Annual Report 2021



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Power of Partnerships

ABOUT THE RIVER RIDGE DEVELOPMENT AUTHORITY

The board of the **River Ridge Development Authority (RRDA)**oversees the River Ridge Commerce

Center's overall policies and procedures.

Each of its five partnering jurisdictions appoints a board member, and those members elect officers. Partners in the River Ridge Development Authority include the City of Charlestown, City of Jeffersonville, Clark County Commissioners, Indiana Port Commission and Town of Utica.

J. Mark Robinson, President

Norman E. "Ned" Pfau, Jr., Vice President

Philip "Phil" McCauley,
Secretary/Treasurer

Edward "Ed" Meyer, Board Member

Dr. Treva Hodges, Board Member

Jerry Acy, Executive Director

David Lewis, General Counsel



From left to right: David Lewis, Ned Pfau, Mark Robinson, Treva Hodges, Ed Meyer, Phil McCauley, Jerry Acy.

River Ridge Commerce Center is absolutely a premier industrial park. With the addition of the Lewis and Clark Bridge, the accessibility to I-71, I-64, I-75 and I-65 makes this is a business dream location. The pristine environment, beautiful buildings and landscape make coming to work a pleasure.

Jerry Acy and his team are fabulous to work with and very responsive to all our needs. I cannot imagine having Mister "P" Express and MRP Manufacturer,

LLC located anywhere else!



Cindy Collier, President and CEO, Mister "P" Express and MRP Manufacturer, LLC



ABOUT THE RIVER RIDGE DEVELOPMENT AUTHORITY



The River Ridge Commerce Center combines a strategic supply chain location and strong park infrastructure with forward-thinking partners and a statewide economic vision. The opportunities at River Ridge are clear, and we are excited about our long-term partnership. By introducing our network of top manufacturing, logistics and industrial clients to River Ridge, we can bring new jobs and investment to the community.





Scott Brinner, Executive Vice President, OmniTRAX

ABOUT THE RIVER RIDGE DEVELOPMENT AUTHORITY

The *River Ridge Commerce Center* has become one of the nation's premier business and industrial parks. Located on 6,000 acres along the Ohio River in Southern Indiana, River Ridge is an economic driver for the entire region, attracting top-tier employers and well-paying jobs to the community.

River Ridge is home to more than 60 firms. These companies employed over 10,400 workers and supported nearly 7,000 additional regional jobs in 2021. A 2021 economic impact study revealed that the River Ridge

2021. A 2021 economic impact study revealed that the River Ridge Commerce Center produced an estimated total of **\$2.5** billion in **economic output**, or the total value of all transactions resulting from the center.*

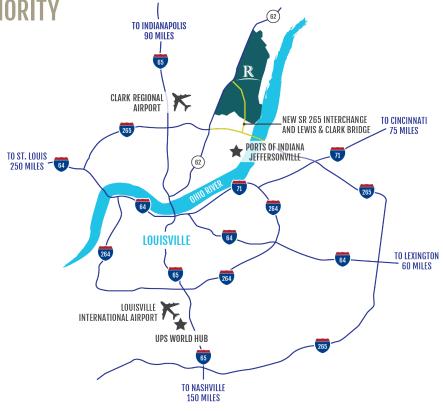
With about 4,000 acres of River Ridge still available for development, River Ridge can accommodate projects ranging from 1 acre to 1,100 acres in its dedicated megasite. River Ridge's central location and world-class amenities make it a preferred site for dozens of companies, representing sectors such as aerospace, automotive, food and beverage, information technology, life sciences and logistics.

Building on Its History

The River Ridge Commerce Center began in 1998 when the U.S. Army began conveying property to the River Ridge Development Authority (RRDA) to be redeveloped to generate revenue and revitalize the area's economy.

Its investments in roads, utilities and other infrastructure have spurred private development from local, national and international employers; incentivized a diverse array of industries to locate within the Commerce Center; and created thousands of jobs across Southern Indiana.

* 2021 Economic Impact Analysis – The River Ridge Commerce Center (2021), Policy Analytics, LLC





LETTER FROM THE PRESIDENT

Dear Friends.

Preparing the River Ridge Development Authority annual report is always an incredibly fulfilling time of year - primarily because we are able to reflect on the successes of the past as we prepare to embrace the challenges and opportunities that lie ahead. This year, it's fitting to look at our progress not only through the lens of 2021

> but also to consider the full context - an entire decade of consistent and significant growth.

Since 2012, I can point to no other entity in our region that has experienced the level of success we've witnessed at the River Ridge Commerce Center. We've watched as our regional business park has transformed into a world-class home for businesses.

In a decade, employment at the park has grown nearly 500 percent to more than 10,000. The regional economic impact of the Commerce Center has grown to more than \$2.5 billion from less than \$750 million a decade ago. Meanwhile, the variety and quantity of the employers also have improved and now include more higher-wage, career-oriented jobs. River Ridge is now home to a diverse mix of employers, representing the advanced manufacturing, aerospace, automotive, life

sciences, logistics, pharmaceutical and technology industries.

It's truly amazing, and we wouldn't have reached this point without tremendous partners.

I want to thank the River Ridge Development Authority Board of Directors, our appointing authorities, our staff and general counsel, with special thanks to our Executive Director, Jerry G. Acy. I also want to thank One Southern Indiana, the Indiana Economic Development Corporation and all of our partners - investors and developers, engineering firms and contractors, local utility providers and companies that have selected River Ridge to grow their businesses - for their contributions and support.

We wouldn't be here without all of them.

I. Mark Robinson President, River Ridge Development Authority















































Collins Aerospace





































2021 HIGHLIGHTS

Built Relationships with New Partners

- A record 154 requests for proposals for economic development projects
- Hosted all-time high 41 prospect visits

Drew Significant Interest in Land Purchases

- Board approval for 15 potential land deals
- 800+ acres of proposed new development
- Negotiating with first potential company on megasite
- Potential to add over 3.4 million sq. ft. of commercial space

Added Major Employers Bringing More Than 2,000 Workers

- Communications Test Design
- HempRise
- Affinity
- PharmaCord

Continued Infrastructure Improvements

- Struck a new water operating agreement with the Indiana Department of Natural Resources (IDNR) to expand water supply. The 50-year contract reserves up to 20 million gallons of water per day from the Ohio River Outflow Aquifer.
- Completed negotiations for the IDNR to construct new water wells and treatment facilities to add 3 million gallons per day to the water system.
- Partnered with the cities of Jeffersonville and Charlestown to seek funding for waste-water treatment facilities. Efforts led to inclusions of the projects in a \$50 million request a Regional Economic Acceleration and Development Initiative (READI) grant. The State of Indiana announced in December that Southern Indiana's regional development authority would be awarded the grant, and the funding is expected to be split among numerous projects.
- Began construction of new supply lines and two,
 2 million-gallon water towers to accommodate the long-term needs.



Improved access and connectivity with completion
of the last section of the heavy-haul road connecting
River Ridge and the Port of Indiana-Jeffersonville.
 The RRDA in partnership with the State of Indiana,
the Port, Clark County Government and the City of
Jeffersonville funded the \$32 million project.



The River Ridge Commerce Center is one component of the great product that we have to sell. River Ridge is transformational and supports quality of life throughout our region. Not only is River Ridge successful in business locations and expansions, but it also provides a complete vision for community support by supporting childcare, workforce training and amenities such as the parks and walking trails. River Ridge is celebrating an outstanding year, and our region is stronger because of its success.



Wendy Dant Chesser, President and CEO, One Southern Indiana



SUCCESS STORIES



River Ridge Completes Office Building

The River Ridge Development Authority realized its vision for the addition of Class A office space at the River Ridge Commerce Center with the completion of Gateway Office One in late 2021. The 45,000-square-foot office **building** will serve as the home for the development authority and Clark County Government offices. The \$12.3 million structure overlooks a 5-acre lake, an amphitheater and walking trails, and is the anchor for the planned Gateway Office and Research Campus.





OmniTRAX Partnership Takes Rail Service to the Next Level

OmniTRAX, Inc., a comprehensive supply chain logistics solutions provider and the transportation affiliate of The Broe Group, officially began operations in November 2021 as the new rail partner for the River Ridge Commerce Center. The long-term partnership will allow the national rail-services provider to further develop the park's rail infrastructure and tenant base. In addition to providing OmniTRAX customers a centralized hub to reach the Midwest, Northeast and Southeast markets, the agreement allows OmniTRAX to collaborate with



the RRDA, state and local officials to attract new projects that increase economic development within the region.

SUCCESS STORIES



New PharmaCord Headquarters Fuels Growth

PharmaCord LLC opened a new operations and call center that will provide support services to patients and physicians on behalf of pharmaceutical companies.

PharmaCord is a key connector between pharmaceutical companies and manufacturers, doctors and payers, ensuring patients receive specialty medications prescribed to them. Its plans call for the addition of 850 new, full-time positions at River Ridge.

The new \$50 million headquarters and operations center is located on the America Place campus within the River Ridge Commerce Center.



HempRise: Invests in Emerging Industry

HempRise, which invested more than **\$70 million** in a new facility, began operating at the River Ridge Commerce Center in late 2021. Its **10,000-square-foot facility** is the world's largest industrial hemp-processing and innovation facility, producing hemp extracts for global markets.

The company, a division of Layn USA, has the capacity to process about 8 million pounds of biomass per year. The facility will source raw hemp from farms in Indiana and Kentucky.



CTDI: Brings More Tech

Communications Test Design, Inc. (CTDI), a leader in the rapidly growing communications, mobility, and consumer devices service industries, opened a new facility at River Ridge that is slated to become one of the largest employers at the Commerce Center.

The **\$19.7** *million investment* included \$4.6 million for building improvements and \$15.1 million for new machinery and equipment at the **702,800-square-foot building**. CTDI anticipates rapid growth, with plans to add as many as 1,000 full-time employees over five years, paying above Clark County's average wage.

BY THE NUMBERS

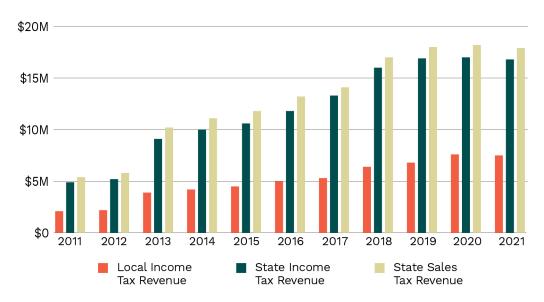
Since 2013, Indianapolis-based Policy Analytics, LLC has compiled a comprehensive Economic Impact Analysis to help quantify the significant impact the River Ridge Commerce Center has made on local, regional and state economies. The information allows River Ridge leadership and key stakeholders to monitor progress and the impact of ongoing development and investments on a six-county region.

Highlights of the report include consistent increases in employment, labor income, tax revenue generated for state and local entities, value of capital improvements, investments by private partners and economic output.

See the next page for more details from the report.

River Ridge State and Local Fiscal Impact

Income and Sales Tax - Indiana Impact Only





It has never been more vital to promote economic growth opportunities in our Hoosier state, and the River Ridge Development Authority has taken charge as a top destination for advanced manufacturing and industrial companies.

Beyond being the cornerstone Commerce
Center in the nation, the RRDA has taken an
active role in giving back to communities
by partnering with local government
entities through various projects such as the
development of parks, emergency response
centers and utility facilities.

The River Ridge Commerce Center has positioned itself as a global leader in recruiting industry leading organizations with the best paying jobs for Hoosiers – furthering Indiana's footprint of the best state to live, work and raise a family.



Sen. Chris Garten Indiana, District 45



BY THE NUMBERS*



\$42.2 Million

Total Tax Revenue Generated for State and Local Entities



\$1.12 Billion+

In Added Economic Value

\$73 Million

Invested by
Private Developers
in Construction
Projects

10,400

Employed Individuals Onsite

18,000

Regional Jobs Supported by River Ridge



\$15 Million

Capital Improvements \$2.5 Billion

Economic Output of River Ridge



FOCUS ON THE FUTURE

Continuing Strategic Investments

The River Ridge Development Authority continues its strategic focus on the future – and the immense potential for continued growth within and around the River Ridge Commerce Center.

To date, the River Ridge
Development Authority has invested
more than \$150 million to develop
about 35 percent of the Center.

That investment has helped support the **over 10,400** jobs at companies at River Ridge but also leaves plenty of room for additional companies to locate on the approximate **3,500 acres** that remain undeveloped.

Much of the undeveloped land where the RRDA will focus future development efforts is located in two, key areas:

- North End, near Charlestown, where about 1,900 acres are available.
- Megasite, an 1,100-acre parcel in Jeffersonville that has been reserved for large, transformative economic development projects that could bring hundreds or thousands of additional jobs.

RRDA estimates it will need to invest an additional \$250 million in clearing, sitework and infrastructure development to prepare the remaining land for new projects and expansions.



Expanding Water Resources

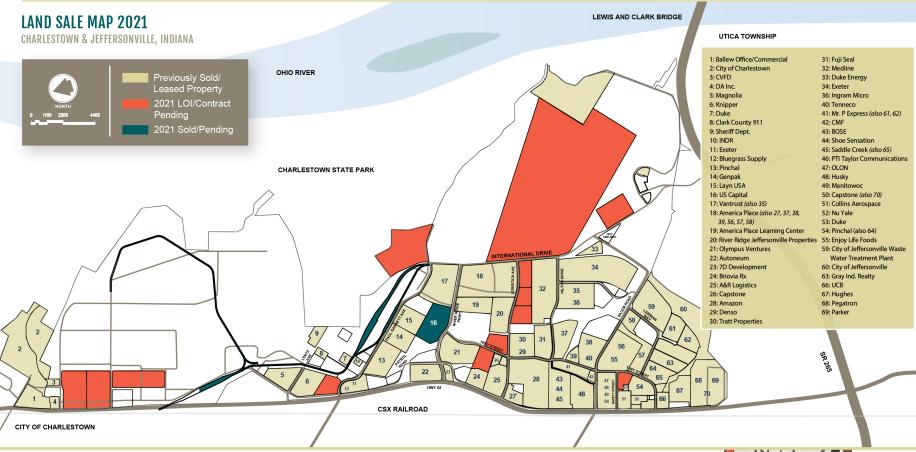
An area of intense focus for the River Ridge Development Authority is expanding water and wastewater capacity. Several projects related to those efforts will be ongoing in 2022 and beyond including:

- Design is underway for a 20-inch supply line to increase transmission capacity from the Watson Water treatment plant to River Ridge businesses. This project will add redundancy to the system and ensure continued availability of quality water.
- River Ridge is completing construction of two, 1 million-gallon storage tanks. These new storage takes will come online in 2022, providing increased capacity and ensuring a consistent supply of water and pressure for River Ridge businesses.
- RRDA is replacing outdated water lines that remain in portions of the Center, leftover from the former Indiana Army Ammunition Plant.
- The cities of Jeffersonville and Charlestown are working with River Ridge leaders to determine needs for expansions of capacity at city-owned water treatment plants that serve River Ridge. Expansion of both facilities is needed to accommodate long-term growth at River Ridge and surrounding areas.
- RRDA is working
 with a consultant
 to design a new
 sewer system,
 including new lift
 stations, force
 mains and individual
 collector lines
 to serve several
 hundred acres of
 undeveloped land.

Meanwhile, the River Ridge Development Authority continues investments in roads, utilities, rail infrastructure, and environmental and site clearing to prepare parcels for potential investors.

The Authority also is working with its new rail partner, OmniTRAX, to develop a master plan to collaboratively expand the road and rail systems at River Ridge and maximize opportunities for future growth.

FOCUS ON THE FUTURE



HempRise is a high-tech agriculture related company. We picked River Ridge as our prime manufacture location simply because it sits in the heart of the Midwest, has easy access to rich agricultural practices in Southern Indiana, West Ohio and Northern Kentucky, as well as a national transportation network centered in Louisville.

Affordable housing, top-ranking research universities and technical colleges, and experienced manufacturing workforce also make River Ridge an ideal location for HempRise.



Zheng Yang, General Manager, HempRise, Inc.

MAJOR EMPLOYERS AT RIVER RIDGE

Affinity

Amazon

America Place Gallery Building

American Air Filter

American Fuji Seal Food

Autoneum

A&R Logistics

Bluegrass Supply Chain Services

Bose

Chryso Inc.

Collins Aerospace

Communications Test Design Inc.

DA Inc.

Denso

Enjoy Life Foods Food

Genpak

GE Appliances

Hemprise

Hughes Development

Husky Injection Molding Systems

Hydra Trucking and Warehousing

Hydro Technologies

Idemitsu

Ingram Micro

Kenco Logistics

Knipper & Co.

Kroger Health

Manitowoc Crane

Medline Industries

Mid-America Milling

Midwest Environmental Services

Mister "P" Express

MRP Manufacturer, LLC

Neovia Logistics

Niagara Bottling

Nu-Yale Cleaners

Olon Industries

Optum Rx

Parker Hannifin Corp.

Pegatron

PharmaCord LLC

PTI Quality Containment Solutions

Saddle Creek Logistics Services

Taylor Communications

Tenneco

U.S. Collections Bureau



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