Agreement remains in effect. Such compensation shall be pro-rated for any year in which Police Services are provided during a period of less than twelve (12) full months (i.e., the total compensation for calendar year 2025 shall not exceed **Three Hundred Thirty-Two Thousand One Hundred Ninety-One and 72/100 Dollars (\$332,191.72)** and shall be paid in two (2) equal installments by no later than April 1 and July 31). Each installment payment shall be delivered to the City at its address for receiving notices set forth in Section 11 below.
6. **Rebate of Surplus and Residual Funds.** The annual compensation provided in Section 5 above is based upon the highest overtime rate for senior officers pursuant to the City’s current collective bargaining agreement, as of the Effective Date, with its’ police officers (the “Collective Bargaining Agreement”), which rate is presently \$106.18 an hour. The Parties acknowledge and agree that not all emergency response and police services provided for in Section 3 and pursuant to this Agreement will be provided by such senior officers being paid at a rate of \$106.18 an hour and that police officers assigned to provide such emergency response and police services pursuant to this Agreement may be paid at a lesser overtime rate. The City agrees to keep an accurate accounting (and subject to inspection by RRDA) of the proper overtime rates of the police officers (based upon

the Collective Bargaining Agreement) who provided the emergency response and police services pursuant to this Agreement. It is expected that surplus or residual funds will be rebated to RRDA and that RRDA shall only pay for the actual approved time and Collective Bargaining Agreement overtime rates for the police officers who provided the emergency response and police services pursuant to this Agreement. The City shall provide to RRDA, no later than January 15 of the following year, a true-up amount or amount to be refunded to RRDA. RRDA, in its sole discretion, may elect to credit such amount toward the next installment payment for the Compensation provided in Section 5 if this Agreement is still in effect or may request a return of such surplus or residual funds which shall be provided by the City within seven (7) working days following the request by RRDA. Additionally, if this Agreement is terminated or not renewed all surplus or residual funds must be returned to RRDA within thirty (30) days of such termination.

7. **Traffic Regulation; Minimum Standards for Enforcement.** The City acknowledges that all of the roadways within RRCC/Jeff are owned and maintained by RRDA within easements reserved or established for such purposes. RRDA shall recommend to the Common Council of the City (the "City Council") the establishment of speed limits or other appropriate traffic regulations authorized by Indiana law, including without limitation, Ind. Code § 9-20, *et seq.*, Ind. Code § 9-21, *et seq.*, Ind. Code § 9-21-1-2, and Ind. Code § 9-21-1-3, for each such roadway now located or subsequently constructed within the RRCC/Jeff, which recommendation shall be based on the opinion of a registered professional engineer retained by RRDA (at RRDA's sole cost and expense) to design or review the condition of each such roadway. The City Council shall take official action upon consideration of an ordinance (with the endorsement and support of JPD) with respect to each such recommendation within thirty (30) days following receipt. In the event that the City establishes an ordinance violations bureau, the City shall be entitled to keep and retain all funds collected for traffic ordinance violations committed within RRCC/Jeff to the extent permitted by law and without compensation to RRDA or reduction of any payments pursuant to this Agreement.

8. **Performance and Reporting.** The City and JPD hereby covenant and agree to continue to perform and provide the all emergency response and police services provided in this Agreement from and after the Effective Date for so long as this Agreement remains in effect. The City and JPD shall provide RRDA with a report on a not less than monthly basis detailing the officers that were assigned to each shift, the beginning and end times of each shift, time sheets for the police officers, and the applicable overtime rates for such officers. Additionally, the City and JPD agrees to provide to RRDA on a quarterly basis (or upon request by RRDA) reports in a form satisfactory to RRDA consisting of: (a) the calls/runs the police officer respond to, (b) traffic stops, (c) arrests and charges, (d) citations, and (e) such other documentation RRDA may request related to this Agreement and/or the emergency response and police services provided.

9. **No PILOT.** The City covenants and agrees that it shall not enact any payment-in-lieu of taxes ("PILOT") pursuant to the provisions of Ind. Code § 36-7-30-31 or any other statute during the period that this Agreement remains in effect.

10. **Indemnification and Insurance.** The City and JPD covenant and agree at their expense to pay and to indemnify and save RRDA and each of its respective officers, directors, employees, attorneys, and agents (collectively, "Indemnitees" and each an "Indemnatee") harmless of, from and against, any and all claims, damages, demands, expenses (including reasonable attorneys' fees and costs), and liabilities relating to bodily injury, property damage, or any other claim or loss resulting directly or indirectly from the City or JPD's (and/or any of the City's or JPD's employees, agents, contractors, attorneys, or affiliates) actions or omissions relating to (a) this Agreement, (b) the emergency response and police services provided by the City or JPD, and (c) the operations of the City or JPD. If any action or proceeding is brought against one or more Indemnitees, (x) each Indemnatee may, in its sole discretion, select its own counsel, (y) the Indemnatee(s) seeking indemnification shall give notice of such action or proceeding to City and JPD in writing, and (z) the City and JPD shall reimburse such Indemnatee(s) for all reasonable costs and expenses, including reasonable attorneys' fees and court costs, incurred

by such Indemnitee(s) in connection with the defense of such action or proceeding. Further, the City and JPD shall name the River Ridge Development Authority as an additional insured under all relevant and applicable insurance policies maintained by the City or JPD.

11. **Notices.** All notices, requests, or other communications required hereunder shall be sufficient only if given in writing which shall be deed given when delivered personally, one (1) day after being deposited for next day delivery by a nationally recognized courier, or three (3) business days when sent by registered or certified United States Mail, with return receipt requested and postage prepaid as follows:

To RRDA: River Ridge Development Authority
Attn: Executive Director
300 Corporate Avenue, Suite 300
Jeffersonville, IN 47130

With a copy to: River Ridge Development Authority
Attn: General Counsel
300 Corporate Avenue, Suite 300
Jeffersonville, IN 47130

To the City: City of Jeffersonville, Indiana
Attn: Director of Finance
500 Quartermaster Court, Suite 300
Jeffersonville, IN 47130

With a copy to: City of Jeffersonville, Indiana
Attn: Corporation Counsel
500 Quartermaster Court, Suite 250
Jeffersonville, IN 47130

Any Party to this Agreement may, by notice given hereunder, designate any further or different addresses to which subsequent notices, requests, or other communications shall be sent.

12. **Time is of the Essence.** Except for extensions of time resulting from an event or force majeure, the times for performance provided in this Agreement are essential as they relate to the obligations and expenditures of the Parties.

13. **Binding Effect.** This Agreement shall inure to the benefit of, and shall be binding to the fullest extent applicable, upon the Parties and their respective successors and assigns.

14. **Assignment.** No Party hereto may assign all or any portion of its rights and obligations hereunder without the prior written consent of the other Party hereto.

15. **Amendments and Modification.** This Agreement, together with the agreements and documents referenced herein, supersede all prior negotiations and agreements and constitute the entire agreement between the parties regarding its subject matter. No change, amendment, or modification to, or extension or waiver of any provisions of, or consent provided hereunder, shall be valid unless such change, amendment, modification, extension, or waiver is in writing and signed by all the Parties to this Agreement, or in the case of consent or waiver, by the Party granting same.

16. **Severability.** In case any Section or provision of this Agreement, or in case any covenant, stipulation, agreement, act or action, or part thereof, made, assumed, entered into or taken under this Agreement, or any application thereof, is, for any reason, held to be illegal or invalid, or is at any time inoperable by reason of any law, or actions thereunder, such illegality or invalidity or inoperability shall not affect the remainder thereof or any covenant, stipulation, obligation, agreement, act or action, or part thereof, made, assumed, entered into or take under this Agreement.

17. **Governing Law.** This Agreement shall be construed and enforced in accordance with the laws of the State of Indiana.

18. **Captions and Headings.** The captions and headings of the various Sections herein contained are solely for the convenience of the various Parties hereto and shall not be construed to interpret or limit the content of any provision or Section of this Agreement.

19. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be considered an original and all of which shall constitute one and the same instrument.

20. **Authority.** The individuals executing this Agreement on behalf of the Parties hereto warrant their capacity and authority to execute this Agreement on behalf of said Parties, respectively.

21. **Subordination to Debt Service.** Notwithstanding any provision contained herein to the contrary, the City and RRDA hereby agree that any and all payments under this Agreement shall be subordinate to any and all debt service payments for bonds, notes, leases, or other debt obligations issued by or on behalf of RRDA prior to or after the Effective Date.

[The remainder of this page intentionally left blank. Signature pages follow.]

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed on
_____, 2025.

CITY OF JEFFERSONVILLE, INDIANA

By: _____
Michael G. Moore, Mayor

Attested by:

Lisa Gill, Jeffersonville City Clerk

IN WITNESS WHEREOF, the RRDA has caused this Agreement to be duly executed on

_____, 2025.

**RIVER RIDGE
DEVELOPMENT AUTHORITY**

By: _____
Jerry G. Acy, Executive Director

Attested by:

C. Gregory Fifer, General Counsel

RESOLUTION NO. 13-2025

A RESOLUTION GRANTING AN EXCEPTION FOR TRACT 19C FROM THE HEIGHT LIMIT ESTABLISHED BY SECTION 6.A.2 OF THE RRCC DEVELOPMENT STANDARDS

WHEREAS, the RRDA previously adopted Resolution No. 3-2024 in which Canadian Solar was granted an exception to Section 6.A.2. of the RRCC Development Standards for a structure height exceeding sixty (60') within the Tier II area of RRCC; and,

WHEREAS, the exception permitted Canadian Solar to construct eleven (11) exhaust stacks with a height of one hundred feet (100') at locations shown on attached Exhibit A; and,

WHEREAS, Canadian Solar has submitted a revised Development Plan for Tract 19C located within the River Ridge Commerce Center ("RRCC") requesting the addition of an air handling structure with a proposed height of one hundred feet (100') as shown on the attached Exhibit B; and,

WHEREAS, an additional exception to Section 6.A.2 of the RRDA Development Standards is required before the Tract 19C Canadian Solar revised Development Plan can be approved; and,

WHEREAS, RRDA staff has determined that the proposed exception will not be detrimental to the overall development of RRCC and recommends approval of this additional exception from the Development Standards for Tract 19C Canadian Solar project.

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

The RRDA Board concurs with the staff recommendation and hereby approves an exception to Section 6.A.2 of the RRDA Development Standards for the Tract 19C Canadian Solar site. Pursuant to the grant of this exception, Canadian Solar is permitted to construct one (1) air handling structure with a height of one hundred feet (100') each in the locations shown on attached Exhibit B.

**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 FERUARY 20, 2025.**

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

EXHIBIT A

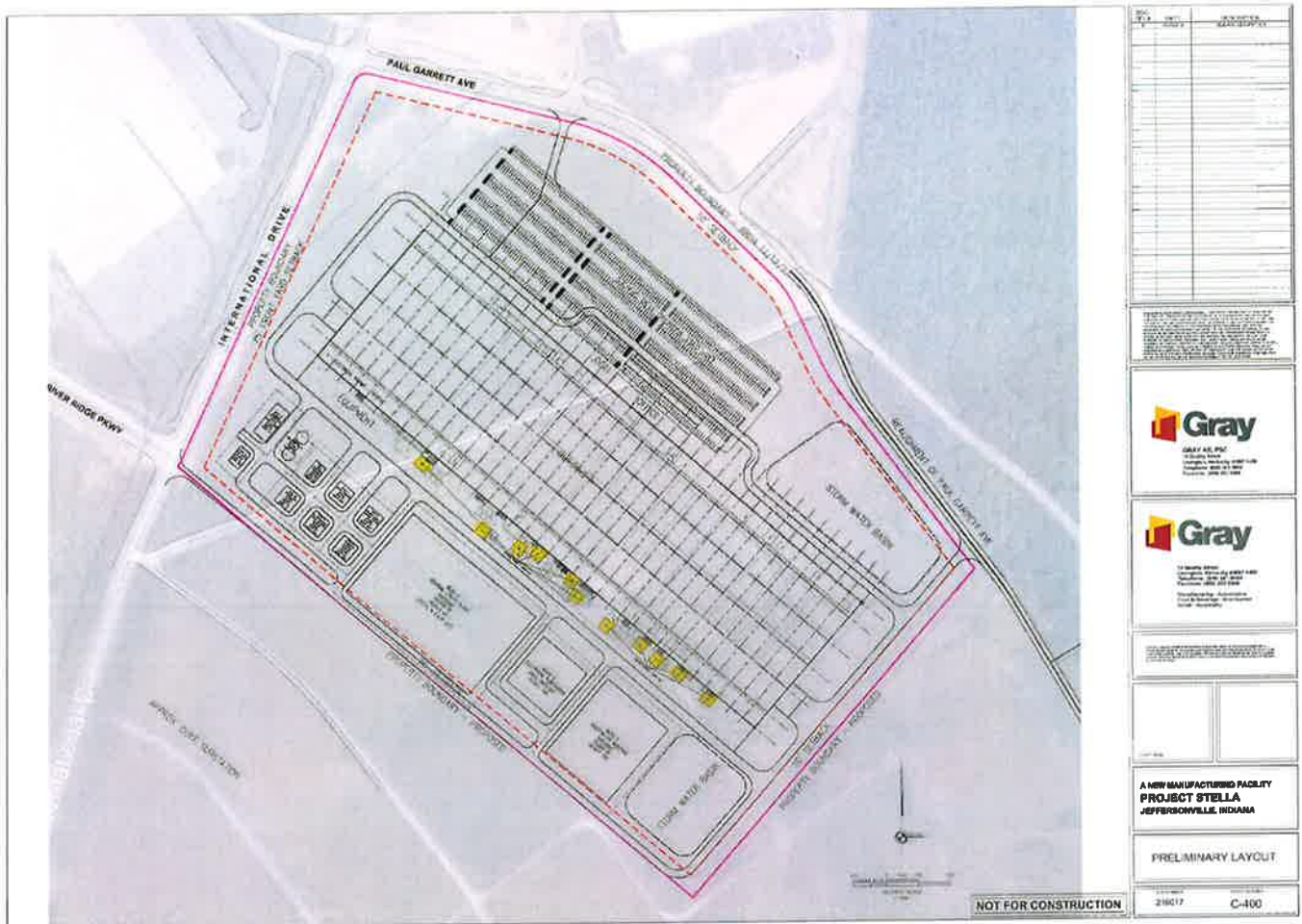
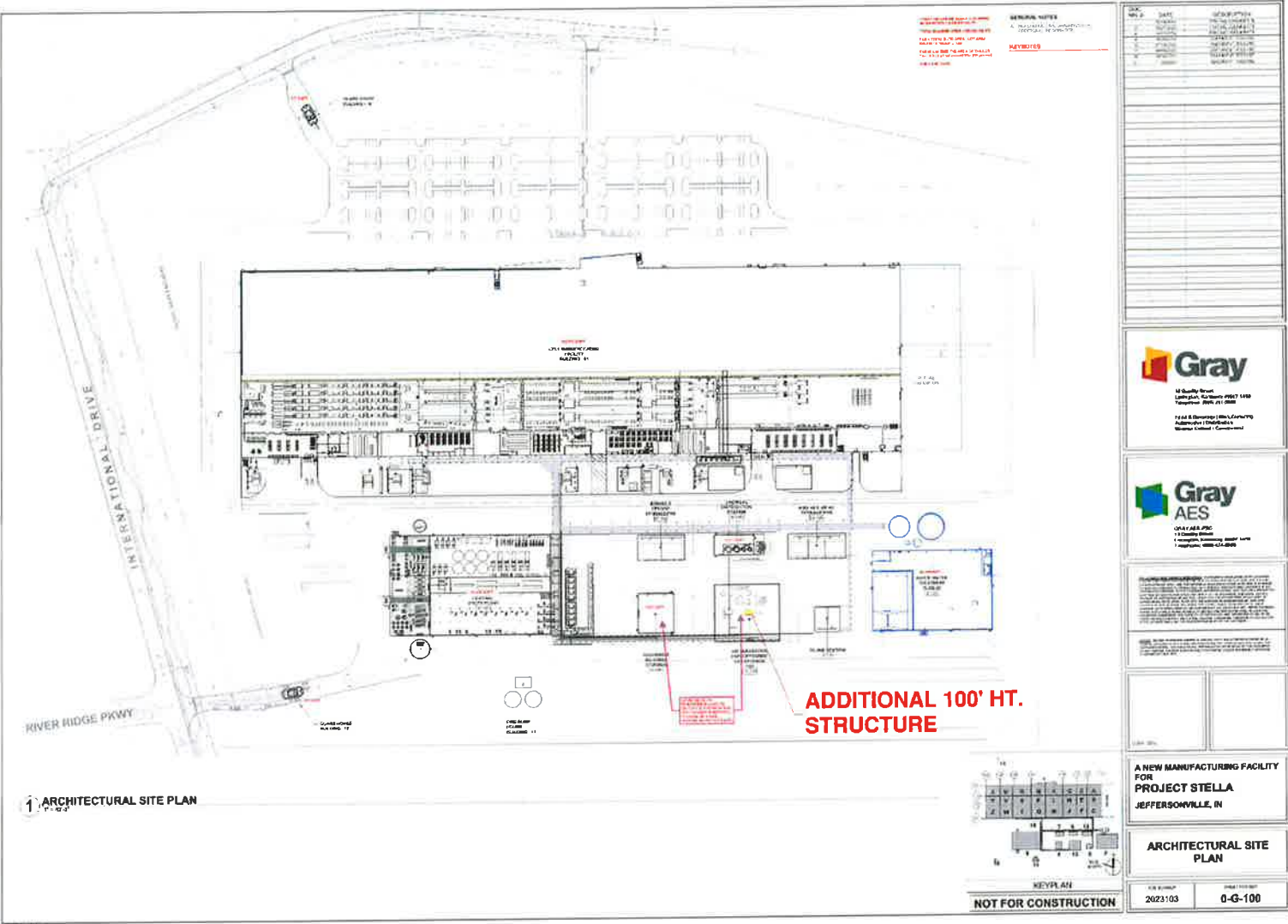


EXHIBIT B



RESOLUTION NO. 14-2025

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AN AGREEMENT TO SELL TRACT 15H TO A CONFIDENTIAL INDUSTRIAL/COMMERCIAL PROSPECT

WHEREAS, the Executive Director of the River Ridge Development Authority (the “RRDA”) has been in discussions with an industrial or commercial prospect (the “Potential Purchaser”) interested in purchasing approximately 13.9+/- acres of undeveloped land designated as Tract 15H and generally located on the northeast corner of the intersection of Patrol Road and River Ridge Parkway within the River Ridge Commerce Center (“RRCC”) as more particularly shown on Exhibit A attached; 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 two industrial facilities comprising a minimum of 200,000 square feet in the aggregate; and,

WHEREAS, the RRDA is willing to sell the property for \$136,500 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 FOR THE RIVER RIDGE DEVELOPMENT AUTHORITY AS FOLLOWS:

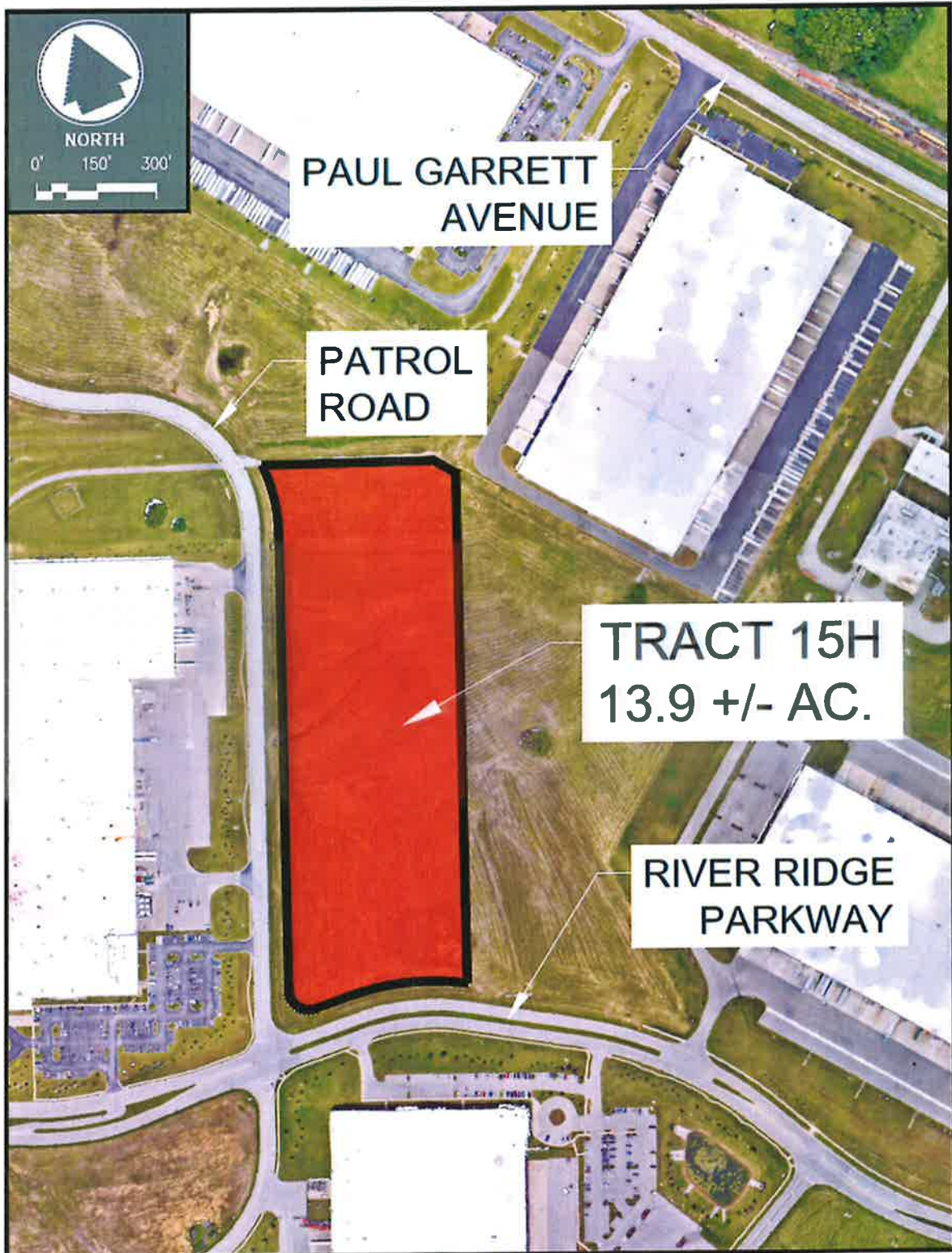
The Executive Director is granted authority for sixty (60) calendar days following the adoption of this Resolution to negotiate and execute a purchase and sale agreement prepared in such form as approved by General Counsel for the sale of an approximately 13.9+/- acre parcel as shown on Exhibit A for \$136,500 per acre and to negotiate any appropriate 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 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 of the sale. This resolution further certifies that Jerry G. Acy is the RRDA’s Executive Director.

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 FEBRUARY 20, 2025.

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brien Lenfert, Secretary/Treasurer

EXHIBIT A



RESOLUTION NO. 15-2025

A RESOLUTION APPROVING THE AWARD OF THE PATROL ROAD REALIGNMENT CONSTRUCTION CONTRACT

WHEREAS, the River Ridge Development Authority (“RRDA”) has sold an approximately eight (8) acre tract of real property in the Jeffersonville section of the River Ridge Commerce Center (“RRCC”) known as Tract 15G; and,

WHEREAS, RRDA is contractually obligated to construct access roads and infrastructure to the site; and,

WHEREAS, RRDA has developed plans for construction of a realignment of Patrol Road that runs approximately 3,000 linear feet from River Ridge Parkway to Paul Garrett Avenue consisting of two (2) twelve-foot (12.00’) wide travel lanes with a twelve-foot (12.00’) wide two-way left turn lane in the center of the road, the realignment of a 10-inch gravity sanitary sewer main, and an underground storm drainage system along the roadway that will provide drainage capacity to future development sites to the west of the proposed 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, five (5) 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 **Three Million Five Hundred Forty-Four Thousand Four Hundred Twenty-One and No/100 Dollars (\$3,544,421.00).**

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 Realignment Construction Contract to **Dan Cristiani Excavating Co., Inc.** with a contract amount of **Three Million Five Hundred Forty-Four Thousand Four Hundred Twenty-One and No/100 Dollars (\$3,544,421.00)** 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 FEBRUARY 20, 2025.**

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

**RIVER RIDGE COMMERCE CENTER
PATROL ROAD REALIGNMENT PROJECT
BID TABULATION**

CONTRACTOR	BID PRICE
Dan Cristiani Excavating Co., Inc.	\$3,544,421.00
Louisville Paving Company, Inc.	\$3,817,087.00
MAC Construction & Excavating, Inc.	\$4,070,000.00
Cleary Construction Inc.	\$4,075,000.00
E&B Paving, LLC	\$4,708,600.00

RESOLUTON NO. 16-2025

A RESOLUTION APPROVING THE AWARD OF A PROFESSIONAL SERVICES AGREEMENT FOR WEBSITE DEVELOPMENT

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, in order to fulfill this responsibility, the RRDA/RRCC must have an informative and navigable website that showcases the benefits of investing in the RRCC as well as the RRDA/RRCC’s beneficial impact on the surrounding region; and,

WHEREAS, staff finds that the current RRDA/RRCC website is outdated and difficult to navigate; and,

WHEREAS, the RRDA publicly solicited and received thirty-five (35) quotes from consultants for assistance in the development of a new and improved RRDA website; and,

WHEREAS, following a thorough vetting process, the RRDA working group has determined that the most responsive, responsible, and cost-effective quote was submitted by **Marketing Alliance, Inc.**, with a contract amount of **Twenty-seven Thousand Eight Hundred Fifty and No/100 Dollars (\$27,850.00)** (see Exhibit A), and staff recommends the acceptance of such quote.

**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 Professional Services Agreement for website development to **Marketing Alliance, Inc.**, with a contract amount of **Twenty-seven Thousand Eight Hundred Fifty and No/100 Dollars (\$27,850.00)**, and hereby authorizes the RRDA Executive Director to execute a contract for such work, subject to prior review and approval of General Counsel.

**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 FEBRUARY 20, 2025.**

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

Website Developer	BID Price	Did they meet the criteria?
Aatoon Solutions	\$1,850	No
Secret Mind Tech	\$2,000	No
DigiDir	\$2,000	No
Appzlogic Inc	\$4,000	No
tviStech	\$4,500	No
Acquaint Soft Tech	\$4,500	No
BudVenture Technologies	\$5,000	No
Shyam	\$5,400	No
Ngrid Technologies	\$5,650	No
CIS	\$6,090	No
TAP Digital Services	\$6,552	No
MS Technologies	\$7,000	No
Tristate Technology	\$7,500	No
SoftRadix Technologies	\$8,000	No
Onlee	\$8,000	No
301 Marketing	\$9,000	No
Pameo	\$9,450	No
Birdmorning Solutions	\$9,999	No
Expert App Devs	\$11,305	No
Koder Labs	\$18,500	No
Mediaura	\$20,060	No
Kilowatt	\$21,000	No
Pixel Flames	\$21,350	No
SimpleView	\$23,000	No
ProMedia Group	\$25,000	Yes
W Poets	\$26,500	No
Marketing Alliance	\$27,850	Yes
Matthews Design	\$29,750	No
Sublime Media Group	\$31,500	No
Creative Repute	\$31,500	No
New Media Campaigns	\$35,000	Yes
Mightily	\$38,800	Yes
Ogun Labs	\$50,000	No
Element 502	\$51,500	No
Crescendo	\$64,250	No