

**OLDA Board of Directors**  
**Thursday, April 13, 2023**  
**Fiscal Court Conference Room**

**Board Members Present:** Bob Dye, Fred Tolsdorf, John Stewart, Stephen Edwards, Fran Scott, George Flickner (via ZOOM)

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Dena Freeman; OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Fiscal Court: Judge Executive David Voegele, Magistrate Chris Haunz, Magistrate Kevin Jeffries, Planning and Development Director Jim Urban, CFO Stan Clark; La Grange Mayor John Black; La Grange City Council; Joe Davenport, Trey Kramer; La Grange City Attorney Beach Craigmyle; La Grange Utilities Commission Scott Treece; OR Partners: Greg Oakley, Doug Wood, John Hollenbach; RES, Kiersten Fuchs (via ZOOM); Oldham Era Reporter Christian Marnon; Former OCED Executive-Director, Deana Karem

The meeting was called to order at 8:03 A.M. by Chairman Dye after observing a moment of silence and hearing memories of deceased Board Member Jim Tutt.

**EXECUTIVE SESSION:** The group entered Executive Session at 8:29 A.M. in accordance with:

KRS 61.810-(1)(b)

Deliberations on the future acquisition or sale of real property by a public agency, but only when publicity would be likely to affect the value of a specific piece of property to be acquired for public use or sold by a public agency;

KRS 61.810-(1)(g)

Discussions between a public agency and a representative of a business entity and discussions concerning a specific proposal if open discussions would jeopardize the siting, retention, expansion, or upgrading of the business.

...on a motion from Mr. Stewart, seconded by Mr. Scott, approved 6-0 and including the following guests: David Bizianes, Sandy Hamilton, Dena Freeman, OLDA Counsel Jeff Adamson; Oldham County Fiscal Court: Judge Executive David Voegele, Magistrate Chris Haunz, Magistrate Kevin Jeffries, Planning and Development Director Jim Urban, CFO Stan Clark; Oldham County Attorney, Berry Baxter; La Grange Mayor John Black; La Grange City Council: Joe Davenport, Trey Kramer; La Grange City Attorney Beach Craigmyle; La Grange Utilities Commission Scott Treece; OR Partners: Greg Oakley, Doug Wood, John Hollenbach; RES, Kiersten Fuchs.

The group exited Executive Session at 10:16 A.M. on a motion from Mr. Stewart, seconded by Mr. Tolsdorf, approved 6-0.

Upon leaving Executive Session, Chairman Dye motioned for the OLDA Board to authorize him/staff to provide a letter of support for the Oldham County Fiscal Court and City of La Grange to fund the infrastructure initiative as proposed by La Grange Utilities and OR Partners, seconded by Mr. Scott, approved 6-0.

**APPROVAL OF 3/9/2023 MEETING MINUTES:** Motion to approve the minutes made by Mr. Stewart, seconded by Mr. Edwards, approved 4-0-2.

Mr. Scott requested that the March 9<sup>th</sup>, 2023 meeting minutes reflect his previous and continued request for a Board agenda item related to an AEP committee and legal services committee.

**FINANCIAL REPORT:** Accepted as presented on a motion from Mr. Tolsdorf, seconded by Mr. Edwards, approved 6-0.

**2023-2024 BUDGET DRAFT:** Discussion was delayed until the May meeting. Mr. Bizianes was requested to bring approval from Oldham County Fiscal Court approving the budget prior to voting.

**PAYABLES:** There were no payables for the month.

**EXECUTIVE DIRECTOR'S REPORT:** Mr. Bizianes updated the group on economic development efforts around Oldham County.

**ADJOURNMENT:** The group adjourned at 10:49 A.M on a motion from Chairman Dye, seconded by Mr. Tolsdorf, approved 6-0.

**OLDA Board of Directors  
SPECIAL MEETING  
Thursday, April 27, 2023  
Fiscal Court Conference Room**

**Board Members Present:** Bob Dye, Fred Tolsdorf (via ZOOM), John Stewart, Stephen Edwards, Fran Scott, George Flickner (via ZOOM)

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Fiscal Court: Judge Executive David Voegele, Planning and Development Director Jim Urban, CFO Stan Clark; La Grange Mayor John Black; La Grange City Council; Joe Davenport; La Grange City Attorney Beach Craigmyle; La Grange Utilities Commission Scot Treece; RES, Kiersten Fuchs; Oldham County Attorney, Berry Baxter.

The meeting was called to order at 1:06 P.M. by Chairman Dye.

**EXECUTIVE SESSION:** The group entered Executive Session at 1:09 P.M. in accordance with:

KRS 61.810-(1)(b)

Deliberations on the future acquisition or sale of real property by a public agency, but only when publicity would be likely to affect the value of a specific piece of property to be acquired for public use or sold by a public agency;

KRS 61.810-(1)(g)

Discussions between a public agency and a representative of a business entity and discussions concerning a specific proposal if open discussions would jeopardize the siting, retention, expansion, or upgrading of the business.

...on a motion from Chairman Dye, seconded by Mr. Edwards, approved 6-0 and including the following guests: David Bizianes, Sandy Hamilton, OLDA Counsel Jeff Adamson; Oldham County Fiscal Court: Judge Executive David Voegele, Planning and Development Director Jim Urban, CFO Stan Clark; Oldham County Attorney, Berry Baxter; La Grange Mayor John Black; La Grange City Council: Joe Davenport; La Grange City Attorney Beach Craigmyle; La Grange Utilities Commission Scott Treece; RES, Kiersten Fuchs.

The group took a recess at 2:07 P.M. on a motion from Mr. Scott, seconded by Mr. Stewart, approved 6-0. The group reconvened the Executive Session at 2:09 P.M. on a motion from Mr. Edwards, seconded by Mr. Stewart, approved 6-0.

The group exited Executive Session at 3:04 P.M. on a motion from Mr. Stewart, seconded by Mr. Edwards, approved 6-0.

Upon leaving Executive Session, Chairman Dye motioned for the OLDA Board to authorize him to sign the Purchase and Sale Agreement (PSA), closing statement, and all related closing documents regarding OR Partners' proposed land purchase; subsequent to OLDA counsel's edits, seconded by Mr. Tolsdorf, approved 5-1-0. (*Mr. Scott voted 'nay' on the motion.*)

**ADJOURNMENT:** The group adjourned at 3:07 P.M. on a motion from Mr. Edwards, seconded by Mr. Stewart, approved 6-0.

**OLDA Board of Directors  
SPECIAL MEETING  
Wednesday, May 3<sup>rd</sup>, 2023  
Fiscal Court Conference Room**

**Board Members Present:** Bob Dye (via ZOOM), John Stewart (via ZOOM), Fran Scott, George Flickner (via ZOOM)

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes; OLDA Counsel Jeff Adamson.

**Guests:** None.

The meeting was called to order at 10:04 A.M. by Chairman Dye.

**PAYABLE:** The group approved a payable Invoice #LS042823 to be paid to La Grange City Council on a motion from Chairman Dye, seconded by Mr. Stewart, approved 4-0.

**ADJOURNMENT:** The group adjourned at 10:08 A.M. on a motion from Chairman Dye, seconded by Mr. Flickner, approved 4-0.

**OLDA Board of Directors**  
**Thursday, May 11, 2023**  
**Fiscal Court Conference Room**

**Board Members Present:** Bob Dye, John Stewart, Stephen Edwards, Fran Scott, George Flickner

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Dena Freeman; OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Fiscal Court: Deputy Judge-Executive Kevin Nuss, Magistrate Chris Haunz; Planning and Development Director Jim Urban, CFO Stan Clark; La Grange Mayor John Black; La Grange City Council; Joe Davenport; La Grange City Attorney Beach Craigmyle; La Grange Utilities Commission Scott Treece

The meeting was called to order at 8:06 A.M. by Chairman Dye.

**APPROVAL OF 4/13/2023 MEETING MINUTES:** Motion to approve the minutes made by Mr. Stewart, seconded by Mr. Edwards, approved 5-0.

**APPROVAL OF 4/27/2023 SPECIAL MEETING MINUTES:** Motion to approve the minutes made by Mr. Stewart, seconded by Mr. Flickner, approved 5-0.

**APPROVAL OF 5/3/2023 SPECIAL MEETING MINUTES:** Motion to approve the minutes made by Mr. Stewart, seconded by Mr. Flickner, approved 4-0-1 (*Mr. Edwards was not present*).

**FINANCIAL REPORT:** Accepted as presented on a motion from Mr. Flickner, seconded by Mr. Stewart, approved 5-0. Mayor Black and Mr. Flickner requested that staff work with OR Partners to create a map which details how much acreage has been sold, how much is ready to be sold and how much is not ready for sale. *Staff to follow up.*

**PAYABLES:** Payables were approved as follows:

- IN35323 to RES on a motion from Mr. Stewart, seconded by Mr. Edwards, Approved 5-0.
- IN8883 to OCED on a motion from Mr. Flickner, seconded by Mr. Edwards, Approved 5-0.
- IN2023\_0003 to Adamson Law on a motion from Mr. Stewart, seconded by Mr. Flickner, Approved 5-0.

**2023-2024 BUDGET DRAFT:** Discussion was tabled until the June meeting.

**KLINGENFUS AGREEMENT:** Staff presented the annual lease with Mr. Klingenfus to mow areas of the development. The group tabled the discussion and requested that staff confirm that this lease pose no interference/conflict with OR Partners' newly purchased acreage. *Staff to follow up.*

**BOARD APPOINTMENTS:** Mr. Stewart had been serving as an incoming Chair, however, due to professional time conflicts he requested to wait until the following year (2024-2025) to step into the position. The OLDA Board members voted for Magistrate Dye to serve as Chairman for the 2023-2024 Fiscal Year on a motion by Chairman Dye, seconded by Mr. Stewart, approved 5-0.

**EXECUTIVE SESSION:** None.

**EXECUTIVE DIRECTOR'S REPORT:** Mr. Bizianes updated the group on economic development efforts around Oldham County.

**ADJOURNMENT:** The group adjourned at 9:56 A.M on a motion from Mr. Edwards, seconded by Mr. Flickner, approved 5-0.

**OLDA Board of Directors**  
**Thursday, July 13<sup>th</sup>, 2023**  
**Fiscal Court Conference Room**

**Board Members Present:** Bob Dye, John Stewart, Stephen Edwards, George Flickner

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Fiscal Court: Deputy Judge-Executive Kevin Nuss, Magistrate Chris Haunz; Planning and Development Director Jim Urban, Oldham County Engineer, Jim Silliman, La Grange Mayor John Black; La Grange City Council; Trey Kamer; La Grange City Attorney Beach Craigmyle; La Grange Utilities Commission Scott Treece; RES, Kiersten Fuchs.

The meeting was called to order at 8:07 A.M. by Chairman Dye.

**APPROVAL OF 5/11/2023 MEETING MINUTES:** Motion to approve the minutes made by Mr. Edwards, seconded by Mr. Flickner, approved 4-0.

**PROPOSED FIFTH AMENDMENT DISCUSSION:** The discussion was tabled due to ZOOM audio issues. The group decided to host a SPECIAL Board meeting at a later date to discuss the proposed Fifth Amendment. *Staff to follow up.*

**RES PERMIT UPDATE:** Ms. Fuchs reported that OLDA's permit modification was still being reviewed by the US Corps of Engineers (USACE)/Kentucky Division of Water (KDOW). She reported that a meeting between the USACE, RES and OLDA Staff has been scheduled for the following Wednesday.

**FINANCIAL REPORT:** Accepted as presented on a motion from Mr. Stewart, seconded by Mr. Edwards, approved 4-0.

**PAYABLES:** Payables were approved as follows:

- IN36409 to RES on a motion from Mr. Edwards, seconded by Mr. Stewart, Approved 4-0.
- IN36410 to RES on a motion from Mr. Edwards, seconded by Mr. Flickner, Approved 4-0.
- IN37467 to RES on a motion from Mr. Edwards, seconded by Mr. Stewart, Approved 4-0.
- IN37577 to RES on a motion from Mr. Edwards, seconded by Mr. Stewart, Approved 4-0.
- L5885-2023-23260-00 to Kentucky League of Cities on a motion from Mr. Edwards, seconded by Mr. Flickner, Approved 4-0.
- ID13120 to the Department of Local Government on a motion from Mr. Stewart, seconded by Mr. Edwards, Approved 4-0.

**2023-2024 OLDA AUDIT:** Discussion was tabled until the August meeting due to auditor's illness.

**KLINGENFUS AGREEMENT:** The group approved staff to sign the annual lease with Mr. Klingenfus to mow areas of the development on a motion from Mr. Edwards, seconded by Mr. Stewart, Approved 4-0.

**BOARD APPOINTMENTS/OFFICERS:** The group voted to approve Mr. Flickner to serve as OLDA Board Treasurer for the 2023-2024 Fiscal Year on a motion by Mr. Edwards Dye, seconded by Mr. Stewart, approved 5-0.

**EXECUTIVE SESSION:** None.

**EXECUTIVE DIRECTOR'S REPORT:** Mr. Bizianes updated the group on economic development efforts around Oldham County.

**ADJOURNMENT:** The group adjourned at 9:56 A.M on a motion from Mr. Edwards, seconded by Mr. Flickner, approved 5-0.

**OLDA Board of Directors  
SPECIAL MEETING  
Thursday, July 19<sup>th</sup>, 2023  
Fiscal Court Conference Room**

**Board Members Present:** Bob Dye, John Stewart, Stephen Edwards, George Flickner, Fred Tolsdorf

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Fiscal Court: Oldham County Judge Executive, David Voegele, Deputy Judge-Executive Kevin Nuss, Magistrate Chris Haunz; Planning and Development Director Jim Urban, Oldham County Engineer, Jim Silliman; Oldham County Attorney, Berry Baxter; La Grange City Council: Joe Davenport, Trey Kamer; La Grange City Attorney Beach Craigmyle; La Grange Utilities Commission Scott Treece; OR Partners: John Hollenbach, Greg Oakley, Talmage Hocker, Talmage Hocker Jr., Chris George, Doug Wood; Attorney with Frost, Brown, & Todd, Jason Haligan; Former OLDA Board Member; Fran Scott.

The meeting was called to order at 8:07 A.M. by Chairman Dye.

**PROPOSED FIFTH AMENDMENT DISCUSSION:** OR Partners updated the group on project activity. The group also discussed a DRAFT of the Fifth Amendment and were agreement that the parties were finalizing details in the days to follow.

Mr. Adamson reported that the OLDA negotiating committee acquired the services of Jason Haligan, a Private-Public-Partnership (P3) attorney/specialist from Frost, Brown, & Todd, to advise on the DRAFT of the Fifth Amendment and assure that its provisions comply with P3 legislative requirements. Judge Voegele and Mr. Edwards each stated objection to MR. Halligan's services being acquired without OLDA Board approval.

**ADJOURNMENT:** The group adjourned at 10:04 A.M on a motion from Mr. Edwards, seconded by Mr. Stewart, approved 4-0.

**OLDA Board of Directors  
SPECIAL MEETING  
Monday, July 24<sup>th</sup>, 2023  
Fiscal Court Conference Room**

**Board Members Present:** Bob Dye, John Stewart, George Flickner, Fred Tolsdorf

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Fiscal Court: Oldham County Judge Executive, David Voegele, Deputy Judge-Executive Kevin Nuss, Magistrate Chris Haunz; Oldham County CFO, Stan Clark; Planning and Development Director Jim Urban, Oldham County Engineer, Jim Silliman; Oldham County Attorney, Berry Baxter; La Grange City Council: Joe Davenport, Trey Kamer; La Grange City Attorney Beach Craigmyle; La Grange Utilities Commission Scott Treece; OR Partners, John Hollenbach, Greg Oakley, Talmage Hocker, Talmage Hocker Jr., Doug Wood, Ben Turner, Chris George.

The meeting was called to order at 11:42 A.M. by Chairman Dye.

**PROPOSED FIFTH AMENDMENT DISCUSSION:** Chairman Dye motioned to approve signing the Fifth Amendment to the Amended and Restated Master Development Agreement, seconded by Mr. Flickner, approved 4-0.

**ADJOURNMENT:** The group adjourned at 10:04 A.M on a motion from Mr. Edwards, seconded by Mr. Stewart, approved 4-0.

**OLDA Board of Directors**  
**Thursday, September 14<sup>th</sup>, 2023**  
**Fiscal Court Conference Room**

**Board Members Present:** Bob Dye, John Stewart (via ZOOM), Trey Kamer, Stephen Edwards

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Dena Freeman; OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Judge-Executive, David Voegele (via ZOOM), Deputy Judge-Executive, Kevin Nuss; Oldham County CFO, Stan Clark; Planning and Development Director; Jim Urban; La Grange Mayor, John Black; RES, Kiersten Fuchs (via ZOOM); Oldham County Attorney, Berry Baxter; La Grange City Council: Joe Davenport; La Grange City Attorney Beach Craigmyle; La Grange Utilities Commission Scott Treece; OR Partners, Greg Oakley, Talmage Hocker Jr., Doug Wood, Ben Turner, Chris George; CPA, Roy Hunter.

The meeting was called to order at 8:07 A.M. by Chairman Dye.

**APPROVAL OF 7/13/23 MEETING MINUTES:** Motion to approve the minutes made by Mr. Kamer, seconded by Mr. Edwards, approved 4-0.

**APPROVAL OF 7/19/23 MEETING MINUTES:** Motion to approve the minutes made by Mr. Edwards, seconded by Mr. Kamer, approved 4-0.

**APPROVAL OF 7/24/23 MEETING MINUTES:** Motion to approve the minutes with changes (*Both Stephen Edwards and Trey Kamer were incorrectly noted as 'present' at the 7/24 meeting*) made by Mr. Edwards, seconded by Mr. Stewart, approved 4-0.

**FINANCIAL REPORT:** Accepted on a motion from Mr. Kamer, seconded by Mr. Edwards, approved 4-0.

**PAYABLES:**

- Invoice 2023-2004 from Adamson Law was approved on a motion from Mr. Stewart, seconded by Mr. Kamer, approved 4-0.
- Invoice 2023-2004 from Adamson Law was approved on a motion from Mr. Kamer, seconded by Mr. Edwards, approved 4-0.
- Invoice 38620 from RES was approved on a motion from Mr. Stewart, seconded by Mr. Edwards, approved 4-0.
- Invoice 38486 from RES was approved on a motion from Mr. Edwards, seconded by Mr. Kamer, approved 4-0.
- Invoice 39620 from RES was approved on a motion from Mr. Edwards, seconded by Mr. Kamer, approved 4-0.
- Invoice 39627 from RES was approved on a motion from Mr. Edwards, seconded by Mr. Kamer, approved 4-0.

**2022-2023 AUDIT (2<sup>nd</sup> REVIEW):** The 2022-2023 Audit was presented by Mr. Hunter. The group voted to accept the audit as presented on a motion from Mr. Edwards, seconded by Mr. Kamer, approved 4-0.

Mr. Edwards requested that staff include an update on insurance policies being held by the OLDA Board. *Staff to follow up.*

**RES PERMIT UPDATE:** Ms. Fuchs provided an update on the status of the USACE permit modification.

**STREET NAMING/FILL DIRT DISCUSSION:** The group discussed renaming a road to honor the contributions of George Rawlings.

Mr. Kamer presented renderings of a plan to rebuild/remodel the clubhouse at Eagle Creek Golf Course. The group was excited about the quality and vision of the project. Mayor Black requested that Oldham Reserve provide the City of La Grange with fill-dirt for two projects:

- The Springs Skate Park (needs approximately 1200 cubic-yards)
- Eagle Creek Parking Lot (needs large quantity but amount not yet known)

The group discussed the need/value of fill dirt for the Oldham Reserve project. Mr. Oakley pledged “up-to 2000 cubic-yards” for the The Springs Skate Park project to be taken from the fill dirt pile located on Lot 20-A (recently purchased by OR Partners). Chairman Dye requested OLDA Counsel, Jeff Adamson, to provide legal agreement to accommodate this decision. *Staff to follow up.*

Mr. Wood notified the Mayor that there is a substantial amount of fill-dirt that is a result of the construction to widen I-71 that is could be acquired at little to no cost. Mr. Wood offered to inquire about the I-71 fill-dirt and to connect leadership of Eagle Creek Golf Course with the appropriate state officials. *Staff to follow up.*

**OR PARTNERS UPDATE:** Mr. Oakley provided an update on the progress of the utility work and marketing/prospects related to Oldham Reserve. Mr. Oakley informed the group that a land sale was being negotiated which could require the purchase of a small part of Eagle Creek Golf Course. Following further discussion, Mayor Black requested that representatives of OR Partners attend the September 27<sup>th</sup> Eagle Creek Golf Course Board meeting to present on this topic. *Staff to follow up.*

**EXECUTIVE DIRECTOR’S REPORT:** Mr. Bizianes provided an update on economic development efforts around Oldham County. He requested approval to add “Oldham-La Grange Development Authority” signage to the monument sign of the OCED office. This request was approved on a motion by Chairman Dye, seconded by Mr. Edwards, approved 4-0.

**ADJOURNMENT:** The group adjourned at 11:01 A.M on a motion from Mr. Edwards, seconded by Mr. Stewart, approved 4-0.

**OLDA Board of Directors**  
**Thursday, October 12<sup>th</sup>, 2023**  
**Fiscal Court Conference Room**

**Board Members Present:** Bob Dye, John Stewart (via ZOOM), Trey Kamer, Stephen Edwards, George Flickner (via ZOOM), Fred Tolsdorf.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Dena Freeman; OLDA Counsel, Jeff Adamson.

**Guests:** Deputy Judge-Executive: Kevin Nuss; Oldham County CFO: Stan Clark; Planning and Development Director: Jim Urban; La Grange Mayor: John Black; RES: Kiersten Fuchs (via ZOOM); La Grange City Council: Joe Davenport; La Grange City Attorney: Beach Craigmyle; La Grange Utilities Commission: Scott Treece; OR Partners: Doug Wood, Ben Turner.

The meeting was called to order at 8:03 AM by Chairman Dye.

**APPROVAL OF 9/14/23 MEETING MINUTES:** Motion to approve the minutes made by Mr. Edwards, seconded by Mr. Kamer, approved 4-0-2.

**RES PERMIT UPDATE:** Ms. Fuchs provided an update on the status of the USACE permit modification.

**Executive Session:** The group entered Executive Session at 8:09 AM, in accordance with:

KRS 61.810-(1)(b)

Deliberations on the future acquisition or sale of real property by a public agency, but only when publicity would be likely to affect the value of a specific piece of property to be acquired for public use or sold by a public agency;

KRS 61.810-(1)(g)

Discussions between a public agency and a representative of a business entity and discussions concerning a specific proposal, if open discussions would jeopardize the siting, retention, expansion, or upgrading of the business.

...on a motion on a motion from Mr. Edwards, seconded by Mr. Kamer, approved 6-0-0, and including the following guests: Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Dena Freeman; OLDA Counsel, Jeff Adamson, Deputy Judge-Executive: Kevin Nuss; Oldham County CFO: Stan Clark; Planning and Development Director: Jim Urban; La Grange Mayor: John Black; RES: Kiersten Fuchs (via ZOOM); La Grange City Council: Joe Davenport; La Grange City Attorney: Beach Craigmyle; La Grange Utilities Commission: Scott Treece; OR Partners: Doug Wood, Ben Turner. The group exited Executive Session at 8:22 AM on a motion from Mr. Tolsdorf, seconded by Mr. Edwards, approved 6-0-0.

**OR Partners Update:** This update occurred during the Executive Session.

**Attorney Engagement Authorization:** An agreement with Frost Brown Todd was ratified retroactively on a motion to approve the engagement letter with Jason Halligan, a specialist in P3. Motion was made by Mr. Stewart, seconded by Mr. Flickner, approved 6-0-0.

**FINANCIAL REPORT:** Accepted on a motion from Mr. Kamer, seconded by Mr. Edwards, approved 6-0-0.

**PAYABLES:**

- Invoice IN40391 from RES was approved on a motion from Mr. Stewart, seconded by Mr. Tolsdorf, approved 6-0-0.
- Invoice IN40392 from RES was approved on a motion from Mr. Stewart, seconded by Mr. Flickner, approved 6-0-0.

- Invoice 9149 from Oldham Chamber and Economic Development was approved on a motion from Mr. Edwards, seconded by Mr. Kamer, approved 6-0-0.
- Invoice 210390676 from Frost Brown Todd was approved on a motion from Mr. Edwards, seconded by Mr. Stewart, approved 6-0-0.

**EXECUTIVE DIRECTOR'S REPORT:** Mr. Bizianes provided an update on economic development efforts around Oldham County. Mr. Bizianes mentioned OLDA's article on the front page of the Courier Journal, the ribbon cutting with East and Westbrook happening at 11:30 AM today, and the Product Development Initiative Grant being worked on in relation to KSR. Mr. Urban answered a question regarding the opening of the ramps at Exit 20.

**ADJOURNMENT:** The group adjourned at 8:48 AM on a motion from Mr. Edwards, seconded by Mr. Tolsdorf, approved 6-0-0.

**OLDA Board of Directors**  
**Thursday, November 9<sup>th</sup>, 2023**  
**Fiscal Court Conference Room**

**Board Members Present:** Bob Dye, John Stewart, Trey Kamer, Stephen Edwards, George Flickner.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** Deputy Judge-Executive: Kevin Nuss; Oldham County CFO: Stan Clark; Planning and Development Director: Jim Urban; La Grange Mayor: John Black; La Grange City Council: Joe Davenport; La Grange Utilities Commission: Scott Treece; OR Partners (via ZOOM): Greg Oakley, Doug Wood, Ben Turner.

The meeting was called to order at 8:05 AM by Chairman Dye.

**APPROVAL OF 10/12/23 MEETING MINUTES:** Motion to approve the minutes made by Mr. Stewart, seconded by Mr. Edwards, approved 5-0-0.

**OR Partners Update:** Greg Oakley reported on the progress of recent project inquiries, a procurement process for Oldham Reserve, the status of discussions with Eagle Creek Golf Course and updates on sewer development with La Grange Utilities.

**RES PERMIT UPDATE:** Mr. Bizianes provided an update on the status of the USACE permit modification.

**FINANCIAL REPORT:** Accepted on a motion from Mr. Flickner, seconded by Mr. Kamer, approved 5-0-0.

**PAYABLES:**

- Invoice IN2023-0006 from Adamson Law was approved on a motion from Mr. Stewart, seconded by Mr. Flickner, approved 5-0-0.
- Invoice IN41202 from RES was approved on a motion from Mr. Flickner, seconded by Mr. Stewart, approved 5-0-0.
- Invoice IN41205 from RES was approved with correction confirmed by STAFF on a motion from Mr. Edwards, seconded by Mr. Flickner, approved 5-0-0.

**EXECUTIVE DIRECTOR'S REPORT:** Mr. Bizianes provided an update on economic development efforts around Oldham County.

**ADJOURNMENT:** The group adjourned at 8:48 AM on a motion from Mr. Flickner, seconded by Mr. Edwards, approved 5-0-0.

**OLDA Board of Directors**  
**Thursday, December 14<sup>th</sup>, 2023**  
**Fiscal Court Conference Room**

**Board Members Present:** Bob Dye, John Stewart (via ZOOM), Trey Kamer, Stephen Edwards, George Flickner.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** Judge-Executive David Voegele, Deputy Judge-Executive: Kevin Nuss; Oldham County CFO: Stan Clark; Planning and Development Director: Jim Urban; La Grange Mayor: John Black; La Grange City Attorney: Beach Craigmyle; La Grange City Council: Joe Davenport; La Grange Utilities Commission: Scott Treece; RES: Kiersten Fuchs (via ZOOM); OR Partners (via ZOOM): Greg Oakley, Doug Wood, Ben Turner.

The meeting was called to order at 8:15 AM by Chairman Dye.

**APPROVAL OF 11/9/23 MEETING MINUTES:** Motion to approve the minutes made by Mr. Edwards, seconded by Mr. Flickner, approved 5-0-0.

**OR Partners Update:** Greg Oakley reported on the progress of recent project inquiries, a procurement process for Oldham Reserve, discussions being had by large-scale retailers and updates on sewer development with La Grange Utilities.

Mr. Kamer requested that the Board make a list of desirable businesses for OR Partners to recruit. Chairman Dye agreed and asked for Mr. Kamer to prepare that list.

**RES PERMIT UPDATE:** Ms. Fuchs provided an update on the status of the USACE permit modification.

**OLDA Procurement Procedure DRAFT:** This agenda item was tabled until the January 2024 meeting due to changes that Mr. Craigmyle requested be made and which had not yet been reviewed by the County Attorney or OR Partners' counsel. *Staff to follow up.*

**FINANCIAL REPORT:** Accepted on a motion from Mr. Kamer, seconded by Mr. Stewart, approved 5-0-0.

**PAYABLES:** None.

**OLDA Bank Account:** As follow-up to the Board's request to pursue a better interest rate for OLDA's checking account, Mr. Bizianes presented multiple quotes from banks. The group decided to move OLDA's funds from PNC to an account at Stock Yards Bank on a motion from Chairman Dye, seconded by Mr. Edwards, approved 5-0-0.

**EXECUTIVE DIRECTOR'S REPORT:** Mr. Bizianes provided an update on economic development efforts around Oldham County.

**ADJOURNMENT:** The group adjourned at 9:55 AM on a motion from Mr. Flickner, seconded by Mr. Edwards, approved 5-0-0.

**OLDA Board of Directors**  
**Thursday, January 11<sup>th</sup>, 2024**  
**Fiscal Court Conference Room**

**Board Members Present:** Bob Dye, John Stewart, Trey Kamer, Fred Tolsdorf, George Flickner (via ZOOM).  
**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson (via ZOOM) and Jason Halligan (via ZOOM).

**Guests:** Judge-Executive David Voegele, Deputy Judge-Executive: Kevin Nuss; Oldham County Attorney, Berry Baxter; Oldham County CFO: Stan Clark; Planning and Development Director: Jim Urban; La Grange Mayor: John Black; La Grange City Attorney: Beach Craigmyle; La Grange City Council: Joe Davenport; La Grange City CFO: Dennis McCormick; La Grange Utilities Commission: Scott Treece; RES: Kiersten Fuchs (via ZOOM); OR Partners (via ZOOM): Greg Oakley, Doug Wood, Ben Turner, Jeb Hollenbach.

The meeting was called to order at 8:04 AM by Chairman Dye.

**APPROVAL OF 12/14/23 MEETING MINUTES:** Accepted as presented.

**OLDA Procurement Resolution & Policy:** Chairman Dye motioned to approve signing the proposed procurement policy with the appropriate dates added on a motion from Chairman Dye, seconded by Mr. Stewart, approved 4-1-0. (Mr. Kamer voted 'nay' explaining his desire that the bids be opened publicly.)

The group also approved the signing of the proposed resolution on a motion by Chairman Dye, seconded by Mr. Tolsdorf, approved 5-0-0.

**OR Partners Update:** Greg Oakley reported on the progress of recent project inquiries, a procurement process for Oldham Reserve, discussions being had by large-scale retailers and updates on sewer development with La Grange Utilities.

**RES PERMIT UPDATE:** Ms. Fuchs provided an update on the status of the USACE permit modification.

**FINANCIAL REPORT:** Accepted on a motion from Mr. Kamer, seconded by Mr. Stewart, approved 5-0-0.

**PAYABLES:**

- IN2024-0001 from Adamson Law was approved on a motion by Mr. Kamer, seconded by Mr. Tolsdorf, approved 5-0-0.
- IN42802 from RES was approved on a motion by Mr. Stewart, seconded by Mr. Kamer, approved 5-0-0.
- IN42803 from RES was approved on a motion by Mr. Tolsdorf, seconded by Mr. Stewart, approved 5-0-0.

**OLDA Bank Account:** Mr. Bizianes reported that the staff is meeting with SYB regarding the establishment of the new OLDA checking account. *Staff to follow up.*

**EXECUTIVE DIRECTOR'S REPORT:** Mr. Bizianes provided an update on economic development efforts around Oldham County. He also reported that his office has hired a new bookkeeper: Ms. Stephanie Clark.

**ADJOURNMENT:** The group adjourned at 9:27 AM on a motion from Chairman Dye, seconded by Mr. Stewart, approved 5-0-0.

**OLDA Board of Directors**  
**Thursday, February 8<sup>th</sup>, 2024**  
**Fiscal Court Conference Room**

**Board Members Present:** Bob Dye, John Stewart, Trey Kamer, Stephen Edwards, George Flickner (via ZOOM).

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** Judge-Executive David Voegele, Deputy Judge-Executive: Kevin Nuss; Oldham County CFO: Stan Clark; Planning and Development Director: Jim Urban; La Grange Mayor: John Black; La Grange City Attorney: Beach Craigmyle; La Grange City Council: Joe Davenport & Debbie Pollard; La Grange City CFO: Dennis McCormick; La Grange Utilities Commission: Scot Treece; RES: Kiersten Fuchs (via ZOOM); OR Partners (via ZOOM): Greg Oakley, Doug Wood, Ben Turner; Talmage Hocker Jr. (via ZOOM).

The meeting was called to order at 8:06 AM by Chairman Dye.

**APPROVAL OF 1/11/24 MEETING MINUTES:** Accepted on a motion from Mr. Flickner, seconded by Mr. Stewart, approved 4-0-1 (Mr. Edwards abstained due to his absence from the January meeting).

**OR Partners Update:** Greg Oakley reported on the progress of recent project inquiries, discussions being had with large-scale retailers and updates on sewer development with La Grange Utilities.

Mr. Stewart inquired into the use of a file management system to be utilized by the development partners, OLDA Board/staff and utility partners as the planning of the new utility infrastructure begins. Mr. Stewart will work with Mr. Wood from OR Partners to coordinate the use of *Procore* software for this purpose. *Staff to follow up.*

Mr. Kamer shared with the group a list of businesses that were desirable for the development partners to attract to Oldham Reserve. The list included a KCTCS campus and a 5-star hotel.

Mr. Stewart requested an updated Gantt chart from OR Partners. *Staff to follow up.*

**RES PERMIT UPDATE:** Ms. Fuchs provided an update on the status of the USACE permit modification.

**FINANCIAL REPORT:** Accepted on a motion from Mr. Stewart, seconded by Mr. Kamer, approved 5-0-0.

**PAYABLES:** None.

**OLDA Bank Account:** Mr. Bizianes reported that the staff is meeting with SYB regarding the establishment of the new OLDA checking account. *Staff to follow up.*

**EXECUTIVE DIRECTOR'S REPORT:** Mr. Bizianes provided an update on economic development efforts around Oldham County.

**ADJOURNMENT:** The group adjourned at 9:20 AM on a motion from Mr. Stewart, seconded by Mr. Flickner, approved 5-0-0.

**OLDA Board of Directors**  
**Thursday, March 14<sup>th</sup>, 2024**  
**Fiscal Court Conference Room**

**Board Members Present:** Bob Dye, John Stewart, Trey Kamer, Stephen Edwards, George Flickner.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** Judge-Executive David Voegele (via ZOOM), Deputy Judge-Executive: Kevin Nuss; Planning and Development Director: Jim Urban; La Grange Mayor: John Black; La Grange City Attorney: Beach Craigmyle; La Grange City Council CFO: Dennis McCormick (via ZOOM); La Grange Utilities Commission: Scot Treece; RES: Kiersten Fuchs (via ZOOM); OR Partners (via ZOOM): Greg Oakley (via ZOOM), Doug Wood.

The meeting was called to order at 8:05 AM by Chairman Dye.

**APPROVAL OF 2/08/24 MEETING MINUTES:** Accepted on a motion from Mr. Edwards, seconded by Mr. Flickner, approved 5-0.

**FILL-DIRT DISCUSSION:** Mr. Kamer, on behalf of La Grange City Council, requested approximately 24,000 Cu.Yrds. of fill-dirt to be used for the renovation/expansion of Eagle Creek Golf Course. A motion was made by Mr. Edwards, seconded by Mr. Kamer to agree to the request, however, that motion was defeated, 2-3-0. Following further discussion, Mr. Stewart motioned that the group provide the 24,000 Cu.Yrds. of fill-dirt from a southern area of the Oldham Reserve property which would not be developed until a later phase of the project and that all appropriate legal documentation be managed by Mr. Adamson. This motion was seconded by Mr. Edwards, approved 5-0-0.

**OR PARTNERS UPDATE:** Greg Oakley reported on the progress of recent project inquiries, discussions being had with large-scale retailers and updates on sewer development with La Grange Utilities.

**RES PERMIT UPDATE:** Ms. Fuchs provided an update on the status of the USACE permit modification.

**RES GENERAL SERVICES CONTRACT:** The group approved staff to renew the general services contract with RES on a motion from Mr. Flickner, seconded by Mr. Stewart, approved 5-0-0.

**LA GRANE CIY COUNCIL RECRUITMENT LIST:** Mr. Kamer shared with the group a list of businesses that were desirable for the development partners to attract to Oldham Reserve. The list included a KCTCS campus and a 5-star hotel.

**FINANCIAL REPORT:** Accepted on a motion from Mr. Flickner, seconded by Mr. Stewart, approved 5-0-0.

**PAYABLES:** Invoices for Frost, Brown & Todd and RES were approved on a motion by Mr. Edwards, seconded by Mr. Flickner, approved 5-0-0.

**EXECUTIVE DIRECTOR'S REPORT:** Mr. Bizianes provided an update on economic development efforts around Oldham County.

**ADJOURNMENT:** The group adjourned at 10:27 AM on a motion from Mr. Flickner, seconded by Mr. Stewart, approved 5-0-0.

**OLDA Board of Directors**  
**Thursday, April 11<sup>th</sup>, 2024**  
**Fiscal Court Conference Room**

**Board Members Present:** Bob Dye, John Stewart, Trey Kamer, Stephen Edwards, George Flickner (via ZOOM).  
**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** Judge-Executive David Voegele (via ZOOM), Deputy Judge-Executive: Joe Ender; Oldham County Magistrate, Chris Haunz; Planning and Development Director: Jim Urban; La Grange Mayor: John Black; La Grange City Attorney: Beach Craigmyle; La Grange City Council: Debbie Pollard, Joe Davenport; La Grange Utilities Commission: Scot Treece; RES: Kiersten Fuchs; OR Partners (via ZOOM): Greg Oakley, Doug Wood, Ben Turner, and Jeb Hollenbach.

The meeting was called to order at 8:10 AM by Chairman Dye.

Chairman Dye requested a moment of silence to commemorate the one-year anniversary of the passing of former OLDA Board Chair, Jim Tutt.

**APPROVAL OF 3/14/24 MEETING MINUTES:** Accepted with an addition on a motion from Mr. Kamer, seconded by Mr. Edwards, approved 5-0-0. Mr. Kamer requested that the fill dirt that is located along Eden Parkway was transported to its site at the expense of approximately \$395,000.00 which was funded by the City and County.

**OR PARTNERS UPDATE:** Greg Oakley reported on the progress of recent project inquiries, discussions being had with large-scale retailers and updates on utility development with La Grange Utilities. Mr. Kamer asked what outreach was performed to the list of La Grange City Council's recruitment requests that were submitted to the OLDA Board at the previous meeting. Mr. Hocker explained that outreach efforts must be timed appropriately to certain types of users to incentivize additional prospects to follow.

**RES ENVIRONMENTAL UPDATE/DUMPING ISSUES:** Ms. Fuchs provided an update on the status of the USACE permit modification. She reported that the expense to remove protected streams from deed restrictions could reach approximately \$2.1 Million. Staff updated the group on dumping and trespassing issues that are occurring on Oldham Reserve Property. Staff to follow up on solutions.

**2024-2025 OLDA BUDGET DRAFT:** Staff presented the proposed 2024-2025 Budget DRAFT. Mr. Kamer motioned to accept the DRAFT as presented, seconded by Mr. Edwards, approved 5-0-0.

**FINANCIAL REPORT:** None due to staff turnover.

**PAYABLES:** Invoice for Adamson Law was approved on a motion by Mr. Stewart, seconded by Mr. Flickner, approved 5-0-0.

**KLINGENFUS LEASE AGREEMENT:** The group approved a proposed lease agreement for Mr. Bob Klingenfus to hay farm areas of the Oldham Reserve property, subject to OR Partners review on a motion from Mr. Kamer, seconded by Mr. Edwards, approved 5-0-0.

**EXECUTIVE DIRECTOR'S REPORT:** Mr. Bizianes provided an update on economic development efforts around Oldham County.

**ADJOURNMENT:** The group adjourned at 9:42 AM on a motion from Mr. Edwards, seconded by Mr. Stewart, approved 5-0-0.

**OLDA Board of Directors**  
**Thursday, May 9<sup>th</sup>, 2024**  
**Fiscal Court Conference Room**

**Board Members Present:** Bob Dye, John Stewart, Trey Kamer, Stephen Edwards, Fred Tolsdorf, George Flickner (via ZOOM).

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** Judge-Executive David Voegele, Deputy Judge-Executive: Joe Ender; Oldham County CFO: Stan Clark; Planning and Development Director: Jim Urban; La Grange Mayor: John Black; La Grange City Attorney: Beach Craigmyle; La Grange City Council: Joe Davenport; RES: Kiersten Fuchs; OR Partners (via ZOOM): Greg Oakley, Doug Wood, Ben Turner, John Hollenbach and Jeb Hollenbach.

The meeting was called to order at 8:07 AM by Chairman Dye.

**APPROVAL OF 4/11/24 MEETING MINUTES:** Accepted on a motion from Mr. Edwards, seconded by Mr. Stewart, approved 6-0-1. Mr. Tolsdorf abstained due to missing the previous meeting.

**OR PARTNERS UPDATE:** Greg Oakley reported on the progress of recent project inquiries, discussions being had with large-scale retailers and updates on utility development with La Grange Utilities. Additionally, he reported on the status of multiple land negotiations that are currently being managed by OR Partners. The prospects include a regional utility, medical office building, health-care expansion and two large-scale retailers.

Mr. Oakley presented the engineering firms that were being considered to prepare a Minor Plat for Pond 5. OR Partners' recommendation was to award the contract to prepare the minor plat to Mindell-Scott. The group agreed to award the contract to Mindell-Scott on a motion from Mr. Edwards, seconded by Mr. Flickner, approved 6-0-0.

**RES ENVIRONMENTAL UPDATE:** Ms. Fuchs updated the group on the status of the USACE permitting process.

**2024-2025 OLDA BUDGET DRAFT:** Staff presented the proposed 2024-2025 Budget DRAFT. Mr. Stewart motioned to accept the DRAFT as presented, seconded by Mr. Tolsdorf, approved 6-0-0.

**FINANCIAL REPORT:** Accepted as presented.

**PAYABLES:** Invoices were approved for:

- Adamson Law was approved on a motion by Mr. Edwards, seconded by Mr. Stewart, approved 6-0-0.
- OCED on a motion from Mr. Stewart, seconded by Mr. Edwards, approved 6-0-0.
- RES on a motion from Mr. Tolsdorf, seconded by Mr. Edwards, approved 6-0-0.

**EXECUTIVE DIRECTOR'S REPORT:** Mr. Bizianes provided an update on economic development efforts around Oldham County.

**ADJOURNMENT:** The group adjourned at 10:09 AM on a motion from Mr. Tolsdorf, seconded by Mr. Kamer, approved 6-0-0.

**OLDA Board of Directors**  
**Thursday, June 13<sup>th</sup>, 2024**  
**Fiscal Court Conference Room**

**Board Members Present:** Bob Dye, John Stewart, Trey Kamer, Fred Tolsdorf, George Flickner.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton (via ZOOM); OLDA Counsel, Jeff Adamson.

**Guests:** Judge-Executive David Voegele; Oldham County CFO: Stan Clark; Planning and Development Director: Jim Urban; La Grange Mayor: John Black; La Grange City Attorney: Beach Craigmyle; La Grange City Council: Debbie Pollard, Joe Davenport; La Grange Utilities: Scot Treece; RES: Kiersten Fuchs; OR Partners (via ZOOM): Greg Oakley, Doug Wood, Ben Turner, and Jeb Hollenbach.

The meeting was called to order at 8:03 AM by Chairman Dye.

**APPROVAL OF 5/9/24 MEETING MINUTES:** Accepted on a motion from Mr. Stewart, seconded by Mr. Kamer, approved 5-0.

**OR PARTNERS UPDATE:** Greg Oakley reported on the progress of recent project inquiries, discussions being had with large-scale retailers and updates on utility development with La Grange Utilities. Additionally, he reported on the status of multiple land negotiations that are currently being managed by OR Partners. The prospects include a regional utility, medical office building, health-care expansion and two large-scale retailers.

**RES ENVIRONMENTAL UPDATE:** Ms. Fuchs updated the group on the status of the USACE permitting process.

**FINANCIAL REPORT:** The financial report was approved on a motion from Mr. Tolsdorf, seconded by Mr. Stewart, approved 5-0.

**PAYABLES:** Invoices were approved for:

- Adamson Law was approved on a motion by Mr. Stewart, seconded by Mr. Kamer, approved 5-0.
- RES on a motion from Mr. Flickner, seconded by Mr. Tolsdorf, approved 5-0. Mr. Stewart requested that RES provide notes on hourly charges to be reflected on future invoices. Ms. Fuchs agreed to fulfill the request.

**EXECUTIVE DIRECTOR'S REPORT:** Mr. Bizianes provided an update on economic development efforts around Oldham County.

**ADJOURNMENT:** The group adjourned at 9:24 AM on a motion from Mr. Kamer, seconded by Mr. Flickner, approved 5-0.

**OLDA Board of Directors**  
**Thursday, July 11<sup>th</sup> 2024**  
**Fiscal Court Conference Room**

**Board Members Present:** John Stewart, Bob Dye, Trey Kamer, Stephen Edwards (entered at 8:25am), Brian Veeneman.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes; OLDA Counsel, Jeff Adamson.

**Guests:** Judge-Executive David Voegele; Deputy Judge-Executive, Joe Ender; Planning and Development Director: Jim Urban, Ryan Fischer; La Grange Mayor: John Black; La Grange City Attorney: Beach Craigmyle; La Grange City Council: Debbie Pollard, Joe Davenport; La Grange Utilities: Scot Treece; RES: Kiersten Fuchs (via ZOOM); OR Partners (via ZOOM): Greg Oakley, John Hollenbach, Doug Wood, Ben Turner, and Jeb Hollenbach.

The meeting was called to order at 8:05 AM by Chairman Stewart. The Board welcomed new member, Brian Veeneman to the group.

**2024-2025 BOARD OFFICERS:** Mr. Veeneman motioned to approve the slate of officers for the 2024-2025 year as follows:

- Chairman: John Stewart
- Vice-Chair: Stephen Edwards
- Treasurer/Secretary: Bob Dye

...seconded by Mr. Kamer, approved 5-0.

**APPROVAL OF 6/13/24 MEETING MINUTES:** Accepted on a motion from Magistrate Dye, seconded by Mr. Kamer, approved 4-0-1 (Mr. Veeneman abstained due to absence from the previous meeting).

**CHAIRMAN UPDATE:** Mr. Stewart provided an update on Oldham Reserve's environmental and infrastructure development efforts. He also reported on OR Partners' work with prospective clients.

**OR PARTNERS UPDATE:** Greg Oakley reported on the progress of recent project inquiries, discussions being had with large-scale retailers and updates on utility development with La Grange Utilities.

Additionally, he reported on the status of multiple land negotiations that are currently being managed by OR Partners. The prospects include a regional utility, medical office building, health-care expansion and two large-scale retailers.

**RES ENVIRONMENTAL UPDATE:** Ms. Fuchs updated the group on the status of the USACE permitting process.

**FINANCIAL REPORT:** The financial report was approved on a motion by Magistrate Dye, seconded by Mr. Edwards, approved 5-0.

**PAYABLES:** Invoices were approved on a motion by Magistrate Dye, seconded by Mr. Edwards, approved 5-0.

The group approved the transfer of OLDA funds from PNC Bank to a new account at Stock Yards Bank on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 5-0.

**EXECUTIVE DIRECTOR'S REPORT:** Mr. Bizianes provided an update on economic development efforts around Oldham County.

**ADJOURNMENT:** The group adjourned at 9:25 AM on a motion from Magistrate Dye, seconded by Mr. Kamer, approved 5-0.

**OLDA Board of Directors**  
**Thursday, August 8<sup>th</sup> 2024**  
**Fiscal Court Conference Room**

**Board Members Present:** John Stewart, Bob Dye, Trey Kamer, Stephen Edwards, Brian Veeneman, Clint Kaho.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton (via ZOOM); OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Deputy Judge-Executive, Joe Ender; Oldham County Fiscal Court Magistrate, Chris Haunz; Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; La Grange City Attorney: Beach Craigmyle; La Grange City Council: Joe Davenport(ZOOM); La Grange Utilities: Scot Treece; OR Partners (via ZOOM): Greg Oakley, Doug Wood, Ben Turner.

The meeting was called to order at 8:06 AM by Chairman Stewart. The Board welcomed new member, Clint Kaho to the group.

**APPROVAL OF 7/11/24 MEETING MINUTES:** Accepted on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 5-0-1 (Mr. Kaho abstained due to absence from the previous meeting).

**CHAIRMAN UPDATE:** Mr. Stewart provided an update on Oldham Reserve's environmental and infrastructure development efforts. He also reported on OR Partners' work with prospective clients.

**EXECUTIVE DIRECTOR'S REPORT:** Mr. Bizianes provided an update on economic development efforts around Oldham County.

**OR PARTNERS UPDATE:** Greg Oakley reported on the progress of recent project inquiries, discussions being had with large-scale retailers and updates on utility development with La Grange Utilities. Additionally, he reported on the status of multiple land negotiations that are currently being managed by OR Partners. The prospects include a regional utility, medical office building, health-care expansion and two large-scale retailers.

**RES ENVIRONMENTAL UPDATE:** Ms. Fuchs updated the group on the status of the USACE permitting process and the status of mitigation credits that will be purchased by OLDA as part of the infrastructure initiative.

**FINANCIAL REPORT:** The financial report was accepted as presented.

**PAYABLES:** There were no payables.

**ADJOURNMENT:** The group adjourned at 10:56 AM on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 6-0.

**OLDA Board of Directors  
Wednesday, September 4<sup>th</sup> 2024  
Fiscal Court Conference Room**

**Board Members Present:** John Stewart, Trey Kamer, Stephen Edwards, Brian Veeneman.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** La Grange Mayor: John BlackLa Grange Utilities: Scot Treece; OR Partners (via ZOOM): Greg Oakley, Doug Wood, Ben Turner.

The meeting was called to order at 9:08 AM by Chairman Stewart.

**INFRASTRUCTURE DISCUSSION:** The group reviewed bids to build a new pump station. OR Partners and OLDA Board Chairman, John Stewart, recommended selecting Flynn Brothers to construct the pump station.

Mr. Edwards motioned for the OLDA Board to accept the Flynn Brothers bid proposal, seconded by Councilman Kamer, approved 4-0.

**ADJOURNMENT:** The group adjourned at 9:46 AM on a motion from Mr. Edwards, seconded by Mr. Kamer, approved 4-0.

**OLDA Board of Directors**  
**Thursday, September 12<sup>th</sup> 2024**  
**Fiscal Court Conference Room**

**Board Members Present:** John Stewart, Bob Dye, Trey Kamer, Stephen Edwards, Brian Veeneman, Clint Kaho.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Judge-Executive, David Voegele; Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; La Grange City Attorney: Beach Craigmyle; La Grange City Council: Joe Davenport; La Grange Utilities: Scot Treece; OR Partners (via ZOOM): Greg Oakley, John Hollenbach, Jeb Hollenbach, Doug Wood, Ben Turner.

The meeting was called to order at 8:06 AM by Chairman Stewart.

**APPROVAL OF 8/8/24 MEETING MINUTES & 9/4/24 SPECIAL MEETING MINUTES:** Both were accepted on a motion from Magistrate Dye, seconded by Mr. Veeneman, approved 6-0-0.

**EXECUTIVE SESSION:** The group entered executive session at 8:10 AM subject to *KRS - 61.810(1)(b)*: Deliberations on the future acquisition or sale of real property by a public agency, but only when publicity would be likely to affect the value of a specific piece of property to be acquired for public use or sold by a public agency; on a motion from Councilman Kamer, seconded by Magistrate Dye, approved 6-0-0.

*(The motion included the following guests: Oldham County Judge-Executive, David Voegele; Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; La Grange City Attorney: Beach Craigmyle; La Grange City Council: Joe Davenport; La Grange Utilities: Scot Treece; OR Partners (via ZOOM): Greg Oakley, John Hollenbach, Jeb Hollenbach, Doug Wood, Ben Turner.)*

The group exited Executive Session at 9:30 AM on a motion from Councilman Kamer, seconded by Mr. Edwards, approved, 6-0-0.

Upon exiting Executive Session, the Board took the following actions:

- Magistrate Dye motioned to authorize Chairman Stewart to sign a proposed Mitigation Credit Purchase Agreement once the permitting process is satisfactorily completed, seconded by Mr. Edwards, approved 6-0-0.
- Magistrate Dye motioned to authorize Chairman Stewart to sign the proposed purchase agreement with Trilogy Healthcare, seconded by Mr. Veeneman, approved 6-0-0.
- Mr. Edwards motioned to authorize Chairman Stewart to sign the "Project P" Letter-of-Intent (LOI) as presented but subject to OLDA counsel, Oldham County Attorney and City of La Grange Attorney review, seconded by Councilman Kamer, approved 6-0-0.

**CHAIRMAN UPDATE:** Mr. Stewart provided an update on Oldham Reserve's environmental and infrastructure development efforts. He also reported on OR Partners' work with prospective clients.

- Magistrate Dye motioned to authorize Chairman Stewart to sign the contractor agreement for construction of a pump station subject to OLDA counsel, Oldham County Attorney and City of La Grange Attorney review, seconded by Mr. Edwards, approved 6-0-0.

**OR PARTNERS UPDATE:** Greg Oakley reported on the progress of recent project inquiries, discussions being had with large-scale retailers and updates on utility development with La Grange Utilities.

Additionally, he reported on the status of multiple land negotiations that are currently being managed by OR Partners.

**RES ENVIRONMENTAL UPDATE:** Ms. Fuchs updated the group on the status of the USACE permitting process and the status of mitigation credits that will be purchased by OLDA as part of the infrastructure initiative.

**FINANCIAL REPORT:** The financial report was accepted as presented.

**PAYABLES:** Payables were approved on a motion by Mr. Kaho, seconded by Mr. Edwards, approved 6-0-0.

**2022-2023 AUDIT UPDATE:** Staff updated the group on the status of the 2022-2023 Audit. Magistrate Dye motioned to approve staff to pursue an auditor to perform the 2023-2024 audit not to exceed \$10,500, seconded by Mr. Edwards, approved 6-0-0.

**ADJOURNMENT:** The group adjourned at 10:01 AM on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 6-0-0.

**OLDA Board of Directors**  
**Thursday, October 10<sup>th</sup>, 2024**  
**Fiscal Court Conference Room**

**Board Members Present:** John Stewart, Bob Dye, Trey Kamer, Stephen Edwards, Brian Veeneman.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Jennifer Lynn; OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Judge-Executive, David Voegele; Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; La Grange City Director of Finance: Cindy Alvano, La Grange City Attorney: Beach Craigmyle; La Grange City Council: Joe Davenport, Debbie Pollard; RES: Kiersten Fuchs; OR Partners (via ZOOM): Greg Oakley, John Hollenbach, Jeb Hollenbach, Doug Wood, Ben Turner.

The meeting was called to order at 8:05 AM by Magistrate Dye (Chairman Stewart arrived at 8:20am).

**APPROVAL OF 9/12/24 MEETING MINUTES:** The minutes were accepted on a motion from Councilman Kamer, seconded by Mr. Edwards, approved 4-0-0.

**EXECUTIVE SESSION:** The group entered executive session at 8:27 AM subject to *KRS - 61.810(1)(b)*: Deliberations on the future acquisition or sale of real property by a public agency, but only when publicity would be likely to affect the value of a specific piece of property to be acquired for public use or sold by a public agency; on a motion from Magistrate Dye, seconded by Councilman Kramer, approved 4-0-0\*.

*(\*The motion included the following guests: Oldham County Judge-Executive, David Voegele; Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; La Grange City Director of Finance: Cindy Alvano, La Grange City Attorney: Beach Craigmyle; La Grange City Council: Joe Davenport, Debbie Pollard; RES: Kiersten Fuchs; OR Partners (via ZOOM): Greg Oakley, John Hollenbach, Jeb Hollenbach, Doug Wood, Ben Turner.)*

The group exited Executive Session at 8:56 AM on a motion from Magistrate Dye, seconded by Mr. Edwards, approved, 5-0-0.

Upon exiting Executive Session, the Board took the following actions:

- Magistrate Dye motioned to authorize Chairman Stewart to sign a Purchase Sale Agreement (PSA) for Project "V," subject to OLDA Counsel review, seconded by Mr. Edwards, approved 5-0-0.

**CHAIRMAN UPDATE:** Chairman Stewart updated the group on collaborating with OR Partners on utility efforts.

**OR PARTNERS UPDATE:** Greg Oakley reported on the progress of recent project inquiries, discussions being had with large-scale retailers and updates on utility development with La Grange Utilities.

Additionally, he reported on the status of multiple land negotiations that are currently being managed by OR Partners.

**RES ENVIRONMENTAL UPDATE:** Ms. Fuchs updated the group on the status of the USACE permitting process and the status of mitigation credits that will be purchased by OLDA as part of the infrastructure initiative.

**FINANCIAL REPORT:** The financial report was approved on a motion by Councilman Kamer, seconded by Mr. Edwards, approved 5-0-0.

**PAYABLES:**

- OCED, motion by Magistrate Dye, seconded by Mr. Edwards, approved 5-0-0.
- Adamson Law, motion by Magistrate Dye, seconded by Mr. Veeneman, approved 5-0-0.
- RES IN46773, approved by Magistrate Dye, seconded by Mr. Edwards, approved 5-0-0.
- RES IN48452, approved by Magistrate Dye, seconded by Mr. Edwards, approved 5-0-0.

**ADJOURNMENT:** The group adjourned at 9:42 AM on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 5-0-0.

**OLDA Board of Directors**  
**Monday, November 4<sup>th</sup>, 2024**  
**Via ZOOM and Streamed over the**  
**Oldham Chamber & Economic Development Facebook Page**

**Board Members Present:** John Stewart, Trey Kamer, Stephen Edwards, Brian Veeneman.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; La Grange City Director of Finance: Cindy Alvano, La Grange City Attorney: Beach Craigmyle; La Grange City Council: Joe Davenport; OR Partners (via ZOOM): Greg Oakley, John Hollenbach, Jeb Hollenbach, Doug Wood, Ben Turner.

The meeting was called to order at 9:00 AM by Chairman Stewart.

**PAYABLE:** The group approved payment for bat mitigation services on a motion from Mr. Edwards, seconded by Mr. Veeneman, approved 4-0-0.

**EXECUTIVE SESSION:** The group entered executive session at 9:12 AM subject to *KRS - 61.810(1)(b)*: Deliberations on the future acquisition or sale of real property by a public agency, but only when publicity would be likely to affect the value of a specific piece of property to be acquired for public use or sold by a public agency; on a motion from Mr. Veeneman, seconded by Mr. Edwards, approved 4-0-0\*.

*(\*The motion included the following guests: Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; La Grange City Director of Finance: Cindy Alvano, La Grange City Attorney: Beach Craigmyle; La Grange City Council: Joe Davenport; OR Partners (via ZOOM): Greg Oakley, John Hollenbach, Jeb Hollenbach, Doug Wood, Ben Turner.)*

The group exited Executive Session at 9:36 AM on a motion from Mr. Edwards; seconded by Councilman Kamer, approved, 4-0-0.

Upon exiting Executive Session, the Board took the following actions:

- Mr. Veeneman motioned to authorize Chairman Stewart to sign a Purchase Sale Agreement (PSA) for Project "P," subject to OLDA Counsel review, seconded by Councilman Kamer, approved 4-0-0.

**ADJOURNMENT:** The group adjourned at 9:39 AM on a motion from Councilman Kamer, seconded by Mr. Veeneman, approved 4-0-0.

**OLDA Board of Directors**  
**Thursday, November 14<sup>th</sup>, 2024**  
**Fiscal Court Conference Room**

**Board Members Present:** John Stewart, Clint Kaho, Brian Veeneman, Trey Kamer, Stephen Edwards.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Jennifer Lynn; OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Judge-Executive, David Voegele; Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; Oldham County CFO: Stan Clark; La Grange City Attorney: Beach Craigmyle; La Grange Utilities Director, Scot Treece; RES: Kiersten Fuchs; OR Partners (via ZOOM): Greg Oakley, Jeb Hollenbach, Ben Turner.

The meeting was called to order at 8:05 AM by Chairman Stewart.

**APPROVAL OF 10/10/24 MEETING MINUTES:** The minutes were accepted on a motion from Councilman Kamer, seconded by Mr. Edwards, approved 3-0-1 (Mr. Kaho abstained due to missing the previous meeting.)

**APPROVAL OF 11/4/24 SPECIAL MEETING MINUTES:** The SPECIAL MEETING minutes were accepted on a motion from Councilman Kamer, seconded by Mr. Edwards, approved 3-0-1 (Mr. Kaho abstained due to missing the previous meeting.)

**FINANCIAL REPORT:** The financial report was approved on a motion by Mr. Edwards, seconded by Mr. Kaho, approved 4-0-1. (Mr. Veeneman had not yet joined the meeting.)

(Mr. Veeneman entered the meeting at 8:10 AM)

**PAYABLES:** The payables were approved on a motion by Mr. Veeneman, seconded by Mr. Edwards, approved 5-0-0.

**EXECUTIVE SESSION:** None.

**CHAIRMAN UPDATE:** Chairman Stewart updated the group on collaborating with OR Partners re: utility efforts and the project pipeline.

**OR PARTNERS UPDATE:** Greg Oakley reported on the progress of recent project inquiries, discussions being had with large-scale retailers and updates on utility development with La Grange Utilities.

Additionally, he reported on the status of multiple land negotiations that are currently being managed by OR Partners.

OR Partners has requested that the existing Master Plan be changed to reflect moving the high-density area to a new location as illustrated on an exhibit they provided. The group voted to approve the proposed changes to the Oldham Reserve Master Plan on a motion from Mr. Kaho, seconded by Mr. Veeneman, approved 4-0-1 (Mr. Edwards abstained).

OR Partners informed the group that a large-scale data center has inquired about locating in Oldham Reserve. The company is interested in investing approximately \$50,000.00 to perform due diligence on a proposed site in Oldham Reserve, but first requested a letter from OLDA which states that the Board is in agreement that a data center would be an acceptable project to approve.

The OLDA Board agreed that the project would be a good fit for the development and approved Chairman Stewart to sign such a letter once reviewed by OLDA Counsel, Jeff Adamson, on a motion from Mr. Edwards, seconded by Mr. Kaho, approved 5-0-0.

The group requested that STAFF contact Oldham County water to better understand the impact of data centers on existing utilities. *STAFF to follow up.*

**RES ENVIRONMENTAL UPDATE:** Ms. Fuchs updated the group on the status of the USACE permitting process.

**ADJOURNMENT:** The group adjourned at 10:03 AM on a motion from Mr. Kaho, seconded by Mr. Edwards, approved 5-0-0.

**OLDA Board of Directors**  
**Thursday, December 12<sup>th</sup>, 2024**  
**Fiscal Court Conference Room**

**Board Members Present:** John Stewart, Clint Kaho, Brian Veeneman, Trey Kamer, Stephen Edwards, Bob Dye.  
**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Jennifer Lynn; OLDA Counsel, Jeff Adamson.  
**Guests:** Oldham County Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; La Grange City Council: Joe Davenport, Debbie Pollard; Oldham County CFO: Stan Clark; La Grange Utilities Director, Scot Treece; RES: Kiersten Fuchs (via ZOOM); OR Partners (via ZOOM): John Hollenbach, Greg Oakley, Jeb Hollenbach, Doug Wood, Ben Turner.

The meeting was called to order at 8:04 AM by Chairman Stewart.

**APPROVAL OF 11/14/24 MEETING MINUTES:** The meeting minutes were accepted on a motion from Mr. Edwards, seconded by Councilman Kamer, approved 5-0-1 (Magistrate Dye abstained due to missing the previous meeting.)

**Executive-Director Report:** Mr. Bizianes reported on the status of economic development efforts being performed around the region.

**CHAIRMAN UPDATE:** Chairman Stewart updated the group on collaborating with OR Partners re: utility efforts and the project pipeline.

**OR PARTNERS UPDATE:** Greg Oakley reported on the progress of recent project inquiries, discussions being had with large-scale retailers and updates on utility development with La Grange Utilities. Additionally, he reported on the status of multiple land negotiations that are currently being managed by OR Partners. OR Partners is also considering the location and design of a 12'x16' sign/entrance for the development.

\*Councilman Kamer exited the meeting at approximately 9:46am.

**RES ENVIRONMENTAL UPDATE:** Ms. Fuchs updated the group on the status of the USACE permitting process.

**FINANCIAL REPORT:** The financial report was accepted as presented.

**PAYABLES:** The payables were approved on a motion by Mr. Kaho, seconded by Mr. Edwards, approved 5-0-0.

**EXECUTIVE SESSION:** None.

**ADJOURNMENT:** The group adjourned at 9:03 AM on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 5-0-0.

**OLDA Board of Directors**  
**Thursday, January 9<sup>th</sup>, 2025**  
**Fiscal Court Conference Room**

**Board Members Present:** John Stewart, Clint Kaho (arrived at 9:29AM), Brian Veeneman, Trey Kamer (via ZOOM), Stephen Edwards (via ZOOM), Bob Dye.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Jennifer Lynn; OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Judge-Executive, David Voegele; Oldham County Deputy Judge-Executive, Joe Ender; Oldham County Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; La Grange City Council: Joe Davenport; La Grange City Attorney, Beach Craigmyle; La Grange Utilities Director, Scot Treece; RES: Kiersten Fuchs (via ZOOM); OR Partners (via ZOOM): John Hollenbach, Greg Oakley, Jeb Hollenbach, Doug Wood, Ben Turner.

The meeting was called to order at 8:05 AM by Chairman Stewart.

**APPROVAL OF 12/12/24 MEETING MINUTES:** The meeting minutes were accepted as presented.

**CHAIRMAN UPDATE:** Chairman Stewart updated the group on collaborating with OR Partners re: utility efforts and the project pipeline. The group reviewed a Purchase & Sale Agreement (PSA) for a proposed multi-family project.

Mr. Edwards made a motion for Chairman Stewart to sign the PSA with any recommended changes made by OLDA Board counsel, Jeff Adamson, seconded by Councilman Kamer, approved 4-0-1. (Mr. Veeneman abstained due to potential conflict of interest.)

Mr. Edwards exited the meeting at 9:03AM.

**Architectural Review Committee (ARC):** The group nominated John Stewart to be the OLDA Board liaison to serve on the ARC committee for the 2025-2026 FY. Motioned by Mr. Veeneman, seconded by Councilman Kamer, approved 4-0-0.

**EAST PEAK ROAD ROW DISCUSSION:** The group approved a change to the Oldham Reserve Master Plan to allow the Right-of-Way of East Peak to change from 100' to 90', motion by Magistrate Dye, seconded by Mr. Veeneman, approved 4-0-0.

**EXECUTIVE DIRECTOR REPORT:** Mr. Bizianes reported on the status of economic development efforts being performed around the region.

Mr. Kaho entered the meeting at 9:29AM.

**OR PARTNERS UPDATE:** Greg Oakley reported on the progress of recent project inquiries, discussions being had with large-scale retailers and updates on utility development with La Grange Utilities.

Additionally, he reported on the status of multiple land negotiations that are currently being managed by OR Partners.

**RES ENVIRONMENTAL UPDATE:** Ms. Fuchs updated the group on the status of the USACE permitting processes.

**FINANCIAL REPORT:** The financial report was accepted as presented.

**PAYABLES:** The payables were approved on a motion by Mr. Veeneman, seconded by Councilman Kamer, approved 5-0-0.

**EXECUTIVE SESSION:** None.

**ADJOURNMENT:** The group adjourned at 9:39 AM on a motion from Councilman Kamer, seconded by Mr. Veeneman, approved 5-0-0.

**OLDA Board of Directors**  
**Thursday, February 13<sup>th</sup>, 2025**  
**Fiscal Court Conference Room**

**Board Members Present:** John Stewart (via ZOOM), Stephen Edwards (via ZOOM), Clint Kaho, Brian Veeneman, Trey Kamer, Bob Dye.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Jennifer Lynn; OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; La Grange Utilities Director, Scot Treece; RES: Kiersten Fuchs (via ZOOM); OR Partners (via ZOOM): John Hollenbach, Greg Oakley, Jeb Hollenbach, Ben Turner; OLDA Auditor: Kevin Fisher (via ZOOM).

The meeting was called to order at 8:04 AM by Chairman Stewart.

**APPROVAL OF 1/9/25 MEETING MINUTES:** The meeting minutes were accepted as presented on a motion from Mr. Veeneman, seconded by Councilman Kamer, approved 5-0-1 (Magistrate Dye abstained due to absence from previous meeting).

**CHAIRMAN UPDATE:** Chairman Stewart updated the group on collaborating with OR Partners re: utility efforts and the project pipeline.

**OR PARTNERS UPDATE:** Greg Oakley reported on the progress of recent project inquiries, discussions being had with large-scale retailers and updates on utility development with La Grange Utilities. Additionally, he reported on the status of multiple land negotiations that are currently being managed by OR Partners.

**RES ENVIRONMENTAL REPORT:** Ms. Fuchs updated the group on the status of the annual permit.

**EXECUTIVE DIRECTOR REPORT:** Mr. Bizianes reported on the status of economic development efforts being performed around the region.

- **GAZELLE AI PRESENTATION** Mr. Bizianes introduced a marketing tool that was being considered by OCED for use to recruit industry to Oldham County.

**RES ENVIRONMENTAL UPDATE:** Ms. Fuchs updated the group on the status of the USACE permitting.

**FINANCIAL REPORT:** The financial report was accepted as presented.

**PAYABLES:** The payables were approved on a motion by Magistrate Dye, seconded by Mr. Veeneman, approved 6-0.

**2022-2023 AUDIT REVIEW:** Mr. Fisher presented the 2022-2023 OLDA Audit to the group and approved on a motion by Magistrate Dye, seconded by Councilman Kamer, approved 6-0.

**EXECUTIVE SESSION:** None.

**ADJOURNMENT:** The group adjourned at 9:52 AM on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 6-0-0.

**OLDA Board of Directors**  
**Thursday, March 13<sup>th</sup>, 2025**  
**Fiscal Court Conference Room**

**Board Members Present:** John Stewart, Stephen Edwards, Clint Kaho, Brian Veeneman, Trey Kamer, Bob Dye (via ZOOM).

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Jennifer Lynn; OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; La Grange Utilities Director, Scot Treece; Oldham County Judge-Executive, Voegele, La Grange City Council Joe Davenport; RES: Kiersten Fuchs (via ZOOM); OR Partners (via ZOOM): John Hollenbach, Greg Oakley, Jeb Hollenbach, Ben Turner.

The meeting was called to order at 8:05 AM by Chairman Stewart.

**APPROVAL OF 3/13/25 MEETING MINUTES:** The meeting minutes were accepted as presented on a motion from Mr. Veeneman, seconded by Councilman Edwards, approved 6-0.

**CHAIRMAN UPDATE:** Chairman Stewart updated the group on collaborating with OR Partners re: utility efforts and the project pipeline.

Mr. Kamer informed the group that Eagle Creek golf course was damaged by someone likely working on utilities in the development. Greg Oakley requested pictures. *Staff to follow up.*

**OR PARTNERS UPDATE:** Greg Oakley reported on the progress of recent project inquiries, discussions being had with large-scale retailers and updates on utility development with La Grange Utilities.

Additionally, he reported on the status of multiple land negotiations that are currently being managed by OR Partners.

**RES ENVIRONMENTAL REPORT:** Ms. Fuchs updated the group on the status of environmental permitting.

**EXECUTIVE DIRECTOR REPORT:** Mr. Bizianes reported on the status of economic development efforts being performed around the region.

**FINANCIAL REPORT:** The financial report was accepted as presented.

**PAYABLES:** The payables were approved on a motion by Stephen Edwards, seconded by Mr. Kamer, approved 5-0-0.

**EXECUTIVE SESSION:** None.

**ADJOURNMENT:** The group adjourned at 10:01 AM on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 5-0-0.

**OLDA Board of Directors**  
**Thursday, April 10<sup>th</sup>, 2025**  
**Fiscal Court Conference Room**

**Board Members Present:** John Stewart (via ZOOM), Stephen Edwards, Clint Kaho, Brian Veeneman, Trey Kamer, Bob Dye (via ZOOM).

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Jennifer Lynn; OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; La Grange Utilities Director, Scot Treece; Oldham County Judge-Executive, Voegele, La Grange City Council Joe Davenport; RES: Kiersten Fuchs (via ZOOM); OR Partners (via ZOOM): John Hollenbach, Doug Wood, Greg Oakley, Jeb Hollenbach, Ben Turner.

The meeting was called to order at 8:06 AM by Chairman Stewart.

**APPROVAL OF 3/13/25 MEETING MINUTES:** The meeting minutes were accepted as presented on a motion from Mr. Veeneman, seconded by Mr. Edwards, approved 6-0-0.

**CHAIRMAN UPDATE:** Chairman Stewart updated the group on collaborating with OR Partners re: utility efforts and the project pipeline and substation.

**OR PARTNERS UPDATE:** Greg Oakley reported on the progress of recent project inquiries, discussions being had with large-scale retailers and updates on utility development with La Grange Utilities. Additionally, he reported on the status of multiple land negotiations that are currently being managed by OR Partners.

**EXECUTIVE SESSION:** The group entered executive session at 8:15am with the following guests: (Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Jennifer Lynn; OLDA Counsel, Jeff Adamson; Oldham County Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; La Grange Utilities Director, Scot Treece; Oldham County Judge-Executive, Voegele, La Grange City Council Joe Davenport; RES: Kiersten Fuchs (via ZOOM); OR Partners (via ZOOM): John Hollenbach, Doug Wood, Greg Oakley, Jeb Hollenbach, Ben Turner.) on a motion from Mr. Edwards, seconded by Councilman Kamer for two topics related to the following statutes:

***KRS - 61.810(1)(b):*** *Deliberations on the future acquisition or sale of real property by a public agency, but only when publicity would be likely to affect the value of a specific piece of property to be acquired for public use or sold by a public agency*

***KRS - 61.810(1)(g):*** *Discussions between a public agency and a representative of a business entity and discussions concerning a specific proposal, if open discussions would jeopardize the siting, retention, expansion, or upgrading of the business*

The group exited executive session at 9:41am on a motion from Mr. Edwards, seconded by Councilman Kamer, approved 6-0-0.

Upon leaving executive session, Magistrate Dye motioned to allow Chairman Stewart to sign the OR Partner's project management agreement, seconded by Mr. Kaho, approved 6-0-0.

**RES ENVIRONMENTAL REPORT:** Ms. Fuchs updated the group on the status of environmental permitting.

**EXECUTIVE DIRECTOR REPORT:** Mr. Bizianes reported on the status of economic development efforts being performed around the region.

**FINANCIAL REPORT:** The financial report was accepted as presented.

**PAYABLES:** The payables were approved on a motion by Mr. Edwards, seconded by Mr. Veeneman, approved 6-0-0.

**ADJOURNMENT:** The group adjourned at 10:02 AM on a motion from Mr. Edwards, seconded by Mr. Veeneman, approved 6-0-0.

**OLDA Board of Directors**  
**Thursday, May 8<sup>th</sup>, 2025**  
**Fiscal Court Conference Room**

**Board Members Present:** John Stewart (ZOOM), Brian Veeneman, Trey Kamer, Bob Dye.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Jennifer Lynn; OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; La Grange Utilities Director, Scot Treece & Haley Bates; Oldham County Judge-Executive, Voegele; Magistrate, Kevin Jefferies; La Grange City Council Joe Davenport; RES: Kiersten Fuchs (via ZOOM); OR Partners (via ZOOM): John Hollenbach, Doug Wood, Greg Oakley, Jeb Hollenbach, Chris George.

The meeting was called to order at 8:03 AM by Chairman Stewart.

**APPROVAL OF 4/10/25 MEETING MINUTES:** The meeting minutes were accepted as presented.

**CHAIRMAN UPDATE:** Chairman Stewart updated the group on collaborating with OR Partners re: utility efforts and the project pipeline and substation.

**OR PARTNERS UPDATE:** Greg Oakley reported on the status of active projects and inquiries, including discussions being held with large-scale retailers, office users and utility development with La Grange Utilities.

**RES ENVIRONMENTAL REPORT:** Ms. Fuchs updated the group on the status of environmental permitting.

**EXECUTIVE DIRECTOR REPORT:** Mr. Bizianes reported on the status of economic development efforts being performed around the region.

**FINANCIAL REPORT:** The financial report was accepted as presented.

**PAYABLES:** The payables were not approved due to lack of quorum. (John Stewart had to leave prior to this portion of the agenda.)

**ADJOURNMENT:** The group adjourned at 9:41 AM.

**OLDA Board of Directors  
SPECIAL MEETING MINUTES  
Thursday, May 22<sup>nd</sup>, 2025  
Fiscal Court Conference Room**

**Board Members Present:** John Stewart (ZOOM), Stephen Edwards, Brian Veeneman, Trey Kamer, Bob Dye.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Jennifer Lynn (ZOOM); OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; Oldham County Judge-Executive, Voegele; OCFC CFO, Stan Clark; Magistrate, Wayne Theiss; Magistrate Stephanie Hawkins; La Grange City Council, Joe Davenport (ZOOM); RES: Kiersten Fuchs (via ZOOM); OR Partners (via ZOOM): John Hollenbach, Doug Wood, Greg Oakley, Jeb Hollenbach, Talmage Hocker Jr., Chris George.

The meeting was called to order at 8:32 AM by Chairman Stewart.

**EXECUTIVE SESSION:**

The group entered Executive Session at 8:34 AM with the following guests:

Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Jennifer Lynn (ZOOM); OLDA Counsel, Jeff Adamson; Oldham County Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; Oldham County Judge-Executive, Voegele; OCFC CFO, Stan Clark; Magistrate, Wayne Theiss; Magistrate Stephanie Hawkins; La Grange City Council, Joe Davenport (ZOOM); RES: Kiersten Fuchs (via ZOOM); OR Partners (via ZOOM): John Hollenbach, Doug Wood, Greg Oakley, Jeb Hollenbach, Talmage Hocker Jr., Chris George...

Subject to KRS – 61.810(1)(g): Exceptions to open meetings. Discussions between a public agency and a representative of a business entity and discussions concerning a specific proposal, if open discussions would jeopardize the siting retention, expansion, or upgrading of the business... on a motion from Mr. Veeneman, seconded by Mr. Edwards, approved 5-0-0.

The group exited Executive Session at 9:29 AM on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 5-0-0.

Upon leaving Executive Session, Mr. Edwards motioned to approve Chairman Stewart to sign the Letter of Intent (LOI) for Project Silver, seconded by Mr. Veeneman, approved 4-1-0. Councilman Kamer voted against the motion.

**ADJOURNMENT:** The group adjourned at 9:30 AM on a motion from Magistrate Dye, seconded by Mr. Kamer, approved 5-0-0.

**OLDA Board of Directors  
MEETING MINUTES  
Thursday, June 12<sup>th</sup>, 2025  
Fiscal Court Conference Room**

**Board Members Present:** John Stewart, Stephen Edwards, Brian Veeneman, Trey Kamer, Bob Dye.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Jennifer Lynn; OLDA Counsel, Jeff Adamson.

**Guests:** Oldham County Planning and Development Director: Ryan Fischer; La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; Oldham County Judge-Executive, Voegele; La Grange City Council, Joe Davenport (ZOOM); La Grange Utilities: Scot Treece; RES: Kiersten Fuchs (via ZOOM); KIEDA: Jessica Moore; Encompass DDC: Ceanna Johnson; OR Partners (via ZOOM): John Hollenbach, Doug Wood, Greg Oakley, Jeb Hollenbach, Chris George. Oldham County Public; Barry Laws, Robin Willard, Don Ehrler, and Peggy Kamer.

The meeting was called to order at 8:08 AM by Chairman Stewart.

**APPROVAL OF 5/8/25 MEETING MINUTES:** Approved on a motion from Mr. Veeneman, seconded by Magistrate Dye, approved 4-0-0 (Mr. Edwards had not yet arrived).

**APPROVAL OF THE 5/22/25 SPECIAL MEETING MINUTES:** Approved on a motion from Magistrate Dye, seconded by Mr. Veeneman, approved 4-0-0 (Mr. Edwards had not yet arrived).

**FINANCIAL REPORT:** The financial report was accepted as presented.

**PAYABLES MINUTES:** The payables were approved on a motion from Magistrate Dye, seconded by Mr. Veeneman, approved 4-0-0 (Mr. Edwards had not yet arrived).

Mr. Edwards entered the meeting at 8:34am.

**2025-2026 Budget DRAFT:** The 2025-2026 Budget was reviewed. Updates to be made for July Board meeting.  
*Staff to follow up.*

**OLDA MORATORIUM DISCUSSION:** Councilman Kamer provided language used by the City of La Grange to adopt a moratorium on Data Center development and motioned that the OLDA Board consider adopting moratorium within the jurisdiction of Oldham Reserve. Following discussion, the motion failed for lack of a second.

**CHAIRMAN REPORT:** Chairman Stewart updated the group on his work with the development partners and OLDA staff regarding the sewer development in Oldham Reserve and prospecting for employers.

**OR PARTNERS REPORT:** Mr. Oakley updated the group on multiple projects (commercial, retail, medical office and corporate HQ) that are continuing discussions and due diligence to locate in Oldham Reserve. He also provided the status of sewer utility development in the park.

**RES ENVIRONMENTAL REPORT:** Ms. Fuchs updated the group on the status of environmental permitting in Oldham Reserve.

**EXECUTIVE DIRECTOR REPORT:** Mr. Bizianes introduced the new Kentucky I71 Economic Development Alliance (KIEDA) Executive Director, Jessica Moore, to the group. KIEDA is a regional economic development organization that includes Oldham, Henry, Trimble, Carroll, Owen, and Gallatin Counties.

**ADJOURNMENT:** The group adjourned at 9:44 AM on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 5-0-0.

**OLDA Board of Directors  
SPECIAL MEETING MINUTES  
Thursday, June 18<sup>th</sup>, 2025  
Fiscal Court Conference Room**

**Board Members Present:** John Stewart (ZOOM), Stephen Edwards (ZOOM), Brian Veeneman, Trey Kamer (ZOOM), Bob Dye.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Jennifer Lynn; OLDA Counsel, Jeff Adamson.

**Guests:** La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; La Grange City Councilman, Joe Davenport (ZOOM); Oldham County Judge-Executive, Voegele; RES: Kiersten Fuchs; OR Partners (via ZOOM): Greg Oakley, Chris George. Oldham County Public; Robin Willard.

The meeting was called to order at 8:07 AM by Chairman Stewart.

**EXECUTIVE SESSION:** The group entered into Executive Session at 8:08 AM with the following guests to be included: **OLDA Staff:** David Bizianes, Sandy Hamilton, Jennifer Lynn, Jeff Adamson.

**Guests:** La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; La Grange City Councilman, Joe Davenport (ZOOM); Oldham County Judge-Executive, Voegele; RES: Kiersten Fuchs; OR Partners (via ZOOM): Greg Oakley, Chris George...

*...pursuant to KRS – 61.810(1)(g): Discussions between a public agency and a representative of a business entity and discussions concerning a specific proposal, if open discussions would jeopardize the siting, retention, expansion, or upgrading of the business.*

...on a motion by Magistrate Dye, seconded by Mr. Veeneman, approved 5-0-0.

The group exited Executive Session at 8:43 AM on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 4-0-0 (Councilman Kamer had exited the meeting.)

Upon leaving Executive Session, Magistrate Dye motioned to allow Chairman Stewart to sign the Project P Purchase and Sale Agreement, seconded by Mr. Edwards, approved 4-0-0.

**ADJOURNMENT:** The group adjourned at 8:44 AM on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 4-0-0.

**OLDA Board of Directors  
MEETING MINUTES  
Thursday, July 10<sup>th</sup>, 2025  
Fiscal Court Conference Room**

**Board Members Present:** John Stewart, Stephen Edwards, Brian Veeneman, Trey Kamer, Bob Dye.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Jennifer Lynn; OLDA Counsel, Jeff Adamson.

**Guests:** La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; La Grange City Councilman, Joe Davenport; Oldham County Judge-Executive, Voegele; Deputy Judge Executive, Kevin Nuss; Oldham County Magistrate, Wayne Theiss; Oldham County Planning & Development, Ryan Fischer; La Grange Utilities, Scot Treece, Halie Bates; RES: Kiersten Fuchs (ZOOM); OR Partners (via ZOOM): Greg Oakley, Chris George, Ben Turner, Doug Wood, Jeb Hollenbach. Oldham County Public; Robin Willard, Rob Houchens, Copeland Blake, Sarah Little, Mary Ellen Kinser, Barry Laws, Don Erler, Robert Handcock.

The meeting was called to order at 8:02 AM by Chairman Stewart. Mr. Edwards arrived at 8:06 AM.

**APPROVAL OF THE 6/12/25 MEETING MINUTES:** Approved on a motion from Mr. Veeneman, seconded by Magistrate Dye, 4-0-0 (Mr. Edwards was not yet present)

**APPROVAL OF THE 6/18/25 SPECIAL MEETING MINUTES:** Approved on a motion from Mr. Veeneman, seconded by Magistrate Dye, 4-0-0 (Mr. Edwards was not yet present)

**CHAIRMAN REPORT:** Chairman Stewart provided an update on progress being made by OR Partners and La Grange Utilities regarding utility infrastructure upgrades. Additionally, Chairman Stewart addressed public concerns for OLDA to adopt a data center moratorium similar to moratoriums that the City of La Grange and Oldham County Fiscal Court had adopted.

Councilman Kamer motioned that the OLDA Board consider adopting a moratorium within the jurisdiction of Oldham Reserve using the language that he had provided OLDA staff. Following discussion, the motion failed for lack of a second.

**OR PARTNERS REPORT:** Mr. Oakley reported on progress being made with multiple commercial, residential and corporate office projects.

**RES ENVIRONMENTAL REPORT:** Ms. Fuchs updated the group on the status on environmental permitting. The group approved signature of a contract for Annual Permitting Support and Pond 5 Mitigation Monitoring (Year 6) subject to OLDA Board counsel edits on a motion from Mr. Edwards, seconded by Magistrate Dye, 5-0-0.

**EXECUTIVE DIRECTOR REPORT:** Mr. Bizianes updated the group on economic development activity around the region.

Councilman Kamer requested that staff research costs associated with “striping” Eden Parkway and Ernie Harris Parkway. *Staff to follow up...*

**AUTHORITY AND ADMINISTRATION:**

- a) **Financial Report**
- b) **Payables/Signatures:** Motion to approve by Magistrate Dye, seconded by Mr. Edwards, approved 5-0-0.
- c) **2025-2026 Budget DRAFT:** Motion to approve by Magistrate Dye, seconded by Mr. Veeneman, approved 5-0-0.
- d) **2023-2024 Audit Review:** Staff provided the Board members the 2023-2024 Audit DRAFT to be reviewed at the August Board meeting.

**ADJOURNMENT:** The group adjourned at 10:17 AM on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 5-0-0.

**OLDA Board of Directors  
SPECIAL MEETING MINUTES  
Thursday, July 22<sup>nd</sup>, 2025  
Fiscal Court Conference Room**

**Board Members Present:** John Stewart, Stephen Edwards, Brian Veeneman, Trey Kamer, Bob Dye, Clint Kaho.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson (ZOOM).

**Guests:** Deputy Judge Executive, Kevin Nuss; OR Partners (via ZOOM): Chris George, Doug Wood.

The meeting was called to order at 8:04 AM by Chairman Stewart.

**TRILOGY CLOSING STATEMENT REVIEW:** Following review of the Trilogy Closing Statement, the group approved Chairman Stewart to sign it on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 6-0-0.

**ADJOURNMENT:** The group adjourned at 8:13 AM on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 6-0-0.

**OLDA Board of Directors  
MEETING MINUTES  
Thursday, August 14<sup>th</sup>, 2025  
Fiscal Court Conference Room**

**Board Members Present:** John Stewart, Stephen Edwards, Brian Veeneman, Trey Kamer, Bob Dye.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton, Jennifer Lynn; OLDA Counsel, Jeff Adamson.

**Guests:** La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; La Grange City Councilman, Joe Davenport; Oldham County Judge-Executive, David Voegele; Deputy Judge Executive, Kevin Nuss; Oldham County Planning & Development, Ryan Fisher (ZOOM); La Grange Utilities, Scot Treece, Halie Bates; RES: Kiersten Fuchs (ZOOM); OR Partners (via ZOOM): Greg Oakley, Doug Wood, Jeb Hollenbach. Oldham County Public; Nate Oberg, Barry Laws, Don Erler.

The meeting was called to order at 8:02 AM by Chairman Stewart.

**APPROVAL OF THE 7/10/25 MEETING MINUTES:** Approved on a motion from Magistrate Dye, seconded by Mr. Edwards, 5-0-0.

**APPROVAL OF THE 7/22/25 SPECIAL MEETING MINUTES:** Approved on a motion from Magistrate Dye, seconded by Councilman Kamer, 5-0-0.

**OLDA VIDEO DISCUSSION:** Following discussion with the group, Chairman Stewart requested that staff begin providing a ZOOM recording of OLDA Board meetings to the public. *Staff to follow up.*

**CHAIRMAN REPORT:** Chairman Stewart provided an update on progress being made by OR Partners and La Grange Utilities regarding project management and utility infrastructure upgrades.

**OR PARTNERS REPORT:** Mr. Oakley reported on progress being made with multiple commercial, residential and corporate office projects.

Councilman Kamer requested that OR Partners make updates/corrections to the Oldham Reserve website. *Staff to follow up.*

Mr. Edwards requested that the OLDA Board members be briefed in September about the parameters for holding Executive Session. *Staff to follow up.*

**RES ENVIRONMENTAL REPORT:** Ms. Fuchs updated the group on the status on environmental permitting

**EXECUTIVE DIRECTOR REPORT:** Mr. Bizianes updated the group on economic development activity around the region.

**AUTHORITY AND ADMINISTRATION:**

**a) Financial Report**

b) **Payables/Signatures:** Motion to approve by Magistrate Dye, seconded by Mr. Veeneman, approved 5-0-0.

c) **2023-2024 Audit Review:** Auditor Kevin Fisher reviewed the 2023-2024 Audit DRAFT with the Board members. The 2023-2024 Audit DRAFT was accepted as presented on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 5-0-0.

Magistrate Dye motioned for Chairman Stewart to sign an engagement letter with RFH CPA Consultants to prepare the 2024-2025 Audit, seconded by Mr. Veeneman, approved 5-0-0.

d) **Board Officers:** The group elected OLDA Board officers (Chairman John Stewart, Incoming/Vice-Chair, Stephen Edwards, and Treasurer/Secretary, Bob Dye) on a motion from Mr. Veeneman, seconded by Councilman Kamer, approved 5-0-0.

**ADJOURNMENT:** The group adjourned at 9:36 AM on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 5-0-0.

**OLDA Board of Directors  
MEETING MINUTES  
Thursday, September 11<sup>th</sup>, 2025  
Fiscal Court Conference Room**

**Board Members Present:** John Stewart, Stephen Edwards (ZOOM), Brian Veeneman, Bob Dye (ZOOM).

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton (ZOOM); OLDA Counsel, Jeff Adamson.

**Guests:** La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; La Grange City Councilman, Joe Davenport; Oldham County Judge-Executive, David Voegele; Oldham County Planning & Development, Ryan Fisher; RES: Kiersten Fuchs; OR Partners (via ZOOM): Greg Oakley, Ben Turner, Doug Wood, John Hollenbach, Jeb Hollenbach, Chris George. Oldham County Public; Rob Houchens, Don Erler, Robin Willard.

The meeting was called to order at 8:03 AM by Chairman Stewart.

**APPROVAL OF THE 8/14/25 MEETING MINUTES:** Accepted as Presented on a motion from Mr. Veeneman, seconded by Mr. Edwards, 4-0-0.

**EXECUTIVE SESSION:** At 8:06AM, on a motion from Mr. Veeneman and to include the following guests:

David Bizianes, Sandy Hamilton (ZOOM); OLDA Counsel, Jeff Adamson; La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; La Grange City Councilman, Joe Davenport; Oldham County Judge-Executive, David Voegele; Oldham County Planning & Development, Ryan Fisher; RES: Kiersten Fuchs; OR Partners (via ZOOM): Greg Oakley, Ben Turner, Doug Wood, John Hollenbach, Jeb Hollenbach, Chris George

... the group entered Executive Session pursuant to:

**KRS 61.810(1)(b):** Deliberations on the future acquisition or sale of real property by a public agency, but only when publicity would be likely to affect the value of a specific piece of property to be acquired for public use or sold by a public agency; (this is regarding the *sale* of property)

**KRS 61.810(1)(g):** Discussions between a public agency and a representative of a business entity and discussions concerning a specific proposal, if open discussions would jeopardize the siting, retention, expansion, or upgrading of the business; (this is regarding the siting of a business)

... seconded by Mr. Edwards, approved 4-0-0.

The group exited Executive Session at 8:41AM on a motion by Magistrate Dye, seconded by Mr. Edwards, approved 4-0-0.

Following exit from Executive Session, Mr. Edwards motioned to authorize Chairman Stewart to sign the Purchase & Sale Agreement (PSA) with LGE-KU, seconded by Magistrate Dye, approved 4-0-0.

Also, Mr. Veeneman motioned to approve Chairman Stewart to sign an AIA contract for water and sewer extensions on East Peak Road subject to any necessary edits made by OLDA Counsel, seconded by Mr. Edwards, approved 4-0-0.

**CHAIRMAN REPORT:** Chairman Stewart provided an update on progress being made by OR Partners and La Grange Utilities regarding project management and utility infrastructure upgrades.

**OR PARTNERS REPORT:** Mr. Oakley reported on progress being made with multiple commercial, residential and corporate office projects.

**RES ENVIRONMENTAL REPORT:** Ms. Fuchs updated the group on the status on environmental permitting

**EXECUTIVE DIRECTOR REPORT:** Mr. Bizianes updated the group on economic development activity around the region.

**AUTHORITY AND ADMINISTRATION:**

- a) **Financial Report:** There was no financial report due to staff changes made at OCED.
- b) **Payables/Signatures:** Motion to approve Adamson Law, RES Wetland Mitigation, and RES Permit Management invoices by Magistrate Dye, seconded by Mr. Veeneman, approved 5-0-0.

**ADJOURNMENT:** The group adjourned at 9:24 AM on a motion from Mr. Veeneman, seconded by Mr. Edwards, approved 5-0-0.

**OLDA Board of Directors  
MEETING MINUTES  
Thursday, October 9<sup>th</sup>, 2025  
Fiscal Court Conference Room**

**Board Members Present:** John Stewart (ZOOM), Stephen Edwards (ZOOM), Bob Dye, Trey Kamer.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; La Grange City Councilman, Joe Davenport; Oldham County Fiscal Court, Bo Glass, Magistrate Kevin Jefferies, Magistrate Michael Logsdon (exited at 8:42am); Oldham County Planning & Development, Ryan Fisher; La Grange Utilities: Scot Treece, Hailey Bates; RES: Kiersten Fuchs (ZOOM); OR Partners (via ZOOM): Greg Oakley, Ben Turner, Doug Wood, John Hollenbach, Jeb Hollenbach, Chris George. Oldham County Public; Rob Houchens, Don Erler.

The meeting was called to order at 8:05 AM by Chairman Stewart.

**APPROVAL OF THE 9/11/25 MEETING MINUTES:** Accepted as Presented on a motion from Mr. Edwards, seconded by Councilman Kamer, 4-0-0.

**EXECUTIVE SESSION:** At 8:09 AM, on a motion from Mr. Edwards and to include the following guests: La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; La Grange City Councilman, Joe Davenport; Oldham County Fiscal Court, Bo Glass; Oldham County Planning & Development, Ryan Fisher; La Grange Utilities: Scot Treece, Hailey Bates; RES: Kiersten Fuchs (ZOOM); OR Partners (via ZOOM): Greg Oakley, Ben Turner, Doug Wood, John Hollenbach, Jeb Hollenbach, Chris George.

... the group entered Executive Session pursuant to:

**KRS 61.810(1)(b):** Deliberations on the future acquisition or sale of real property by a public agency, but only when publicity would be likely to affect the value of a specific piece of property to be acquired for public use or sold by a public agency; (this is regarding the *sale* of property)

**KRS 61.810(1)(g):** Discussions between a public agency and a representative of a business entity and discussions concerning a specific proposal, if open discussions would jeopardize the siting, retention, expansion, or upgrading of the business; (this is regarding the siting of a business)

... seconded by Magistrate Dye, approved 4-0-0.

The group exited Executive Session at 8:19AM on a motion by Councilman Kamer, seconded by Mr. Edwards, approved 4-0-0.

**CHAIRMAN REPORT:** Chairman Stewart provided an update on progress being made by OR Partners and La Grange Utilities regarding project management and utility infrastructure upgrades.

**OR PARTNERS REPORT:** Mr. Oakley reported on progress being made with multiple commercial, residential and corporate office projects.

Councilman Kamer motioned to approve the “Marquis” multi-family project subject to approval by the Architectural Review committee (ARC), seconded by Magistrate Dye, approved 4-0.

**RES ENVIRONMENTAL REPORT:** Ms. Fuchs updated the group on the status on environmental permitting

**EXECUTIVE DIRECTOR REPORT:** Mr. Bizianes updated the group on economic development activity around the region.

**AUTHORITY AND ADMINISTRATION:**

a) **Financial Report:** Financial Report was accepted as presented.

b) **Payables/Signatures:** Motion to approve payables was made by Magistrate Dye, seconded by Mr. Edwards, approved 4-0-0.

**ADJOURNMENT:** The group adjourned at 9:03 AM on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 4-0-0.

**OLDA Board of Directors  
MEETING MINUTES  
Thursday, November 13<sup>th</sup>, 2025  
Fiscal Court Conference Room**

**Board Members Present:** John Stewart, Stephen Edwards, Bob Dye, Trey Kamer.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; La Grange City Councilman, Joe Davenport (ZOOM); La Grange Utilities: Scot Treece; RES: Kiersten Fuchs (ZOOM); OR Partners (via ZOOM): Greg Oakley, Ben Turner, Doug Wood, John Hollenbach, Jeb Hollenbach, Chris Mitchell, Chris George. Oldham County Public; Don Erler.

The meeting was called to order at 8:05 AM by Chairman Stewart.

**APPROVAL OF THE 10/09/25 MEETING MINUTES:** Accepted as Presented on a motion from Magistrate Dye, seconded by Mr. Edwards, 4-0-0.

**CHAIRMAN REPORT:** Chairman Stewart provided an update on progress being made by OR Partners and La Grange Utilities regarding project management and utility infrastructure upgrades.

Mr. Edwards motioned to ratify the Third Amendment to the Denton-Floyd agreement extending the closing date to December 12<sup>th</sup>, 2025, seconded by Councilman Kamer, approved 4-0-0.

**OR PARTNERS REPORT:** Mr. Oakley reported on progress being made with multiple commercial, residential and corporate office projects.

Magistrate Dye motioned to approve the First Amendment to the LGE-KU agreement extending the closing date to on or before December 30<sup>th</sup>, 2025, seconded by Mr. Edwards, approved 4-0-0.

**RES ENVIRONMENTAL REPORT:** Ms. Fuchs updated the group on the status on environmental permitting

**EXECUTIVE DIRECTOR REPORT:** Mr. Bizianes updated the group on economic development activity around the region.

Mayor Black requested that OR Partners create signage along I-71 to promote the development. This request has been made multiple times. Additionally, Councilman Kamer requested that the Oldham Reserve website be updated with correct information. *Staff to follow up.*

**AUTHORITY AND ADMINISTRATION:**

- a) **Financial Report:** The financial report was accepted as presented.
- b) **Payables/Signatures:** Motion to approve payables was made by Mr. Edwards, seconded by Councilman Kamer, approved 4-0-0.

**ADJOURNMENT:** The group adjourned at 9:16 AM on a motion from Magistrate Dye, seconded by Mr. Edwards, approved 4-0-0.

**OLDA Board of Directors  
MEETING MINUTES  
Thursday, December 11<sup>th</sup>, 2025  
Fiscal Court Conference Room**

**Board Members Present:** John Stewart, Stephen Edwards (via ZOOM), Brian Veeneman, Bob Dye, Trey Kamer.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; La Grange City Councilman, Joe Davenport; La Grange Utilities: Scot Treece, Haley Bates; Oldham County Fiscal Court: Judge David Voegele, Deputy Judge Executive, Bo Glass; Oldham County Planning & Zoning: Ryan Fischer; RES: Kiersten Fuchs; OR Partners (via ZOOM): Greg Oakley, Ben Turner, Doug Wood, John Hollenbach, Jeb Hollenbach, Chris George. Oldham County Public; Don Erler.

The meeting was called to order at 8:06 AM by Chairman Stewart.

**APPROVAL OF THE 11/13/25 MEETING MINUTES:** Accepted as presented on a motion from Magistrate Dye, seconded by Councilman Kamer, 4-0-1 (Mr. Veeneman abstained due to being absent at the November meeting).

**CHAIRMAN REPORT:** Chairman Stewart provided an update on progress being made by OR Partners and La Grange Utilities regarding project management and utility infrastructure upgrades.

**OR PARTNERS REPORT:** Mr. Oakley reported on progress being made with multiple commercial, residential and corporate office projects.

**EXECUTIVE SESSION:** The group entered Executive Session subject to:

**KRS 61.810(1)(g):** Discussions between a public agency and a representative of a business entity and discussions concerning a specific proposal, if open discussions would jeopardize the siting, retention, expansion, or upgrading of the business; (this is regarding the siting of businesses)...

at 8:32 AM on a motion by Mr. Veeneman, seconded by Mr. Edwards allowing the following guests to attend: Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson, La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; La Grange City Councilman, Joe Davenport; La Grange Utilities: Scot Treece, Haley Bates; Oldham County Fiscal Court: Judge David Voegele, Deputy Judge Executive, Bo Glass; Oldham County Planning & Zoning: Ryan Fischer; RES: Kiersten Fuchs; OR Partners (via ZOOM): Greg Oakley, Ben Turner, Doug Wood, John Hollenbach, Jeb Hollenbach, Chris George. The motion was approved 5-0-0.

The group exited Executive Session at 9:19 AM on a motion made by Mr. Veeneman, seconded by Mr. Kamer, approved 5-0-0.

Following the Executive Session:

- Magistrate Dye motioned to approve the closing statement and the sale of land to Denton-Floyd regarding The Marquis development and for Chairman Stewart to sign all necessary closing documents... seconded by Mr. Veeneman, approved 5-0-0.
- Additionally, Magistrate Dye motioned to approve the closing statement and the sale of land to Louisville Gas & Electric/Kentucky Utilities (LGE/KY) and for Chairman Stewart to sign all necessary closing documents... seconded by Mr. Edwards, approved 5-0-0.

**RES ENVIRONMENTAL REPORT:** Ms. Fuchs had exited the meeting and was not available to provide an environmental update.

**EXECUTIVE DIRECTOR REPORT:** Mr. Bizianes updated the group on economic development activity around the region.

**AUTHORITY AND ADMINISTRATION:**

- a) **Financial Report:** The financial report was accepted as presented.
- b) **Payables/Signatures:** Motion to approve payables was made by Mr. Veeneman, seconded by Mr. Edwards, approved 5-0-0.

A Change Order related to the East Peak Sewer Extension was approved on a motion by Mr. Edwards, seconded by Mr. Veeneman, approved 5-0-0.

**ADJOURNMENT:** The group adjourned at 10:16 AM on a motion from Magistrate Dye, seconded by Councilman Kamer, approved 5-0-0.

**OLDA Board of Directors  
MEETING MINUTES  
Thursday, January 8, 2026  
Fiscal Court Conference Room**

**Board Members Present:** John Stewart (ZOOM), Brian Veeneman, Bob Dye, Trey Kamer.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle (ZOOM); La Grange City Councilman, Joe Davenport; La Grange Utilities: Scot Treece, Haley Bates; Oldham County Fiscal Court: Deputy Judge Executive, Bo Glass; OR Partners (via ZOOM): Greg Oakley, Ben Turner, Doug Wood, Jeb Hollenbach, Chris George. Oldham County Public; Don Erler.

The meeting was called to order at 8:04 AM by Chairman Stewart.

**APPROVAL OF THE 12/11/25 MEETING MINUTES:** Accepted as presented on a motion from Magistrate Dye, seconded by Mr. Veeneman, 4-0-0.

**CHAIRMAN REPORT:** Chairman Stewart provided an update on progress being made by OR Partners and La Grange Utilities regarding project management and utility infrastructure upgrades.

**OR PARTNERS REPORT:** Mr. Oakley reported on progress being made with multiple commercial, residential and corporate office projects.

**EXECUTIVE SESSION:** The group decided that there was no need to enter executive session.

**RES ENVIRONMENTAL REPORT:** Magistrate Dye motioned to allow OR Partners to sign a RES authorization form regarding a Regional Basin project, seconded by Mr. Veeneman, approved 4-0-0.

**EXECUTIVE DIRECTOR REPORT:** Mr. Bizianes updated the group on economic development activity around the region.

**AUTHORITY AND ADMINISTRATION:**

- a) **Financial Report:** The financial report was accepted as presented.
- b) **Payables/Signatures:** Motion to approve payables was made by, Councilman Kamer, seconded by Mr. Veeneman, approved 4-0-0.

**ADJOURNMENT:** The group adjourned at 9:38 AM on a motion from Magistrate Dye, seconded by Councilman Kamer, approved 4-0-0.

**OLDA Board of Directors  
MEETING MINUTES  
Thursday, February 12, 2026  
Fiscal Court Conference Room, 8 a.m.**

**Board Members Present:** John Stewart (ZOOM), Stephen Edwards, Trey Kamer.

**Staff Present:** Oldham Chamber & Economic Development – Sandy Hamilton; Jessica Moore, OLDA Counsel, Jeff Adamson.

**Guests:** La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle (ZOOM); OC Fiscal Court: Judge David Voegele; La Grange City Councilman, Joe Davenport; La Grange Utilities: Scot Treece, Haley Bates; OC Planning & Development: Ryan Fischer; OR Partners (via ZOOM): Greg Oakley, Ben Turner, Doug Wood, Jeb Hollenbach, Chris George; RES: Kiersten Fuchs; Oldham County Public; Don Erler.

The meeting was called to order at 8:05 AM by Chairman Stewart, There was no quorum therefore, no votes were taken.

**APPROVAL OF THE 2/12/26 MINUTES:** No vote taken due to lack of QUORUM.

**CHAIRMAN REPORT:** Chairman Stewart provided an update on progress being made by OR Partners and La Grange Utilities regarding project management and utility infrastructure upgrades.

**OR PARTNERS REPORT:** Mr. Oakley reported on progress being made with multiple commercial, residential and corporate office projects. Mayor Black inquired about status of PECO. Mr. Oakley responded, “they have gone dark.” Mr. Fischer confirmed there is a plan circulating for approvals showing proposed grocery & hardware on Commerce & 393 at Exit 18.

**EXECUTIVE SESSION:** No Executive Session; no quorum.

**RES ENVIRONMENTAL REPORT:** Ms. Fuchs and Mr. Adamson connected on the RES Consulting Agreement being negotiated. Mr. Adamson asked for a specific paragraph to be struck; Ms. Fuchs to discuss with her team. OLDA to be the signatory versus OR Partners.

**EXECUTIVE DIRECTOR REPORT:** Ms. Hamilton updated the group on economic development activity around the region.

**AUTHORITY AND ADMINISTRATION:**

- a) **Financial Report:** The financial report was not reviewed or voted upon due to lack of quorum.
- b) **Payables/Signatures:** Did not review due to lack of quorum.

**ADJOURNMENT:** Chairman Stewart ended the meeting at 8:38 a.m. A special meeting will be held on 2-17-26, 8 a.m. Fiscal Court Conference Room, Second Floor.

**OLDA Board of Directors  
SPECIAL MEETING MINUTES  
TUESDAY, February 17, 2026  
Fiscal Court Conference Room**

**Board Members Present:** John Stewart (ZOOM), Brian Veeneman, Bob Dye, Trey Kamer.

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton (ZOOM); OLDA Counsel, Jeff Adamson. **OR Partners:** Doug Wood, Talmage Hocker, Jr., Greg Oakley, Ben Turner

**Guests;** La Grange City Councilman, Joe Davenport; RES: Kiersten Fuchs.

The meeting was called to order at 8:02 AM by Chairman Stewart.

**AUTHORITY AND ADMINISTRATION:**

- a) **Financial Report:** Motion to approve financial report was made by Mr. Venneman; seconded by Councilman Kamer; approved 4-0-0.
- b) **Payables/Signatures:** Motion to approve payables was made by Councilman Kamer, seconded by Mr. Veeneman, approved 4-0-0.
- c) **Change Order:** Motion to approve Change Order for Flynn Brothers was made by Magistrate Dye, seconded by Councilman Kamer; approved 4-0-0.
- d) **Easement Check for Machinify:** Doug Wood will pick up and hand deliver to Machinify

**RES North Basin Consulting Contract:** Ms. Fuchs goes back to her team and discuss removal of the exculpatory clause per conversation with Mr. Adamson.

**ADJOURNMENT:** The group adjourned at 8:35 AM on a motion from Magistrate Dye, seconded by Mr. Veeneman; approved 4-0-0.

**OLDA Board of Directors  
MEETING MINUTES  
Thursday, March 12, 2026  
Fiscal Court Conference Room, 8 a.m.**

**Board Members Present:** John Stewart (Chair), Stephen Edwards, Trey Kamer, Brian Veeneman, Bob Dye (Zoom)

**Staff Present:** Oldham Chamber & Economic Development – David Bizianes, Sandy Hamilton; OLDA Counsel, Jeff Adamson.

**Guests:** La Grange Mayor: John Black; La Grange City Attorney, Beach Craigmyle; La Grange Utilities: Scot Treece, Haley Bates; OC Planning & Development: Ryan Fischer; OR Partners (via ZOOM): Ben Turner, Doug Wood, Jeb Hollenbach, John Hollenbach; RES: Kiersten Fuchs; Oldham County Public; Don Erler; Brandon Berry (WEHR)

The meeting was called to order at 8:05 AM by Chairman Stewart.

**APPROVAL OF THE 2/12/26 and 2/17/26 MINUTES:** Mr. Kamer made a motion to approve; Mr. Veeneman seconded; vote 5-0.

**CHAIRMAN REPORT:** Chairman Stewart provided an update on progress being made by OR Partners and La Grange Utilities regarding project management and utility infrastructure upgrades. Mr. Chairman suggested that an ORP team member attend the OLDA meetings in person.

**OR PARTNERS REPORT:** Mr. Hollenbach reported on progress being made with multiple commercial, residential and corporate office projects. ORP to take a fresh look at road signs within the development during next 2-3 weeks in order to update the signage within Oldham Reserve.

**EXECUTIVE SESSION:** Motion to enter Executive Session made by Mr. Edwards, seconded by Mr. Veeneman. Passed 5-0. Entered session at 8:25 a.m. including Mayor Black; Beach Craigmyle (City Attorney); Ryan Fischer (P & D); Kiersten Fuchs (RES); Staff – David Bizianes & Sandy Hamilton; Board members Brian Veeneman, Bob Dye, John Stewart, Stephen Edwards; Scot Treece; Hailey Bates (La Grange Utilities); Jeff Adamson (OLDA Counsel); ORP: Ben Turner, Doug Wood, Jeb Hollnbach and John Hollenbach. Exited session at 8:55 a.m. with a motion by Mr. Edwards; seconded by Mr. Kamer; passes 5-0.

**RES ENVIRONMENTAL REPORT:** Ms. Fuchs and Mr. Adamson confirmed the RES Consulting Agreement has been vetted and agreed upon for the North Basin. Motion made by Mr. Edwards, seconded by Mr. Kamer for Chairman Stewart to sign. Motion carries 5-0. Ms. Fuchs reported that permits for Denton Floyd/The Marquis are underway.

**EXECUTIVE DIRECTOR REPORT:** Mr. Bizianes updated the group on economic development activity around the region.

**AUTHORITY AND ADMINISTRATION:**

- a) **Financial Report:** Accepted as presented
- b) **Payables/Signatures:** Mr. Edwards motioned to approve all invoices; Mr. Veeneman seconded; motion carries 5-0.

**ADJOURNMENT:** Chairman Stewart ended the meeting at 9:25 a.m. after motion made by Mr. Kamer, seconded by Mr. Edwards; passed 5-0. Next OLDA Board meeting to be held May 14, 2026, at Fiscal Court Conference Room; 2d Floor.