

Indiana Water Summit

September 7, 2022



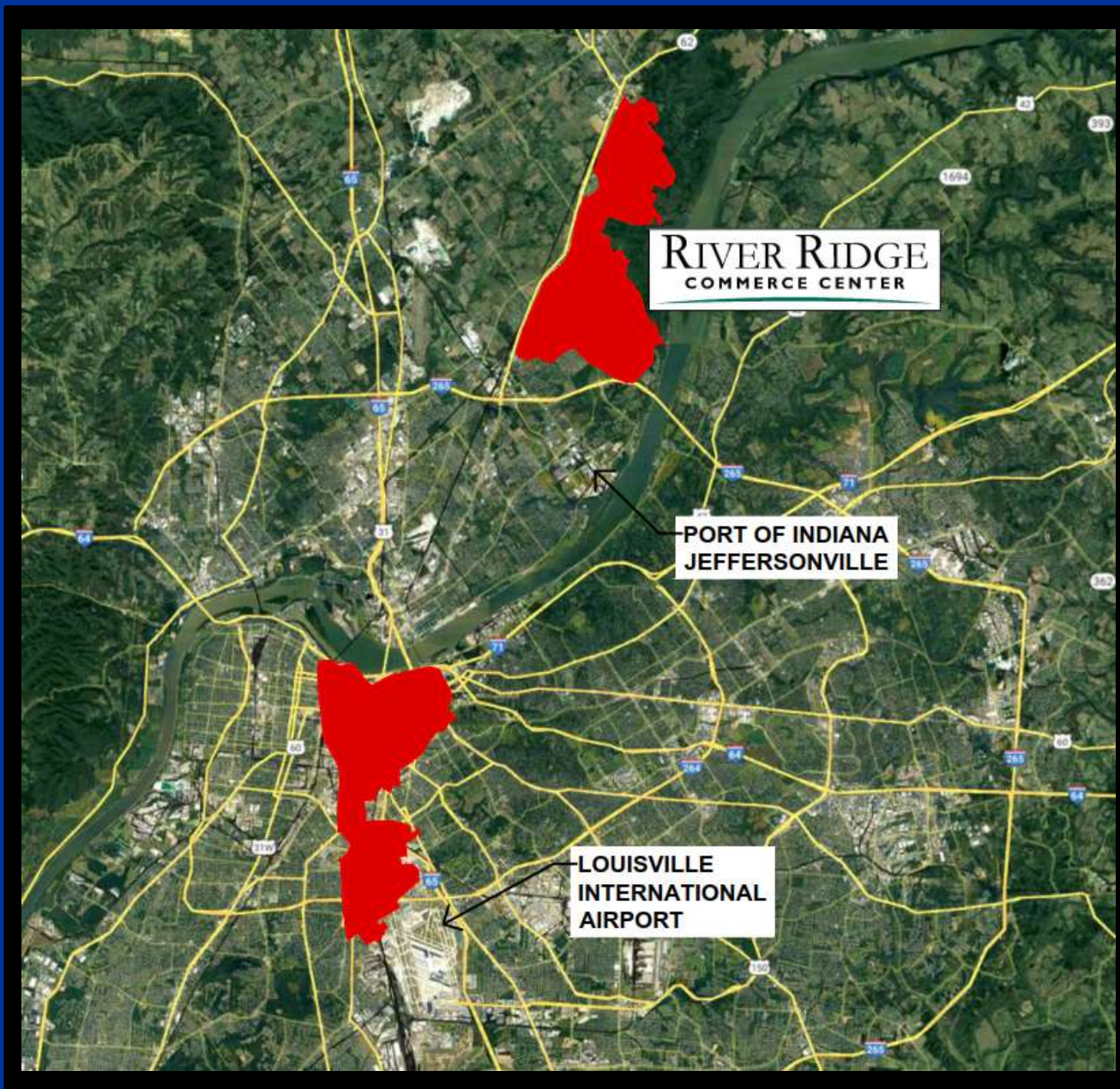
RIVER RIDGE
WATER SYSTEM

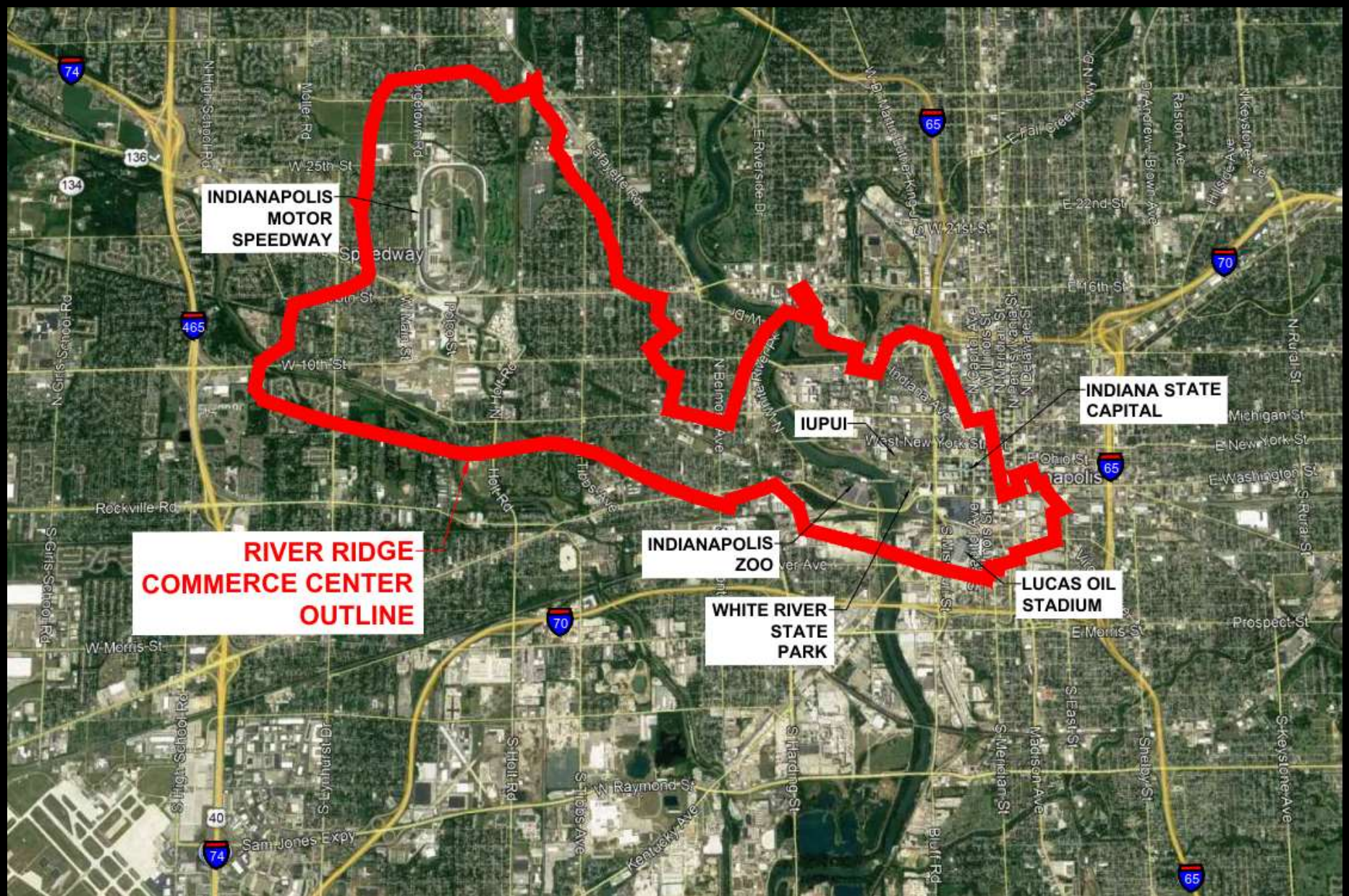
River Ridge Commerce Center Aerial

November 15, 1999



Metro Aerial





**INDIANAPOLIS
MOTOR
SPEEDWAY**

**RIVER RIDGE
COMMERCE CENTER
OUTLINE**

IUPUI

**INDIANAPOLIS
ZOO**

**WHITE RIVER
STATE
PARK**

**INDIANA STATE
CAPITAL**

**LUCAS OIL
STADIUM**

Major Milestones

October 17, 1998	May 2, 2003	April 19, 2004	April 7, 2005	January 2006	August 5, 2016	August 14, 2018
Federal Legislation for Transfer	Master Lease with Army	Name Change to River Ridge Development Authority	First Land Transfer	Assignment of Water Ops FUA – IDNR	Final Property Transfer – Parcel H7	Master Lease with Army Terminated

Major Water Milestones

January 20, 2010

DNR Funding for New Water System

July 1, 2011

RRDA Assumes Entire Water Operations System/Partnerships

January 2022

DNR Announcement Water System Expansion – 6 mgd

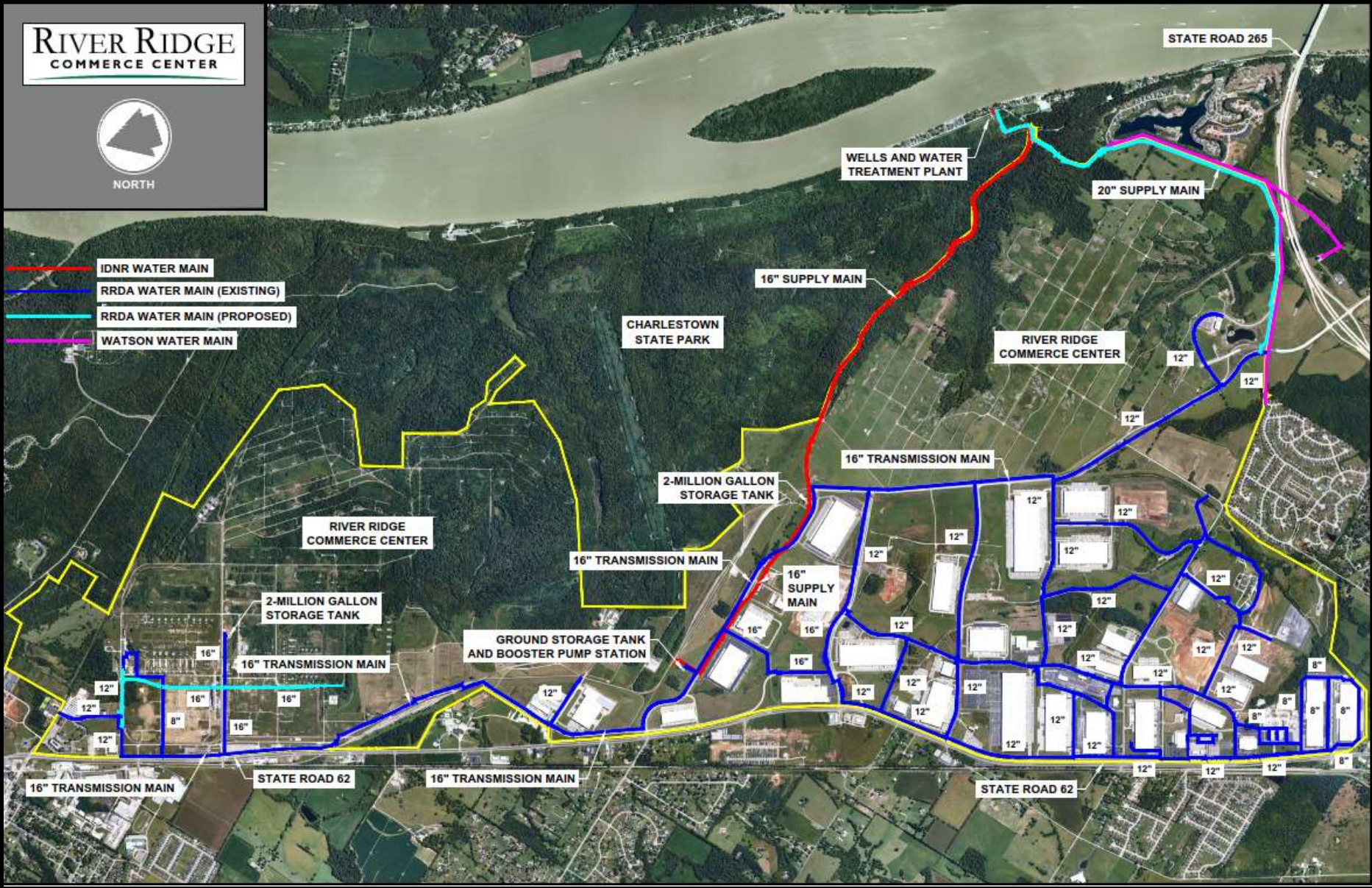
- Currently have 4-year operating agreement with 4-year extension
- Final negotiations with IDNR for total 20-year operating agreement
- 50-year supply agreement allocating up to 20 mgd



RIVER RIDGE COMMERCE CENTER



NORTH



IDNR WATER MAIN

RRDA WATER MAIN (EXISTING)

RRDA WATER MAIN (PROPOSED)

WATSON WATER MAIN

STATE ROAD 265

WELLS AND WATER TREATMENT PLANT

20" SUPPLY MAIN

16" SUPPLY MAIN

CHARLESTOWN STATE PARK

RIVER RIDGE COMMERCE CENTER

RIVER RIDGE COMMERCE CENTER

2-MILLION GALLON STORAGE TANK

16" TRANSMISSION MAIN

16" TRANSMISSION MAIN

2-MILLION GALLON STORAGE TANK

GROUND STORAGE TANK AND BOOSTER PUMP STATION

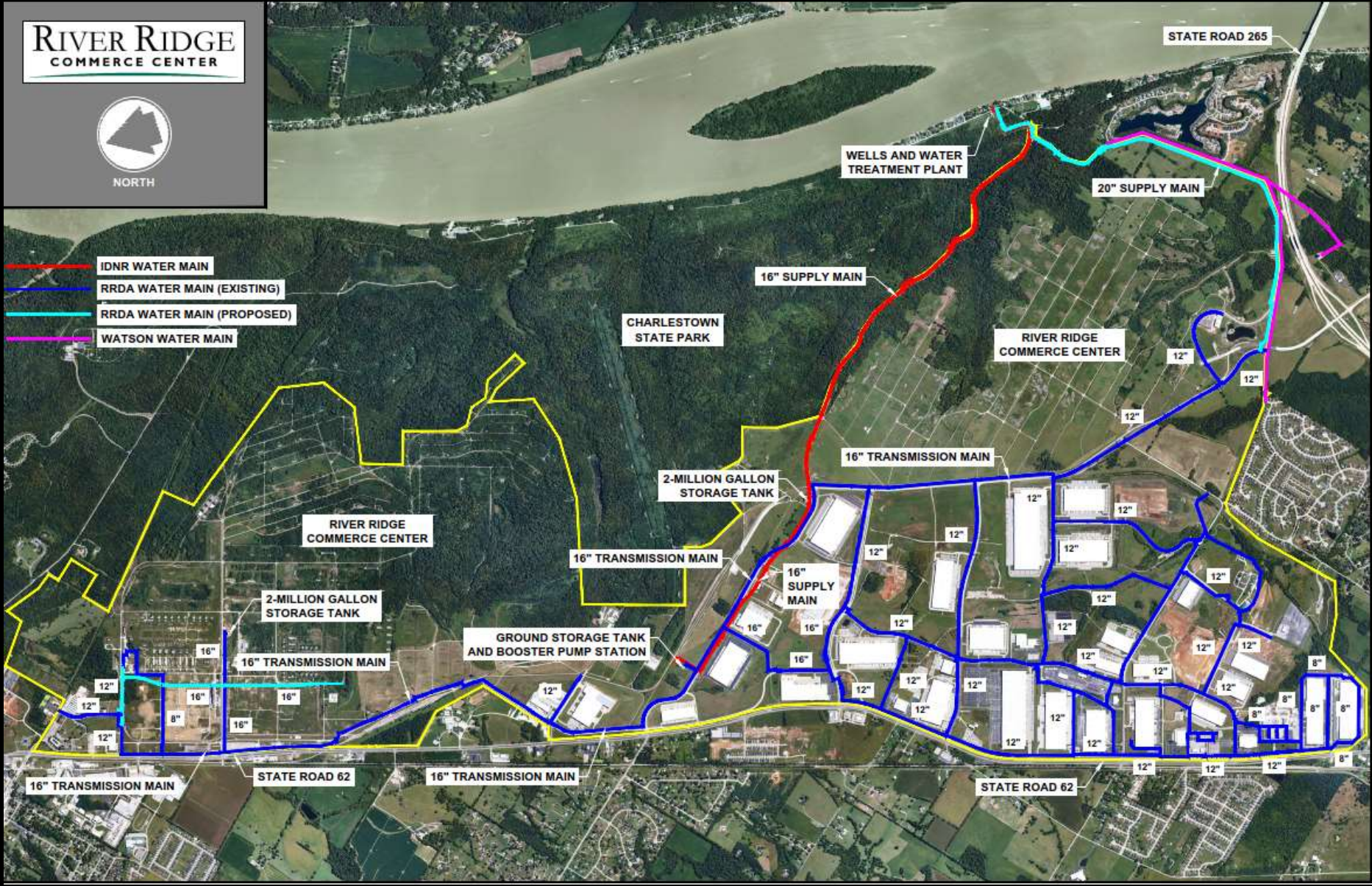
16" TRANSMISSION MAIN

16" TRANSMISSION MAIN

STATE ROAD 62

16" TRANSMISSION MAIN

STATE ROAD 62



BY THE NUMBERS



**\$235.7
Million**

Annual Disposal
Income

**\$143
Million**

Invested by Private
Developers in
Construction Projects

\$420.5 Million

Total Tax Revenue Generated for
State and Local Entities in Last 10
Years

11,000

Employed Individuals
Onsite

18,000

Regional Jobs
Supported by
River Ridge



**\$150
Million**

Capital
Improvements

**\$2.5
Billion**

Economic Output of
River Ridge

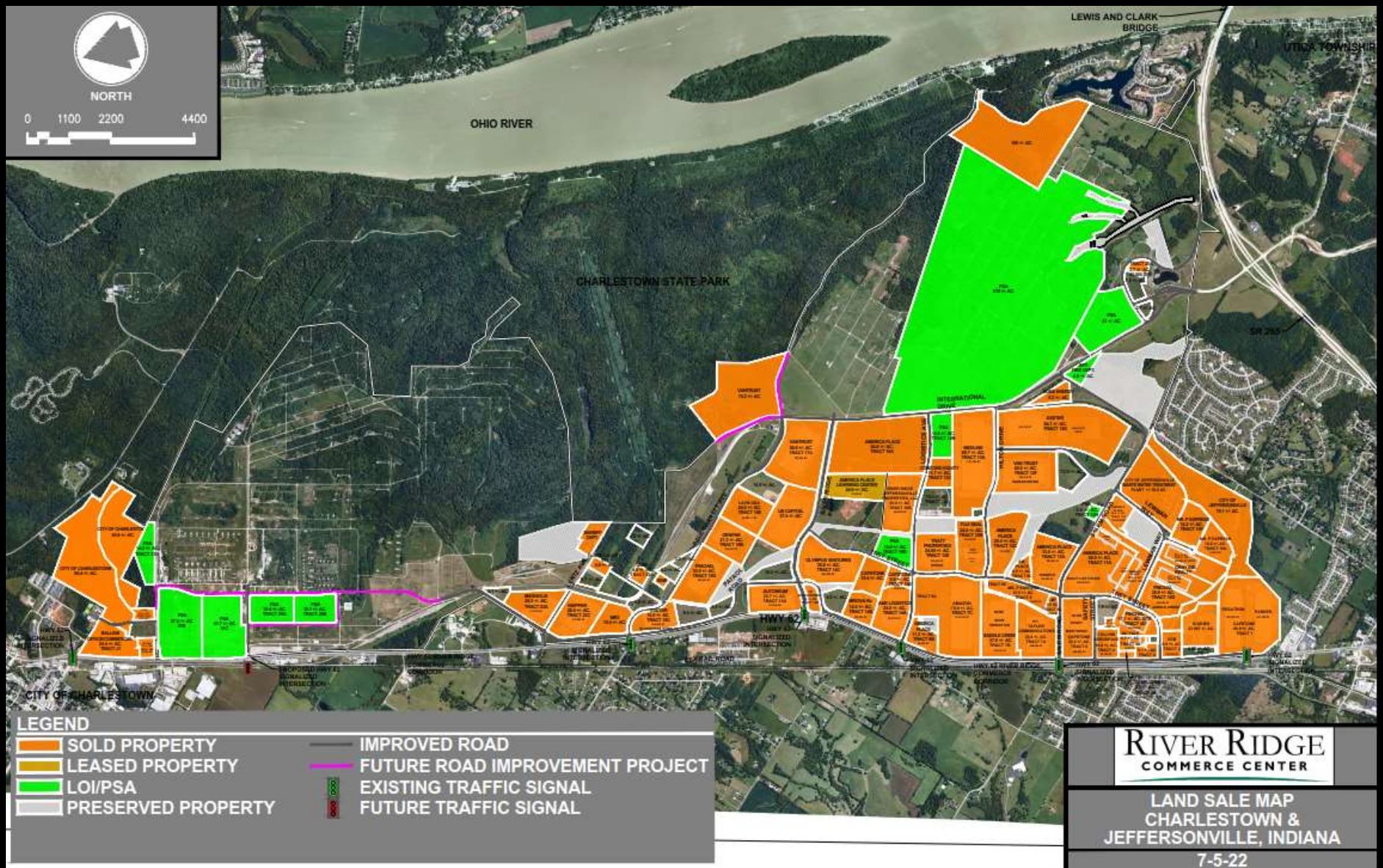


State & Local Impact

River Ridge State and Local Fiscal Impact
Income and Sales Tax-Indiana Impact Only



Land Sale Exhibit



LEGEND

SOLD PROPERTY	IMPROVED ROAD
LEASED PROPERTY	FUTURE ROAD IMPROVEMENT PROJECT
LOI/PSA	EXISTING TRAFFIC SIGNAL
PRESERVED PROPERTY	FUTURE TRAFFIC SIGNAL

RIVER RIDGE
COMMERCE CENTER

LAND SALE MAP
 CHARLESTOWN &
 JEFFERSONVILLE, INDIANA

7-5-22

Construction at River Ridge

Total constructed since 2006	14 Million SF
Currently under construction	1.7 Million SF

*Buildings ranging in sizes
from
22,750 SF
to
1,200,000 SF*

DA, Inc.



- ❖ Owner/User - Automotive wiring harnesses
- ❖ Kojima Industries Corp.

J Knipper



- ❖ Owner/User – Healthcare/ Pharmaceutical samples
- ❖ New Jersey headquarters

Hemprise



- ❖ Owner/Hemprise – CBD Products
- ❖ Headquarters Layn USA, Inc. - California

CTDI



- ❖ Tenant/Owner VanTrust – Electronics Hi-Tech/Testing and Repair
- ❖ Headquarters Westchester, PA