

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 14th day of June, 2023, at 7:30 a.m.

Present: Mr. Trey Hayden, Chairman
Mr. James Kickler, Vice Chairman
Mr. Christopher Johnson, Treasurer
Mr. Sam Zeidan
Mr. James Zemp
Ms. Carey Carlisle
Ms. Elizabeth Rafferty
Mr. John Budesky, County Administrator
Mr. Brandon Turner, Secretary
Ms. Angela Wright, Marketing Manager
Ms. Beth Harper, Recording Secretary

Guest: Ms. Anna Nagorniuk, Virginia Tech
Ms. Yael Levin, citizen

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 – March 8, 2023

Authority members were provided with copies of the draft minutes from the Authority meeting held on March 8, 2023.

Mr. Hayden asked for a motion to approve the March 8, 2023 minutes as written.

Mr. Kickler motioned to approve minutes as written.

Ms. Carlisle seconded the motion.

Upon the vote being taken:

Mr. Hayden	voted	Aye
Mr. Kickler	"	Aye
Mr. Zemp	"	Aye
Mr. Zeidan	"	Aye
Ms. Carlisle	"	Aye
Ms. Rafferty	"	Aye
Mr. Johnson	"	Aye

Motion approved.

Chairman’s Report

Mr. Hayden turned over the meeting to John Budesky, County Administrator, who updated the members on the search for hiring a new Economic Development Director. He stated that after a nationwide search three finalists were interviewed by a panel that included himself, Mr. Hayden, Anthony Romanello from Henrico County Economic Development and Todd Kilduff, Deputy County Administrator. He stated that he was pleased to announce that the current Interim Director, Brandon Turner has been offered the position and he has accepted. A public announcement and press release will go out this morning.

Mr. Hayden then discussed the Authority’s efforts to educate the citizens on the role and responsibilities of the Economic Development Authority. He has discussed efforts with Board of Supervisor members Sean Davis and Michael Herzberg, as well as officials at the state level.

Director’s Economic Development Activity Report

Mr. Turner, Secretary to the Authority, shared that prospect activity has slowed in Hanover and the region. He gave an update on Northlake II and the Washington Highway Distribution Center. Ann Glave, Existing Business and Project Manager visited 25 businesses yesterday with volunteers. She reported receiving feedback about expansions of existing businesses.

Mr. Turner provided updates for other businesses:

- Unilock announced \$70 million facility in Doswell. They will break ground after an archeology study is completed.
- ABB, located on Times Dispatch Blvd. will host an open house on June 28. EDA members are invited to attend.
- A rendering of the State Forensic Lab was presented. It will open on Times Dispatch Blvd. in 2025.
- The Tyson plant has closed. The approximately 50-60 employees remaining will be discharged by August. Fifty former employees reached out to Rapid Response for job placement.
- Owens & Minor had put their corporate campus up for sale because of increased remote work. They received 12-14 proposals that they did not find satisfactory, so they have decided to take the building off of the market.

Anna Nagorniuk presented the results from the Industry Cluster Analysis that was conducted by Virginia Tech. The purpose of the analysis was to confirm existing clusters and examine the County's suitability for target industries based on industry needs, regional trends, and existing opportunities. Ms. Nagorniuk highlighted the County's existing industries such as wholesale trade and transportation/warehousing/ logistics and emerging industries for future focus such as IT and Data Processing Hosting and Bio/Pharmaceuticals and Life Sciences. Potential impacts of industry development to Hanover County residents were outlined and strategies were presented for expanding and creating additional business opportunities.

A final report will be issued in a few weeks, and will be sent to EDA members.

County Administrator Update

Mr. Budesky provided some context to the VA Tech presentation. He stated that the

EDA will have a large role in developing and executing the next comprehensive plan for the County, which is currently under development. The goal of the Board of Supervisors is to have 70% residential/30% commercial development. Currently we are at 80%/20%. Once the Comprehensive Plan is completed, a Strategic Plan will be developed in 2024.

Among the considerations:

- The VA Tech study should be considered in the Comprehensive Plan land use.
- Make all processes public and communicate with citizens.
- We can't rely on developers to do infrastructure. How can we leverage public utilities/works to build new infrastructure and repair what is aging?
- Rezoning land is a long process. How do we prioritize the use for limited land?
- Compile a list of available sites according to their location and infrastructure.
- This is a good time to issue bonds.

Mr. Budesky urged the EDA members to engage in the Comprehensive Planning process and provide support with communications to citizens.

Other Business

Mr. Turner introduced new EDA member Mr. Sam Zeidan. All EDA members were given a packet containing the mission and by-laws of the EDA, comprehensive plan information, and contact information for EDA members and the Economic Development staff. Mr. Kickler stated that there is training available from the Virginia Industrial Development Authorities Institute for EDA members.

He also reminded the Authority members to turn in the annual financial disclosure paperwork by the stated deadline.

Next Meeting

The next meeting of the Economic Development Authority is scheduled for
Wednesday, September 13, 2023 at 7:30 a.m.

Adjourn

At 9:06 a.m., Mr. Hayden asked for a motion for the Economic Development Authority
of Hanover County to adjourn.

Mr. Kickler motioned that the meeting adjourn.

Mr. Zemp seconded the motion.

Upon the vote being taken:

Mr. Hayden	voted	Aye
Mr. Kickler	"	Aye
Mr. Zemp	"	Aye
Mr. Zeidan	"	Aye
Ms. Carlisle	"	Aye
Ms. Rafferty	"	Aye
Mr. Johnson	"	Aye

Motion approved

Minutes submitted by Beth Harper.