

Hanover County Economic Development Authority
8200 Center Path Lane, Suite E
Mechanicsville, VA 23116-2525



VIRGINIA: At a meeting of the Economic Development Authority of Hanover County held in the Economic Development Conference Room at 8200 Center Path Lane, Suite E, Mechanicsville, Virginia, on the 3rd day of December, 2025, at 7:30 a.m.

Present: Mr. Trey Hayden, Chairman
 Ms. Carey Carlisle, Treasurer
 Ms. Elizabeth Rafferty, Vice Chairman
 Mr. Wayne Waldrop
 Mr. Sam Zeidan
 Mr. James Zemp
 Mr. Brandon Turner, Secretary
 Mr. Armon Smith, Deputy Director
 Ms. Ann Glave, Existing Business & Project Manager
 Ms. Beth Harper, Recording Secretary

Guests: None

Absent: Mr. Ed Kieper

Mr. Trey Hayden, Chairman called the meeting to order at 7:30 a.m.

This meeting was a public meeting following public notice posted at the Hanover County Government Building three (3) days prior to the meeting.

Public Comment

Mr. Hayden asked if there were any public comments.

There were none.

Approval of Minutes – November 12, 2025

Authority members were provided with copies of the draft minutes from the meeting held on November 12, 2025.

Mr. Hayden asked for a motion to approve November 12, 2025, minutes as written.

Mr. Waldrop motioned to approve minutes as written.

Ms. Carlisle seconded the motion.

Upon the vote being taken:

Mr. Hayden	voted	Aye
Ms. Rafferty	"	Aye
Ms. Carlisle	"	Aye
Mr. Waldrop	"	Aye
Mr. Zeidan	"	Aye
Mr. Zemp	"	Aye

Motion approved.

Election of Officers for Calendar Year 2026

Mr. Hayden requested that Brandon Turner, Secretary open the discussion for nominations of Chairman, Vice Chairman, Treasurer, and Secretary of the Hanover County Economic Development Authority for the Calendar Year 2026.

Mr. Turner asked for nominations for the positions and stated that Trey Hayden, Chairman; Elizabeth Rafferty, Vice Chairman; Carey Carlisle, Treasurer and Brandon Turner, Secretary are willing to continue in their positions.

Upon no other nominations being made, Mr. Waldrop motioned that the slate of officers be accepted, with Mr. Zemp seconding the motion.

Upon the vote being taken:

Mr. Hayden	voted	Aye
Mr. Zemp	"	Aye
Ms. Rafferty	"	Aye
Ms. Carlisle	"	Aye
Mr. Waldrop	"	Aye

Mr. Zeidan " Aye

Motion approved.

Chairman Updates

Mr. Hayden asked Ms. Rafferty to discuss the work that has been done on the EDA incentive policy. Ms. Rafferty recommended that the policy initially being broad and then be revised and honed in as the County's needs change. The policy will heavily focus on reimbursement-based incentives and there will be a heavy vetting process; in addition, qualifying and disqualifying businesses/sectors will be clearly identified. Discussion will continue at the January meeting.

Hotel Study

Mr. Turner stated that a draft of the Hotel study is complete and will be presented at the January meeting.

Joint Ashland/Hanover EDA Meeting

Authority members are open to hosting a joint meeting of the Town of Ashland and Hanover County EDAs in spring 2026. HCED will work with Ashland to plan.

EDA Treasurer Report

Ms. Carlisle reported that there were no expenditures in November. She and Ms. Harper are continuing to train using QuickBooks.

Ms. Carlisle and Mr. Hayden will meet with staff in January to work on revising the Industrial Bond application. Mr. Turner and Mrs. Harper are researching the bond applications from other localities.

Project Onyx Update

Mr. Turner announced that Hanover County was eliminated from consideration before Thanksgiving. When asked for feedback, the consultant stated that there were concerns about the special exception for building height variance and the lack of site control by the County. Mr. Turner and Mr. Hayden iterated the EDA and County are in a much better position and more nimble to work with large projects in the future.

Economic Developments Updates

Prior to the Economic Development Updates, Mr. Turner informed the EDA that the annual nondisclosure forms would need to be completed in January; this information would be relayed to members after January 1st either from HCED or the County's Board Clerk.

Mr. Turner briefed the EDA on a number of Economic Development project updates, including:

- Prospect activity remained busy; there was strong interest in the region from international manufacturing and bio/pharmaceutical, and data center activity remains robust. Commercial announcements include Virginia Cardiovascular Specialist and Excel Truck Group holding its grand opening.
- . The Department visited and assisted a number of businesses over the past month. Ms. Glave also participated in a business walk with the Town of Ashland. The Federal Reserve workshop that was held in September has provided connections with businesses.
- The Virginia Home had their groundbreaking ceremony on November 18th with over 100 in attendance. They have received their Land Disturbance Permit so they can begin clearing/grading activities.
- Bon Secours has a ribbon cutting scheduled for next week for its new facility in Northlake. We anticipate that the facility will open shortly thereafter.
- At the Crescent Business Center, building 6 is nearing completion with several interested parties and pending leases. Building 7 is complete and businesses have started moving in.

- A project has closed on a property, and we anticipate that there will be an announcement soon.
- A company has indicated that they are working with Dominion and continuing with engineering/surveying work on a site for a project.
- A community meeting was held in November to discuss HHHunt’s application to rezone the Hunting Hawk property to build a data center. Nearly 500 attended and there is significant opposition from Hanover and Henrico residents.
- Tract is working with Army Corps and DEQ on permitting for the access road through the Technology Park in Doswell.

Other Business

Mr. Turner announced that the economic development office is developing a Hanover EDA binder with policies, EDA code information and sections to store meeting minutes and agendas.

The 2026 meeting calendar was presented and will continue the EDA holding monthly meetings. Mr. Turner stated he understands members may not be able to attend every meeting, and meeting dates can be adjusted if there are conflicts.

Ms. Rafferty motioned to approve the 2026 meeting schedule.

Mr. Waldrop seconded the motion.

Upon the vote being taken:

Mr. Hayden	voted	Aye
Ms. Rafferty	"	Aye
Ms. Carlisle	"	Aye
Mr. Waldrop	"	Aye
Mr. Zeidan	"	Aye
Mr. Zemp	"	Aye

Motion approved

At 9:11 a.m., Mr. Hayden adjourned the meeting.

Next Meeting

The next meeting of the Economic Development Authority is scheduled for
Wednesday, January 14, 2026 at 7:30 a.m.

Minutes submitted by Beth Harper.