

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 20th day of February, 2026, at 7:30 a.m.

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

Guests: None

Absent: Mr. Wayne Waldrop
Mr. Brandon Turner, Secretary

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 – January 14, 2026

Authority members were provided with copies of the draft minutes from the meeting held on January 14, 2026.

Mr. Hayden asked for a motion to approve January 14, 2026, minutes as written.

Ms. Carlisle motioned to approve minutes as written.

Mr. Zeidan seconded the motion.

Upon the vote being taken:

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

Motion approved.

Chairman Updates

Mr. Hayden presented an Engagement letter from Kaufman & Canoles, the law firm that represents Hanover EDA. Members had questions and/or edits on several matters, and Mr. Hayden will reach out to the firm for clarification.

Mr. Hayden stated that as part of the revisions of Industrial Revenue Bond application, they are looking at comparisons to other localities. Mr. Smith provided a spreadsheet showing a comparison of tax rates in the region.

EDA Treasurer Report

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

As part of the Performance Agreement with Wegmans for investment in their warehouse/logistics facility, Hanover County is reimbursing the firm the remaining eligible Utility and

Infrastructure Incentive. This money has been in reserve in Utilities and is being processed as a pass-through from Hanover Public Utilities to the EDA who will disburse the payment to Wegmans.

The members discussed options to increase revenue for the County. Mr. Hayden stated that the Board of Supervisors has begun discussing the FY27 budget and recommended that members attend the presentations.

CLOSED SESSION

Mr. Hayden moved for adoption of Resolution 2026-01, 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.

Ms. Rafferty seconded the motion.

Upon the vote being taken:

Mr. Hayden	voted	Aye
Mr. Kieper	"	Aye
Ms. Rafferty	"	Aye
Ms. Carlisle	"	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 2026-02 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. Rafferty seconded the motion.

Upon the vote being taken:

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

Mr. Kieper made a motion that the EDA provides support and collaboration to the Board of Supervisors moving forward.

Ms. Carlisle seconded the motion.

Upon the vote being taken:

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

Motion approved.

Economic Developments Updates

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

- General activity has been steady; there have been several new leads and business openings including Postal & Parcel at the Shops at Rutland Grove.
- Staff have been working closely with several businesses, including Cascades and Green Analytics.

- Oppidan has closed on the property in Ashland and has begun pre-construction activities.
- A company has leased the last vacant space the Lakeridge Logistics Center; a formal announcement may be pending.
- Hanover County Economic Development has held preliminary meetings with a developer interested in a key commercial project.
- Construction is under way on the final building at Northlake II Industrial Park to be completed in Spring 2026. Once completed, all spaces will be leased.
- HHunt pulled the Hunting Hawk project from the Board of Supervisors meeting in February after the Planning Commission denied approval of their application to rezone the property.
- A second community meeting was held for the Marchetti project on February 8. At its February 19 meeting, the Planning Commission deferred the project to its March meeting.
- Significant progress has been made on the DEQ and Army Corps permits related to infrastructure at the Hanover Technology Park site.
- Staff is continuing to work on identifying sponsors and finalizing programing and logistics for the Hanover Farm Tour to be held on October 10, 2026.
- Planning is underway for the rollout of nominations and voting for the Heart of Hanover Business awards.
- HCED, EDA, Tourism and Planning have begun discussions of a possible Tourism Zone policy.
- Mr. Smith announced that he and Economic Development staff are working with the Town of Ashland EDA to plan a joint meeting and networking event for this spring.

Other Business

At 9:38 a.m., Mr. Hayden adjourned the meeting.

Next Meeting

The next meeting of the Economic Development Authority is scheduled for
Wednesday, March 11, 2026 at 7:30 a.m.

Minutes submitted by Beth Harper.