

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 11th day of March, 2026, at 7:30 a.m.

Present: Mr. Trey Hayden, Chairman
 Ms. Carey Carlisle, Treasurer
 Ms. Elizabeth Rafferty, Vice Chairman
 Mr. Ed Kieper
 Mr. Wayne Waldrop
 Mr. James Zemp
 Mr. Sam Zeidan
 Mr. Armon Smith, Deputy Director
 Ms. Beth Harper, Recording Secretary
 Mr. Brandon Turner, Secretary

Guests: None

Absent: None

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 – February 20, 2026

Authority members were provided with copies of the draft minutes from the meeting held on February 20, 2026.

Mr. Hayden asked for a motion to approve February 20, 2026, minutes as written.

Mr. Zemp motioned to approve minutes as written.

Mr. Kieper seconded the motion.

Upon the vote being taken:

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

Motion approved.

Chairman Updates

Mr. Hayden stated that he and Ms. Carlisle are continuing to review the draft of the updated Industrial Revenue Bond application and hope to review with the EDA next month.

Mr. Hayden spoke with Kaufman & Canoles regarding questions the EDA had regarding the Engagement Letter. The EDA is satisfied that the questions have been addressed and Mr. Hayden will sign the engagement letter.

During a recent review of the By-Laws, it was discovered that there are two Article XII titles in the document instead of XII and XIII.

Mr. Hayden asked for a motion to approve changing the second Article XII to Article XIII.

Ms. Carlisle moved to accept the motion as written.

Mr. Kieper seconded the motion.

Upon the vote being taken:

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

Motion approved.

EDA Treasurer Report

Ms. Carlisle reported that in February the EDA received the final invoice for the Hotel Study. The Virginia Home made its first bond payment of \$100. The money for the Wegmans incentive from the Department of Public Utilities has been transferred to the EDA account but has not yet been disbursed.

Ms. Carlisle reminded members that they are eligible to receive a \$75 stipend for attending meetings. Ms. Harper can be contacted for more information.

CLOSED SESSION

Mr. Hayden moved for adoption of Resolution 2026-03, the Economic Development Authority of the County of Hanover, Virginia convene a closed meeting pursuant to Virginia Code 2.2-3711(A) of the code of Virginia:

- Section 2.2-3711(A)(3) for the purpose of discussion or consideration of the acquisition of real property for a public purpose, or the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, specifically Hanover County.

Mr. Waldrop seconded the motion.

Upon the vote being taken:

Mr. Hayden	voted	Aye
Mr. Kieper	"	Aye

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

Where upon the members went into closed session.

Upon coming out of closed session.

Mr. Hayden moved to adopt Resolution 2026-04 in accordance with the Virginia Freedom of Information Act, reconvening the open meeting of the Hanover County Economic Development Authority and certify that to the best of each member’s knowledge, only public business matters lawfully exempted under the Virginia Freedom of Information Act and only such public business matters as were identified in the motion by which the closed session was convened were heard, discussed, or considered in the closed session.

Ms. Carlisle seconded the motion.

Upon the vote being taken:

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

Motion approved.

Economic Developments Updates

Mr. Turner distributed EDA Board Manuals to members. The manuals were created by Economic Development staff as a resource for members.

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

- General activity has been picking up with strong emphasis on data center/supply chain along with general manufacturing interest as well as speculative building development.
- In February, staff visited four businesses and assisted eight more, including Flippo Lumber after a fire on their property.
- Rosendin Electric announced on March 10 that they have leased the last vacant space the Lakeridge Logistics Center development. They will hire approximately 250 people over five years and expressed interest in working with the Hanover Center for Trades and Technology and the Education Foundation.
- A piece of property in Northlake has hit the market with strong interest, including a proposal for several speculative industrial buildings.
- Kings Dominion has officially listed some of their ancillary property for sale and is receiving strong interest from a variety of parties.
- Tract has deferred their submission to the March Planning Commission to April as they continue to work on their rezoning application and address concerns raised.
- The DEQ and Army Corps permits related to infrastructure at the Hanover Technology Park site have been approved, allowing the company to kick off construction of road and infrastructure.
- Staff have met with several farm/agricultural businesses related to the upcoming Farm Tour on October 10, 2026.
- Planning is underway for the rollout of nominations and voting for the Heart of Hanover Business awards.
- HCED, Planning, and Tourism held a preliminary meeting to discuss a Tourism Zone program; next steps are to craft incentive ideas, processes and zone boundaries.
- The new Kroger on Rt. 360 plans to hold a ribbon cutting and grand opening on April 15.

- Mr. Smith announced that the joint meeting with the Town of Ashland EDA is scheduled for Monday, May 11, at 5:30 PM. at the Atlee Library. After the meeting, there will be refreshments and networking.

Other Business

At 9:31 a.m., Mr. Hayden adjourned the meeting.

Next Meeting

The next meeting of the Economic Development Authority is scheduled for Wednesday, April 8, 2026 at 7:30 a.m.

Minutes submitted by Beth Harper.