

NOTICE OF RRUEA MEETING

NOTICE IS HEREBY GIVEN that the Board of Directors of the **RIVER RIDGE URBAN ENTERPRISE ASSOCIATION ("RRUEA")** will hold a Regular Meeting that is open to the public to conduct business of the RRUEA on

**Monday, September 21, 2026
2:00 p.m.**

The meeting will be held in the River Ridge Development Authority office located at 300 Corporate Drive, Suite 300, Jeffersonville, Indiana.

RIVER RIDGE DEVELOPMENT AUTHORITY

River Ridge Development Authority
Urban Enterprise Association Meeting
Monday, September 21, 2026
2:00 pm

BOARD MEMBERS

Name/Position

Appointed by

Term

Dr. Treva Hodges, President

City of Charlestown

1/1/24 - 12/31/26

Mr. M. Edward Meyer, Vice President

Town of Utica

1/1/26 - 12/31/28

Mr. Brian Lenfert, Secretary/Treasurer

Clark County

1/1/26 - 12/31/28

Mr. Eric Ballenger, Member

City of Jeffersonville

1/1/25 - 12/31/27

Dr. Tony Bennett, Member

Ports of Indiana

1/1/25 - 12/31/27

- | | | |
|----|--|--------------------|
| 1. | Call to Order | Dr. Hodges |
| 2. | Roll Call | Dr. Hodges |
| 3. | Meeting Notice Confirmation | Mr. Hildenbrand |
| 4. | Minutes – January 20, 2026 | Dr. Hodges |
| 5. | Waiver of Non-Compliance - COI Gateway 670, LLC
UEA Resolution 02-2026 (Mr. Staten) | <hr/> Board Member |
| 6. | Investment Deduction – Project Noor
UEA Resolution 03-2026 (Mr. Staten) | <hr/> Board Member |
| 7. | Other Business | |
| 8. | Adjournment | |

**River Ridge Urban Enterprise Association
Meeting Minutes
January 20, 2026**

A meeting of the River Ridge Urban Enterprise Association was held beginning at 2:03 p.m. on Tuesday, January 20, 2026, in the River Ridge Development Authority Conference Room located at 300 Corporate Drive, Suite 300, Jeffersonville, Indiana.

Roll Call: The following RRUEA Board members were present: Treva Hodges, Ed Meyer, Brian Lenfert, Eric Ballenger, and Tony Bennett. Ed Meyer was absent from the meeting.

The following RRDA staff members present were Marc Hildenbrand, Executive Director; Greg Fifer, General Counsel; Tom Vittitow, Projects and Planning; Josh Staten, Business Development and Real Estate; Jeremey Nicheols, Maintenance and Water Operations; Michael Caruso, Construction and GIS; Eric Lauer, Engineering; Billieann Durrett and Jill Oca, Finance; Abi Prewitt, Marketing; and Renee' Tarpley Wyman; Administration.

Outside guests included Bob Stein, United Consulting; John Kraft, MAC Construction; and Andre Heal, Charlestown Fire Department.

Meeting Notice Confirmation: Mr. Hildenbrand confirmed that the meeting notice for the January 20, 2026 RRUEA meeting was properly posted.

Ratification of 2026 UEA Officers: Dr. Hodges reviewed current officers as herself, Dr. Treva Hodges, President; Mr. Ed Meyer, Vice President and Mr. Brian Lenfert, Secretary Treasurer. Motion was made by Dr. Bennett to reinstate this panel for 2026. The motion was seconded by Mr. Lenfert and passed 4-0.

Approval of Minutes: Dr. Hodges presented the RRUEA Board minutes from the last RRUEA meeting held on December 15, 2025, for approval. There being no questions or corrections, Mr. Ballenger made a motion to approve the minutes, and Dr. Bennett seconded. The minutes were approved 4-0.

Resolution 01-2026: Mr. Staten presented the resolution requesting approval to waive failure of timely completion and filing investment deduction property tax applications from Tract 22F, LLC. Approval of this resolution allows late filing of the deduction application for tax year 2025, payable in 2026. Mr. Ballenger made a motion to approve, and Mr. Lenfert seconded. Resolution 01-2026 was approved 4-0.

Adjournment: There being no further business to come before the Board, the meeting was adjourned upon motion made by Dr. Bennett and seconded by Mr. Ballenger. Approved 4-0, the meeting was adjourned at 2:06 p.m.

Treva Hodges, President
RRDA Board of Directors
RRUEA Board of Directors

STATE OF INDIANA

BEFORE THE RIVER RIDGE URBAN ENTERPRISE ASSOCIATION

UEA RESOLUTION NO. 02-2026

**A RESOLUTION WAIVING OBJECTION TO, AND/OR
ACCEPTANCE OF, LATE FILED URBAN ENTERPRISE ZONE BUSINESS
INVESTMENT DEDUCTION PROPERTY TAX APPLICATION**

WHEREAS, the River Ridge Urban Enterprise Association (the “**RRUEA**”) was created pursuant to Indiana law to oversee and coordinate the River Ridge Urban Enterprise Zone (the “**RRUEZ**”) activities and benefits ; and,

WHEREAS, the RRUEA’s purposes are to stimulate capital investment, create and retain jobs, increase employment opportunities, and to generally stimulate economic activity in Clark County, Indiana, and the surrounding region; and,

WHEREAS, these activities and benefits are consistent with local and state goals under the enterprise zone program; and,

WHEREAS, the State of Indiana confers certain tax benefits to enterprise zone businesses, including without limitation, investment deductions for real and/or personal property; and,

WHEREAS, COI Gateway 670, LLC (“**Investor**”) has made a qualified investment within the RRUEZ that is eligible for deduction from the assessed value of its enterprise zone property under Ind. Code § 6-1.1-45-9, but failed to timely file an application for such deduction for real property taxes assessed for the year 2026 payable in 2027; and,

WHEREAS, Ind. Code § 6-1.1-45-10(d) allows urban enterprise associations by resolution to waive failure to timely complete and file the investment deduction property tax application (“**Form EZ-2**”) such that the Auditor can accept and approve such application for property tax deduction; and,

WHEREAS, Investor has requested such waiver from the RRUEA; and,

WHEREAS, it is in the best interest of RRUEA and the purposes for which it was created to grant the requested waiver, and RRUEA hereby adopts this Resolution for such purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE RIVER RIDGE URBAN ENTERPRISE ASSOCIATION AS FOLLOWS:

The failure of Investor to timely file or complete a Form EZ-2 shall be, and hereby is, waived for tax year 2026 payable in 2027 conditionally upon Investor filing a fully completed Form EZ-2 to the RRUEA within thirty (30) days from the adoption of this Resolution.

SO RESOLVED BY MAJORITY VOTE OF THE BOARD OF DIRECTORS OF THE RIVER RIDGE URBAN ENTERPRISE ASSOCIATION TAKEN DURING A DULY NOTICED AND CONVENED PUBLIC MEETING HELD ON SEPTEMBER 21, 2026.

Attest: _____ Dr. Treva E. Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer

STATE OF INDIANA

BEFORE THE RIVER RIDGE URBAN ENTERPRISE ASSOCIATION

UEA RESOLUTION NO. 03-2026

A RESOLUTION TO NEGOTIATE AN AGREEMENT FOR THE URBAN ENTERPRISE ZONE INVESTMENT DEDUCTION FOR PROJECT NOOR

WHEREAS, the Executive Director of the River Ridge Development Authority (“**RRDA**”) has been in discussions with an industrial or commercial prospect known as Project Noor (“**Potential Prospect**”) that is interested in making qualified investments within the River Ridge Urban Enterprise Zone (“**RRUEZ**”) that may be eligible for a deduction from the assessed value of its enterprise zone property (“**Investment Deduction**”) under Ind. Code § 6-1.1-45-9; and,

WHEREAS, the River Ridge Urban Enterprise Association (“**RRUEA**”) was created pursuant to Indiana statutes to oversee and coordinate the RRUEZ activities and benefits; and,

WHEREAS, the RRUEA seeks to stimulate capital investment, create and retain jobs, increase employment opportunities, and to generally stimulate economic activity in Clark County, Indiana, and the surrounding region; and,

WHEREAS, these activities and benefits are consistent with local and state goals under the urban enterprise zone program; and,

WHEREAS, the State of Indiana confers certain tax benefits to enterprise zone businesses, including without limitation, investment deductions for real and/or personal property; and,

WHEREAS, it is in the best interest of the RRUEA and the purposes for which it was created to grant authority to the RRDA Executive Director (“**Executive Director**”) to negotiate the terms of the Investment Deduction; and,

WHEREAS, the Potential Prospect requires that the negotiations remain confidential and their identity remain anonymous until such time as the RRDA and Potential Investor have come to terms and such terms have been outlined in an executed and/or official letter (“**RRUEZ Acceptance Letter**”) signed by the Executive Director on behalf of the RRUEA and delivered to the Potential Prospect.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE RRUEA AS FOLLOWS:

The Executive Director, during the period of ninety (90) calendar days following the adoption of this Resolution, is granted authority to negotiate terms, execute, and deliver a RRUEZ Acceptance Letter and any other documents deemed necessary or appropriate by the RRDA General Counsel and the Potential Prospect to finalize the Investment Deduction. The execution and delivery of all such documents by the Executive Director shall be conclusive evidence of the RRUEA's approval. This resolution also certifies that Marc A. Hildenbrand is the RRDA's Executive Director.

SO RESOLVED BY MAJORITY VOTE OF THE BOARD OF DIRECTORS OF THE RIVER RIDGE URBAN ENTERPRISE ASSOCIATION TAKEN AT A DULY NOTICED AND CONVENED PUBLIC MEETING HELD ON SEPTEMBER 21, 2025.

Attest: _____ Dr. Treva Hodges, President

Attest: _____ Brian Lenfert, Secretary/Treasurer