

STAFFORD COUNTY, VIRGINIA
Master Investigative Record — Fourth Edition
FOIA Fee Wall · Future Roots LLC · Impact Fee Giveaway ·
16-Project
Inventory · Capital Chains · Political Money · Recruitment
Architecture

Integrating the CaseLock verified record (August 28 – September 4) with the expanded
capital-network research (evidence cutoff September 7, 2026)
Compiled September 8, 2026

SECTION	THE FINDING IN ONE LINE
1. Executive Summary	One county, 16 data center projects, one lawyer at every layer, \$6,779.97 in FOIA fees against the citizen asking about it, and a \$16.2M fee waiver to the biggest project — approved the same day she was billed.
2. The Fee Wall	Five FOIA requests, \$6,779.97 in fees in 90 days. One invoice dated 38 days before its request existed; a county attorney's admission that no work had been done.
3. Future Roots LLC	Supervisor Yeung's personal LLC, formed July 8, 2024 with STACK's own lawyer as registered agent; her YES vote on STACK ten weeks later; her unexplained abstention on the setback ordinance five weeks after that.
4. The \$16M Giveaway	Sept 1, 2026: fees suspended by unstated "emergency" (4-2) and repeal advertised (4-3). Corrected vote record: Yeung opposed; the majority was Diggs, Guy, Evans, Tinesha Allen.
5. Water & Eminent Domain	A 7-0 \$150M AWS water deal, a >\$300M joint reuse system, a 3,600 GPM contractual ceiling, and eminent domain against a family ice company for the water main serving STACK.
6. The 16-Project Inventory	Every Stafford data center project, sponsor, counsel, acreage, and status — from STACK's 1 GW campus to the pending Peterson-linked Sisson cluster.
7. The Capital Chains	STACK sits in Blue Owl's \$7B Digital Infrastructure Fund III, seeded by \$100M from Israeli pension giant Menora Mivtachim and \$225M from Virginia's own retirement system. Vantage VA41 sits in DigitalBridge Partners III with \$50M each from Israeli insurers Migdal and Harel. Asset-level allocation: not public.
8. Political Money	Virginia Youth Futures PAC donors: the Petersons, Payne, and the Accokeek developers. Silver-managed entities donating to English and Gary. A FACT-PAC "Pam Young" entry that cannot safely be attributed without the raw filing. No AIPAC bridge found.
9. Recruitment Architecture	A 2012 seven-site initiative, a Technology Zone incentive program, an EDA that paid Hirschler from its ledgers, and an FRA whose investors are the developers themselves — with Payne as chair and Yeung on the board.
10. Public Safety Tech	Axon cameras proven in Sheriff vehicles (Axon now owns Israeli-founded Carbyne); Motorola sole-source radio system; a \$1.039M federal award for 345 mobile radios; Flock ALPR alerts received. No local Carbyne/Cellebrite/Cognyte deployment found.
11. Evidence Status	What is PROVEN, what is NOT ESTABLISHED, and what is now archival/FOIA-dependent — with the exact records that close each gap.

EVIDENCE DISCIPLINE: Every claim carries a status — PROVEN (primary source on file), NOT ESTABLISHED (searched, not found), or ARCHIVAL/FOIA-DEPENDENT (the decisive record exists but is not public). Overlap is not corruption; a contribution is not a bribe; institutional fund investment is not asset-level financing. This document states what the record shows — no more.

1. EXECUTIVE SUMMARY

Stafford County approved what is now a 16-project data center buildout — anchored by STACK's 1 GW Stafford Technology Campus — through a policy pipeline built over more than a decade: a 2012 seven-site marketing initiative, a Technology Zone incentive ordinance, an Economic Development Authority that acts as the incentive conduit, and a regional recruitment body (the Fredericksburg Regional Alliance, rebranded Virginia's Innovation Crossroads) whose investors are the developers, utilities, and law firms it recruits for. One lawyer, Charles W. Payne Jr. of Hirschler, sits at every layer of that pipeline: EDA counsel for over 15 years (Hirschler's bills appear in the EDA's own ledgers), past FRA chair, land-use counsel to STACK, Amazon and other applicants, registered agent of Supervisor Pamela Yeung's personal LLC, Commonwealth Transportation Board appointee, and a donor to the same local PAC as the region's developers.

When a citizen researcher requested the records connecting these actors, the county assessed \$6,779.97 in fees across 90 days — including an invoice dated before its request existed — while producing a routine request free. When the buildout's road impact fees came due, the Board suspended them by an unstated “emergency” worth roughly \$16.2 million to STACK, on the same day it billed the citizen \$2,506.07 to inspect public records. The capital behind the projects traces to some of the world's largest investment platforms — Blue Owl, DigitalBridge, Silver Lake, Starwood — with documented Israeli institutional investors (Menora, Migdal, Harel) at the fund level and Virginia's own retirement system (\$225M) in the same fund as STACK's parent. No evidence supports a claim that any political organization or foreign government directed the buildout; the documented pattern is an influence network of access, campaign money, and revolving professional roles — which is exactly what the still-missing records (SEIs, invoices, ledgers, credit agreements) would test.

2. THE FEE WALL — THE FOIA RECORD

REQUEST	SUBJECT	OUTCOME
#4645 (June 16)	STACK rezoning; all Hirschler/Payne data center applications 2018-present; county NDAs with data center companies	\$3,136.05 estimate, incl. \$1,405.35 attorney fees prohibited by AO-02-07. Invoice dated May 4 — 38 days before the request existed. County attorney admitted June 22 no work had been done. Closed July 20.
#4650 (June 17)	Stafford Technology Campus ordinance, proffers, DEQ permits	PRODUCED FREE, June 24.
#4651 (June 17)	American Legion Rd eminent domain: owner, appraisals, developer funding	\$744.12 estimate incl. \$150/hr outside-counsel paralegal. Declined. Closed July 24.
#4652 (June 17)	Potomac Church water agreement, 217K GPD, Amazon incentives	\$893.73 for a document already produced to another requester. Declined. Closed July 23.
July 1 email	FOIA request log, 24 months	NEVER ANSWERED — deemed denial under § 2.2-3704(E). Neighboring counties answered the identical request next-day.
#5016 (Aug 28)	In-person inspection of FOIA log + released records 2023-present	\$2,506.07 estimate — 102.75 hrs at the same \$24.39/hr rate billed for county attorneys. 100% deposit demanded. PENDING, response due ~Oct 1.

TOTAL: \$6,779.97 ASSESSED IN 90 DAYS ON FOUR REQUESTS. The pattern: routine records free; records touching STACK, Payne, NDAs, eminent domain, and water priced out of reach.

3. FUTURE ROOTS LLC AND THE YEUNG VOTING PATTERN

DATE	EVENT	STATUS
July 8, 2024	Future Roots LLC formed. Agent: Charles W. Payne Jr. (Hirschler). Principal: Supervisor Dr. Pamela Yeung, at her home, 62 Brittany Ln, Stafford. Sister entity Future Roots Foundation (501(c)(3), EIN 33-1991243) registered at the same address — IRS filings show \$0 assets, \$0 revenue, no other officers, no activity.	PROVEN — VA SCC; ProPublica

DATE	EVENT	STATUS
Sept 17, 2024	Yeung votes YES on STACK's 500-acre rezoning (6-1), with Payne as STACK's lead counsel — ten weeks after his agency of her LLC began.	PROVEN — CivicClerk; FXBG Advance
Oct 22, 2024	Yeung ABSTAINS, without public explanation, from the 750-foot data center setback ordinance. Watchdog group Protect Stafford publicly criticized the contrast.	PROVEN — press record
Sept 1, 2026	Yeung votes NO on advertising the impact-fee repeal and is absent on the emergency suspension — NOT part of the giveaway majority. A fair record states both facts.	PROVEN — Potomac Local
Open	Whether Future Roots LLC appears on her 2024-2026 Statements of Economic Interests; whether Payne was paid for any service to the LLC.	FOIA-DEPENDENT — SEIs not online anywhere; request to foia@staffordcountyva.gov

THE DISCIPLINED STATEMENT: The LLC-agency link and the vote are proven. Concealment, payment, or a § 2.2-3117 violation are NOT established until the SEIs and engagement records are obtained. This is now a finite county records request, not a research question.

YEUNG BACKGROUND (VERIFIED): Elected Nov 2, 2021 by 145 votes over Bart Randall (replacing Mark Dudenhefer); retained the seat in a 2025 rematch. Ed.D. Baylor 2022; M.S. Johns Hopkins; Accenture Federal cloud consultant; the Board's official liaison to the FRA — which Payne chaired; \$550 from the Payne family network; a campaign-finance snapshot showed ~\$11,100 raised by June 30, 2025.

4. THE \$16 MILLION GIVEAWAY — IMPACT FEES

HOW THE FEES DIED: 2003 (Ord. 003-32) Stafford becomes the ONLY Virginia county with countywide road impact fees → 2024 (O24-21) data center rate \$5,899/1,000 sq ft → May 20, 2025 (O25-12) cut to 30% (\$1,769.70) after the Fredericksburg Area Builders Association lawsuit → Sept 1, 2026: 4-3 to advertise October repeal + 4-2 EMERGENCY suspension of collections, no emergency stated. STACK's campus saves ~\$16.2M (Potomac Local, Sept 3, 2026).

MOTION	YES (4)	NO / ABSENT
(a) Advertise October repeal hearing — 4-3	Diggs, Guy, Evans, Tinesha Allen	Vanuch, English, Yeung
(b) Emergency suspension — 4-2	Diggs, Guy, Evans, Tinesha Allen	Vanuch, English. Yeung absent/not recorded.

WHY THE "EMERGENCY" IS DEFECTIVE: Va. Code § 15.2-1427(F) allows emergency ordinances without notice ONLY with a stated emergency and for 60 days (~Oct 31, 2026 expiry). Waiving developer fees is a policy choice, not an emergency — under Dillon's Rule that is ultra vires, void from inception (Berry v. Fairfax BOS, 884 S.E.2d 515 (Va. 2023) roadmap). § 15.2-2327: unspent fees must be refunded with interest if projects go unbuilt. The October hearing conveniently lands inside the 60-day window.

THE ESKIMO HILL PROFFER: STACK's proffer claims impact-fee credit for the "approximate realignment of Eskimo Hill Road" (§ 15.2-2324) — a project in the county's Comprehensive Plan since 2003 that has never been constructed. Fee credit for an unbuilt, already-planned road — and then the county suspended the fees entirely. Two ends of the same transaction.

THE OTHER HAND: Aug 18, 2026 — the same core majority voted 4-2 to advance a BPOL business tax on local small businesses (Vanuch and Tinesha Allen dissenting; opposition at nobpolstafford.org). Tax the hardware store; waive the data center's road fees; bill the citizen — all within one fiscal season.

5. THE WATER WEB AND EMINENT DOMAIN

DATE	EVENT	SOURCE / STATUS
July 2, 2024	BOS approves the AWS water services agreement UNANIMOUSLY, 7-0: Amazon pays \$150M for water improvements and builds a reuse-water facility at the Aquia Wastewater Treatment Facility — also serving STACK.	Free Lance-Star; PROVEN

DATE	EVENT	SOURCE / STATUS
Sept 17, 2024	STACK proffer accepts up to 1M GPD potable “bridging water” until reuse water arrives; \$58M of bridging infrastructure built by the applicant, not the county; Dec 31, 2028 reuse-construction deadline. Public reporting states a maximum contractual allocation of 3,600 GPM — the mathematical daily equivalent of ~5.18M gallons if sustained, NOT observed consumption.	FXBG Advance; WSA reporting; PROVEN (ceiling), actual use meter-dependent
2025–2026	Amazon publicly states Amazon + STACK are investing MORE THAN \$300 MILLION jointly in the Aquia plant, pump stations and reuse system, “at no cost to taxpayers.” Amazon also made a separate \$10M transportation contribution and is described in a ~\$160M performance/bond arrangement.	Amazon public statement; PROVEN as announced
June 16, 2026	Resolution R26-241 passes UNANIMOUSLY authorizing quick-take condemnation hearings for permanent/temporary easements along American Legion Road for the 12-to-16-inch water main upgrade serving the STACK campus. TARGET: Manassas Ice & Fuel Co., Inc. (MIFCO), Parcel 39-71A.	CivicClerk; ZoneWire; PROVEN
Aug 18, 2026	Potomac Church Tech Center proffer amendment passes 4-2 — Tinesha Allen moved approval, Payne represented the applicant; includes a \$10M transportation contribution and revised water/phasing terms.	Meeting record; PROVEN (full roll call needs minutes)

THE PATTERN: a small business's land is taken by the government's condemnation power to build infrastructure a data center needs, while the developer funds it privately — and the citizen's FOIA asking who paid what was priced at \$744.12. Dominion's Centreport substation filing confirms the buildout's electrical spine: 262 MW of data-center customer request. Who deposits, who is reimbursed, and who bears upgrade risk is contract-dependent — the ESAs, WSAs and contribution ledgers are the money documents still missing.

6. THE STAFFORD DATA CENTER INVENTORY — ALL 16 PROJECTS

The buildout is bigger than STACK. Each project is tracked separately so that shared utilities, counsel, or developers never merge distinct projects into one claim:

PROJECT	SPONSOR / ENTITY	SCALE / STATUS
1. Stafford Technology Campus (STACK)	STACK Infrastructure (Blue Owl/IPI platform); SI NVA07CAMPUS LLC; applicant Jon M. Peterson; counsel Payne	~537 ac, 21 buildings, ~4.5M sq ft, 6 substations, 1 GW. Rezoned 9/17/24 (6-1). Land \$302.3M; assessed \$303.5M (1.0% of county tax base). Under construction. Current Corps config supersedes earlier 5.8M/23-building figures.
2. Potomac Church Tech Center (Amazon)	Amazon Data Services; Old Potomac Church LLC; representative Payne	49.85 ac, IAD-350/351 at 123 Old Potomac Church Rd. Amended 8/18/26 (4-2) with \$10M transportation contribution.
3. Vantage VA41	Vantage Data Centers VA41 LLC (DigitalBridge/Silver Lake)	DEQ air permit May 12, 2026; ~\$62.75M land; VEDP co-location MOU 9/1/25, performance deadline 6/30/2030.
4. Pemberton / Centreport Gateway	Stafford Property Owner LP; WWMC operator; Starwood MOU candidate	3-building campus + substation corridor; GAM 403 Mountain → SPO LP land handoff ~\$1.84M; title report outstanding. Starwood's Stafford MOU is PROVEN; its identity as THIS project's owner is NOT.
5. Cranes Corner	Cranes Corner Properties LLC / GAM 403 Mountain LLC (Manevich)	~45.7 ac, up to 900K sq ft; approved 10/21/25; Kings Hill substation CUP 7/30/26; \$12,548.86 in county fees paid.
6. Accokeek Center / Falmouth Tech	Falmouth Tech LLC; Steve DeFalco founder, Luke Linthicum manager (Tradition Companies); counsel Payne	~121 ac, ~590K sq ft / 2 buildings + substation; pending; ~\$2.2-2.4B sponsor-published investment (projection).
7. Austin Ridge	NP Austin Ridge LLC	~\$6.3B MODELED full buildout (\$2.1B buildings + \$4.2B equipment) — projection, not financing. Verizon \$1 easements show telecom prep.
8. Blaisdell	TC Blaisdell Owner LLC (Trammell Crow/CBRE)	~181 ac, up to ~1.48M sq ft; no public lender/equity found yet.

PROJECT	SPONSOR / ENTITY	SCALE / STATUS
9. Enon Road Technology Park	GAM Stafford LLC (Manevich)	~162 ac; ~\$1B per 264K sq ft building modeled (~\$6B full buildout projection); Harry T. Hurley → GAM \$2.1M deed lead.
10. George Washington Village	Garrett Development Corp.	Current applicant Garrett; 2020 concept was Exeter Property Group (history only).
11. Potomac Creek Campus	Metts LC (Joseph Jacobs); counsel Cooley	~99 ac, parcel 38-126; access/easements tied to adjacent STACK campus; deferred July 2026 amid cemetery investigation.
12–14. Project Sisson / Simms Farm / Forest Lane	Real Estate Pursuits 2 LC (Peterson Companies address)	USACE 8/28/26: 13 buildings + 4 substations; DEQ says 3 substations — agency discrepancy preserved. Sisson South expects power from Simms Farm. No lender found.
15. Eskimo Hill Technology Center (Frank's Farm)	Real Estate Pursuits LC / Jon M. Peterson; Payne agent of record	~142 ac, ~660K sq ft + substation; SAME road name as STACK but a DIFFERENT parcel — do not conflate. Status: paused over cemetery concerns.
16. Supporting infrastructure	Dominion Centreport (262 MW), Kings Hill, Pemberton substations; Aquia reuse system; American Legion Rd water main	The buildout's physical spine — where customer contributions, deposits and reimbursements move money between projects.

7. THE CAPITAL CHAINS — WHO FUNDS THE BUILDOUT

The money map has two documented Israel-origin institutional chains and one Virginia public-pension chain. All are FUND/PLATFORM-level (pooled capital). No public record yet ties a specific Israeli or any named institutional dollar to a specific Stafford building — that requires credit agreements and allocation schedules, not more name searches.

CHAIN	DOCUMENTED LINKS	GRADE / BOUNDARY
Menora → IPI III → STACK	Menora Mivtachim (major Israeli pension insurer): \$100M commitment to IPI Partners Fund III (April 2025); IPI integrated into Blue Owl Digital Infrastructure Fund III (\$7B final close, May 2025); Blue Owl disclosure lists STACK as a wholly owned captive operating company; STACK develops Stafford. Menora separately: ~\$75M to Aligned Data Centers.	PLATFORM (Level B). No Menora-to-SI-NVA07 allocation record. Timing: Menora entered April 2025 — AFTER Stafford's public launch (Jan 2025) and after the \$4B green financing announcement (March 2025) — too late to be “seed capital.”
Virginia Retirement System → same fund	VRS committed \$225M to IPI Partners Fund III on May 31, 2024 — Virginia's own public pension is a larger LP in the same fund/platform that owns STACK.	PLATFORM (Level B). Same pooled-fund limitation.
Migdal + Harel → DBP III → Vantage VA41	Migdal (~\$50M) and Harel (\$50M) committed to DigitalBridge Partners III (\$7.2B + \$4.5B co-invest); DBP III portfolio includes Vantage Data Centers North America; Vantage VA41 LLC is a Stafford permittee (DEQ permit May 12, 2026). Vantage's \$9.2B equity round (June 2024) led by DigitalBridge and Silver Lake.	PLATFORM (Level B). No capital-call/allocation record assigns Migdal or Harel capital to VA41.
Construction debt	STACK: \$4B green financing (March 2025); Skadden bio: \$3.7B to construct SIX Stafford data centers; Mizuho (Japanese) was Coordinating Lead Arranger. Blue Owl/STACK captive structure. No Israeli bank (Leumi/Hapoalim/Mizrahi) found in the Stafford package.	ASSET-SPECIFIC debt proven; full lender syndicate schedule is the missing money document.
Starwood / Pemberton	VEDP PROVES a Starwood Capital Group Management LLC Stafford co-location MOU (effective 1/1/2025). Starwood Property Trust's manager affiliate acquired Worldwide Mission Critical (March 2025); WWMC appears on the Pemberton operator team. Starwood Digital Ventures has a strategic alliance with WWMC.	MOU PROVEN; Starwood's identity as the Pemberton owner/borrower NOT ESTABLISHED. GP/LP docs + title report decide it.
Negative findings	No AIPAC/UDP → Stafford construction transaction found. No Israeli government → Stafford financing found. No Stafford match for Israeli bank lending (Israeli banks do finance US data centers generally, incl. a \$30M Mizrahi/UMTB Ashburn loan). No local Carbyne/Cellebrite/Cognyte deployment found.	NEGATIVE RESULTS — stated as searched-not-found, current as of Sept 7, 2026.

THE DISCIPLINED CONCLUSION: *Israeli institutional capital unquestionably participates in U.S. data-center platforms — including the platforms that own Stafford's two largest campuses. Virginia's own pension system sits in the same fund. Nothing in the record supports a claim that Israel, AIPAC, or any foreign government financed or directed Stafford's buildout. What IS documented: the world's largest pooled capital now sits behind a county process that one local lawyer steers at every layer — which is a governance question, not a foreign-policy one.*

8. THE POLITICAL MONEY NETWORK

Virginia Youth Futures PAC (PAC-25-00014, registered at a Stafford address, \$47,689 in contributions per the public snapshot) is the local lane where developer money and county politics meet:

FLOW	AMOUNT	SIGNIFICANCE / BOUNDARY
Monica Lynn Gary → VYF PAC	\$12,188.82 (aggregate view)	Largest listed contributor; a local political figure. Note: her candidate page shows \$6,094.41 PAID TO VYF — direction/total mismatch requires raw SBE filings.
Jon E. Peterson → VYF	\$5,000	Peterson Companies leadership; Peterson-linked entities in the Sisson/Simms/Forest/Eskimo cluster. Also \$5,000 from William E. Peterson.
Charlie Payne → VYF	\$2,000	The same lawyer who is EDA counsel, FRA chair, and STACK's land-use counsel donates to the same PAC that funds the supervisors who vote on his applications.

FLOW	AMOUNT	SIGNIFICANCE / BOUNDARY
DeFalco & Linthicum → VYF	\$1,000 each	VERIFIED developer-team nodes: DeFalco is Falmouth Tech/Accokeek founder; Linthicum its development manager; both associated with Tradition Companies, another Hirschler client. Linthicum also gave \$1,000 directly to Kecia Evans (the Falmouth supervisor whose district holds STACK and Accokeek); both gave \$1,000 to Darrell English.
VYF → Kecia Evans	\$3,100 cumulative (candidate-page view)	Evans sits in the STACK district and joined both Sept 1 fee votes on the YES side. Relationship documented; quid pro quo NOT.
Silver-managed entities	\$5,000 each (labels)	English's campaign shows \$5,000 from Waterford at the Park DE LLC and \$5,000 from a Dynasty Funding label — Florida records place both under Silver Capital Advisors (Silver Companies, Larry D. Silver). Tom Coen (former supervisor): \$2,500 Silver Capital LLC. A Sileom Ventures LLC \$5,000 donor to Monica Gary traces to Silver management. Yeung donor lead: Carlton Place Leasing (Larry/Spencer Silver, managers). ALL require raw Virginia transaction records to confirm identity and dates.
Silver + STACK → Fredericksburg	2025 agreement	Silver Companies + STACK announced a City of Fredericksburg agreement for 8-12 data centers (potentially \$10B) — PROOF Silver is a direct STACK development partner regionally (not Stafford asset-specific).
FACT-PAC “Pam Young”	\$5,000	A FACT-PAC aggregate entry that CANNOT safely be attributed to Pamela Yeung without the underlying transaction record. Do not publish the attribution.
VA Digital Infrastructure PAC	State-level	Funded by STACK, CloudHQ, Vantage, AWS, CyrusOne — the industry's organized state political lane. No direct Stafford-supervisor payment shown.
AIPAC cross-check	Isaac Pretter	\$5,000 to VYF from a donor who ALSO made federal contributions earmarked through AIPAC PAC. Same-donor overlap only — VYF's Statement of Organization lists NO AIPAC affiliation. No AIPAC → Stafford construction transaction found.

THE CONTROL CASES THAT KEEP THIS HONEST: Tinesha Allen and Crystal Vanuch show \$0 contributions in the 2025 snapshots — and they sit on OPPOSITE sides of the fee votes (Allen YES, Vanuch NO). English took developer-team money and voted NO on the STACK amendment and the fee giveaway. Campaign money buys access and relationship; the record does not show it mechanically buying votes.

9. THE RECRUITMENT ARCHITECTURE — HOW STAFFORD WAS BUILT FOR THIS

LAYER	WHAT THE RECORD SHOWS
2012–13: The seven-site initiative	County economic-development staff ran a Data Center Initiative (June 2012) identifying SEVEN suitable sites and holding prospect meetings (three interested prospects documented). A marketing deck for 68 Oakenwold Lane named Jo Knight/Aquia Realty as the site contact — while Knight sat on the EDA. Ownership claim REJECTED: county records identify Moncure as owner; Knight's broker/EDA overlap remains a disclosure question, not proven self-dealing. The other six site packages remain in county archives.
Technology Zone (Ch. 23A)	Adopted O10-02, amended O13-08 (8/13/2013) to include data centers. R16-230 (2016) authorized real benefits — up to \$45,000 per technology business including permit-fee reimbursements and personal-property tax rebates. PROVEN the program pays incentives; NO indexed award ties the current named projects to Ch. 23A — the county payment file is a finite records target.
Stafford EDA	Payne has been EDA counsel since at least 2009. The EDA's 2023 strategy minutes cast it as the conduit for county/state incentives — including for data centers; 2024 materials show >\$400,000 in pass-through incentive cash flow. The EDA's own general ledgers show Hirschler bills by name, invoice number and amount in 2023, 2024 and 2025 — ledger-level PROOF of EDA's payments to Payne's firm. Matter-level attribution (which data center file) requires the invoices.
The AWS recusal	In November 2023 Payne expressly RECUSED from representing the EDA on the AWS incentive agreement because AWS was his client, and the EDA hired separate counsel. This is documented counterevidence on THAT matter — and makes the absence of recusal records on other matters the precise question to ask by invoice.

LAYER	WHAT THE RECORD SHOWS
FRA / Virginia's Innovation Crossroads	Stafford County appropriated \$146,773 (FY2024), ~\$146,773 (FY2025), \$165,184 (FY2026) to the FRA — whose FY2025 Form 990 shows \$1.25M revenue. The FRA's own annual reports list its investors: AWS, STACK, Peterson Companies, REC, Dominion Energy, Hirschler, Stafford County itself, banks and engineers. Payne: treasurer (2017-20) → vice chair (2021-23) → chair (2023-present), \$0 compensation. Supervisor Yeung sits on the FRA board as the county's liaison. The recruitment body's funders are the developers it recruits for.
Payne role-concentration	One person simultaneously: EDA counsel (>15 yrs) · FRA chair · STACK/Amazon/Falmouth Tech land-use counsel · Tradition Companies approvals counsel · Future Roots LLC registered agent · VYF PAC donor · Commonwealth Transportation Board appointee. None of these roles is illegal alone. The open question, answerable only by engagement letters, invoices, SEIs and recusal logs: whether any role created a disclosable interest, dual-client conflict, or recusal obligation that was not honored.

10. PUBLIC-SAFETY TECHNOLOGY — WHAT IS AND IS NOT IN STAFFORD VEHICLES

A 2026 social-media claim that Stafford patrol cars run Israeli-made surveillance tech was tested against the procurement record. The claim led to real connections — but not the one asserted:

TECHNOLOGY	STAFFORD STATUS	ISRAEL-RELATED CORPORATE LINK
Axon cameras/ev idence	PROVEN — recording devices named in Sheriff fleet materials; 2023 body/dash rollout; continuing budget line.	Axon acquired Israeli-founded Carbyne (Feb 2026).
Carbyne 911/analytics	NOT ESTABLISHED — no local license/SKU/deployment found.	Israeli-founded; Tel Aviv office; now Axon-owned.
Cellebrite / Cognyte-NEXYTE	NOT ESTABLISHED / NO EVIDENCE FOUND — no Stafford license or procurement located.	Cellebrite: Israeli, Axon ecosystem integration. Cognyte: Herzliya analytics — negative local result.
Radios (345-unit replacement)	\$1.039M federal award to replace 345 patrol mobile radios (third band + LTE + field playback). Motorola is the established sole-source system provider and supplied the prior portable replacement — but the awardee is NOT yet documented. Do not call it a Motorola award until the contract says so.	None identified for the system; component-level test required when the award lands.
CentralSquare CAD/RMS · Blue Line · Flock	CentralSquare: current enterprise CAD/RMS with Axon integration (and active litigation with Axon-owned Carbyne). Blue Line Solutions: school-zone speed cameras, Tennessee origin. Flock ALPR: Stafford Sheriff's Office RECEIVED Flock alerts (Aug 28, 2025 joint release) — operational access proven, ownership/network scope not.	No Israel origin found for these three.

THE HONEST ANSWER: Stafford patrol vehicles run proven American-branded tech (Axon, Motorola-pending, CentralSquare) whose corporate ecosystem now includes Israeli-founded subsidiaries (Carbyne via Axon). No public record puts Carbyne, Cellebrite, or Cognyte software inside a Stafford vehicle today. The procurement files that would settle it are exactly the type of records the county's FOIA office should produce at no charge.

11. EVIDENCE STATUS AND THE RECORDS THAT CLOSE THE GAPS

CLAIM	STATUS	WHAT CLOSES IT
FOIA fee wall (\$6,779.97 pattern)	PROVEN	Oct 1 response + written objection; FOIA Council; § 2.2-3713 mandamus if enforced.
Future Roots LLC + Payne agency + Yeung vote	PROVEN	Already documented. What remains:
Yeung SEI disclosure of the LLC	FOIA-DEPENDENT	SEIs 2024-2026 from the county FOIA officer — a finite request. Until then, concealment is NOT established.
Impact fee emergency ordinance validity	PROVEN defective on procedure	Official minutes (CivicClerk 2680) for the roll call; declaratory-judgment test before ~Oct 31.

CLAIM	STATUS	WHAT CLOSES IT
EDA → Hirschler payments	PROVEN (ledger level)	Underlying invoices/time entries to assign work to named data-center matters.
STACK \$3.7B lender syndicate	PARTIAL (Skadden/Mizuho named)	Full credit agreement / lender schedule / DOT-UCC for SI NVA07 entities.
Menora/Migdal/Harel → Stafford assets	NOT ESTABLISHED (platform only)	Fund capital-call/allocation schedules; VA41 construction facility.
Starwood → Pemberton	NOT ESTABLISHED (MOU proven)	Stafford Property Owner LP GP/LP docs + title report + Instrument 240000608.
Campaign timing (who gave when vs. votes)	AGGREGATE ONLY	Raw SBE Schedule A/B transaction reports for VYF, Evans, English, Gary, Coen, FACT-PAC, Yeung.
2012 seven-site identities	ARCHIVAL	Original 2012-14 site packages from county archives; deed-chain comparison.
Carbyne/Celebrite local deployment	NOT ESTABLISHED (negative)	Axon contract schedule + amendments; digital-forensics inventory; 911 platform contract.

THE ONE-SENTENCE RECORD: A county built for data centers over 13 years — marketed by a body funded by the developers, counseled by a lawyer paid at every layer, and voted on by officials some of whom take that network’s campaign money — responded to the one citizen who mapped it with \$6,779.97 in FOIA fees, an unstated “emergency” \$16.2M fee holiday for its biggest project, and an eminent-domain taking for its water main. Every remaining question has a specific, named document that answers it.

SOURCES: Virginia SCC/ProPublica; Stafford CivicClerk events 2680/2689/2691; Stafford EDA ledgers and minutes (staffordeda.com); FRA/VIC annual reports and Form 990; Free Lance-Star (Cathy Dyson); FXBG Advance (Adele Uphaus); Potomac Local; Fredericksburg Free Press; WJLA/ABC7; ZoneWire; Blue Owl, DigitalBridge, Vantage, STACK, Amazon, Starwood, VEDP public disclosures; VA Dept. of Elections (PAC-25-00014); TransparencyUSA aggregates (flagged as non-controlling); USACE notices NAO-2022-02671 + 8/28/26 Sisson notice; VA DEQ permits; Va. Code §§ 15.2-1427(F), 15.2-2317–2327, 2.2-3115, 2.2-3117, 2.2-3700 et seq., 2.2-3713; Berry v. Fairfax BOS, 884 S.E.2d 515 (Va. 2023). This document is a factual record for research and public-accountability purposes. It contains no legal advice and makes no accusation beyond what its cited documents show. Evidence cutoff September 7, 2026.

12. COMPLETE NAME & ENTITY INDEX

Every person, company, fund, and agency material to the Stafford research — with role and evidence status. This index is the source of truth for names on the Connection Map.

ELECTED OFFICIALS — STAFFORD BOARD OF SUPERVISORS (current unless noted)

NAME	ROLE / DISTRICT	VOTES & MONEY (STATUS)
Deuntay Diggs	Chairman, George Washington District	YES on both Sept 1, 2026 fee motions (repeal advertisement + emergency suspension). [PROVEN]
Maya P. Guy	Vice Chair, Aquia District	YES on both Sept 1 fee motions. Campaign: \$2,000 Fredericksburg Area Construction; \$750 Joel Griffin (aggregate snapshot). [PROVEN votes; contribution needs raw filing]
Kecia Evans	Falmouth District (STACK campus, Accokeek pending)	YES on both fee motions. Campaign: VYF PAC \$3,100 cumulative (aggregate view); \$1,000 direct from Luke Linthicum. Elected Jan 1, 2026 after Meg Bohmke RETIRED (not defeated) Dec 2025. [PROVEN votes; amounts need raw filing]
Tinesha Allen	Griffis-Widewater District	YES on both fee motions; moved the Potomac Church amendment approval Aug 18, 2026; dissented on the BPOL small-business tax. \$0 contributions in 2025 snapshot. [PROVEN]
Crystal Vanuch	Rock Hill District	NO on both fee motions (the only consistent opponent); dissented on BPOL. \$0 contributions snapshot. Sole NO on STACK rezoning Sept 17, 2024 (water). [PROVEN]

NAME	ROLE / DISTRICT	VOTES & MONEY (STATUS)
Darrell English	Hartwood District	NO on both fee motions and the June 2026 STACK amendment — the control case: took developer-team money (DeFalco/Linthicum \$1,000 each) and still voted no. Campaign also shows \$5,000 Waterford at the Park DE LLC + \$5,000 Dynasty label (Silver-managed, per Florida records). [PROVEN votes; donor IDs need raw filing]
Dr. Pamela Yeung	Garrisonville District	NO on repeal advertisement; absent on emergency suspension. Future Roots LLC (Payne agent, July 8, 2024); YES on STACK rezoning Sept 17, 2024; abstained on setback ordinance Oct 22, 2024. Elected 2021 by 145 votes; FRA board liaison; \$550 from Barbara Joann Payne. SEIs not online — disclosure FOIA-pending. [PROVEN votes/entity; SEI disclosure NOT ESTABLISHED]
Meg Bohmke	Former Falmouth supervisor (RETIRED Dec 2025)	Moved the STACK rezoning approval Sept 17, 2024. Corrected record: retired, not defeated. [PROVEN]

RECRUITMENT / GOVERNANCE NETWORK (FRA, EDA, UTILITIES, CHAMBER)

NAME	ROLE	STATUS / BOUNDARY
Charles W. Payne Jr.	Hirschler; EDA counsel >15 yrs; FRA chair; CTB appointee; STACK/Amazon/Falmouth Tech counsel; Future Roots agent; VYF donor	Full role map in the Payne V3 dossier. One documented recusal: AWS incentive matter Nov 2023. [PROVEN roles; other-matter recusals = invoice-dependent]
Linda Worrell	Silver Companies; FRA chair 2017-2020 (Payne treasurer)	Documented early overlap of Silver leadership, Payne, supervisor and utility leadership in the same recruitment body. Board membership is not payment. [PROVEN]
Lloyd Harrison	FRA chair 2021-2023 (Payne vice chair)	Governance chronology only. [PROVEN]
Tom Coen	Former supervisor; FRA board 2022-23 (Payne vice chair era)	\$2,500 Silver Capital LLC contribution (aggregate snapshot). [PROVEN board; contribution needs raw filing]
John Hewa	CEO, Rappahannock Electric Cooperative; FRA secretary	Utility leadership inside the recruitment body. No personal payoff shown. [PROVEN roles]
Curry Roberts	President/CEO, Fredericksburg Regional Alliance	Data Center Council impact-study material was sent to him/FRA. Epstein cross-check: no match. [PROVEN]
Barry DuVal	President, Fredericksburg Regional Chamber of Commerce	Regional advocacy lane; Epstein cross-check: no match. [PROVEN]
Kent Farmer	REC CEO (FRA board, 2017 era)	Utility leadership in early FRA governance. [PROVEN]
Jack Cavalier	Former Stafford supervisor; FRA board 2017	Early recruitment governance. [PROVEN]
Jo Knight	Principal broker/owner, Aquia Realty; EDA member (2009-2014)	Named as site contact for the 2012 initiative's 68 Oakenwold deck. OWNERSHIP CLAIM REJECTED: county records identify Moncure as owner. Broker/EDA overlap remains a disclosure question only. [PROVEN roles; self-dealing NOT ESTABLISHED]
Bethany J. Miller	County economic development staff (June 2012)	Authored the Data Center Initiative identifying SEVEN suitable sites — the documented prehistory of the buildout. [PROVEN]

DEVELOPER / PROJECT PRINCIPALS

NAME	ENTITY / ROLE	STATUS / BOUNDARY
Steve DeFalco	Falmouth Tech LLC founder & managing member; Accokeek; Tradition Companies	VERIFIED developer-team donor: VYF PAC \$1,000; English \$1,000. [PROVEN]
Luke Linthicum	Falmouth Tech development manager; Tradition Companies	VERIFIED donor: VYF \$1,000; Kecia Evans \$1,000 direct; English \$1,000. [PROVEN]
Jon E. Peterson	Peterson Companies; applicant of record, Stafford Technology Campus	VYF donor \$5,000; STACK land history. [PROVEN]

NAME	ENTITY / ROLE	STATUS / BOUNDARY
William E. Peterson	Peterson family/development network	VYF donor \$5,000. [PROVEN]
Jacob Manevich	GAM 403 Mountain LLC / GAM Stafford LLC / Cranes Corner Properties LLC	GAM cluster (Cranes, Enon, Pemberton land). John Marshall Bank client relationship does NOT prove project financing. [PROVEN entities; financing NOT ESTABLISHED]
Harry T. Hurley	Seller — \$2.1M deed to GAM Stafford LLC (May 2024, Instrument 240005571)	Unresolved land-correlation lead for the Enon parcel set. [PROVEN deed; parcel assignment open]
Joseph Jacobs	Metts LC — Potomac Creek Campus (cemetery deferral)	Counsel: Cooley LLP (Mark Looney). [PROVEN]
Barry Sternlicht	Chair, Starwood; controls the manager that acquired WWMC (March 2025)	Starwood's Stafford co-location MOU is PROVEN; Starwood=Pemberton owner NOT ESTABLISHED. [MOU PROVEN; ownership open]
Isaac Pretter	VYF donor \$5,000; also federal AIPAC-PAC-earmarked gifts (\$1,250 in 2024, \$1,500 in 2025)	Same-donor overlap only. VYF has NO AIPAC affiliation. [PROVEN]
Monica Lynn Gary	Local political figure; largest VYF donor in aggregate view (\$12,188.82)	Direction mismatch with \$6,094.41 shown paid TO VYF — raw filings control. [PROVEN mismatch; direction open]

FUNDS / PLATFORMS / CAPITAL (see Capital Chains dossier for the full chains)

ENTITY	ROLE	KEY FIGURES / STATUS
Blue Owl / IPI Partners	Owens STACK via Digital Infrastructure Fund III (\$7B close, May 2025)	Co-CEOs Doug Ostrover, Marc Lipschultz; Marc Zahr (real assets), Matt A'Hearn (digital infrastructure). IPI acquisition completed Jan 6, 2025. [PROVEN]
Menora Mivtachim	Israeli pension insurer; \$100M LP in IPI Fund III (April 2025); ~\$75M Aligned Data Centers	Controlling shareholders Palamas/Najaden ~63% in trust for Niva Gurevitch and Tali Griffel; Chair Eran Griffel; CEO Ari Kalman; CIO Lior Yochpaz. Counsel: Barnea Jaffa Lande. Entered AFTER Stafford launch. [PROVEN, fund-level]
Virginia Retirement System	VA public pension; \$225M LP in IPI Fund III (May 31, 2024)	Virginia's own retirement money in the fund that owns STACK's platform. [PROVEN, fund-level]
DigitalBridge / DBP III	DBP III \$7.2B + \$4.5B co-invest; portfolio includes Vantage North America	CEO Marc Ganzi. Fund counsel: Simpson Thacher. SoftBank acquisition PENDING as of Sept 1, 2026. [PROVEN]
Migdal	Israeli insurer; ~\$50M LP in DBP III; \$75M CyrusOne (KKR/GIP); part of ~\$1.03B EdgeConneX group with More, Meitav, Clal	Ultimate controlling shareholder Shlomo Eliahu group; CEO Yossi Ben Baruch. [PROVEN, fund-level]
Harel	Israeli insurer; \$50M LP in DBP III (Dec 16, 2025)	G.Y.N. 46.3% — Yair Hamburger, Gideon Hamburger, Nurit Manor; CEO Nir Cohen. [PROVEN, fund-level]
Silver Lake	Vantage \$9.2B equity co-lead (June 2024, with DigitalBridge)	Platform equity — not Stafford asset allocation. [PROVEN]
Vantage Data Centers	VA41 Stafford permittee; CEO Sureel Choksi; equity counsel Proskauer	DEQ permit May 12, 2026; VEDP MOU Sept 1, 2025. [PROVEN]
Mizuho	Coordinating Lead Arranger, Blue Owl/STACK \$3.7B construction financing (two NoVA campuses incl. Stafford)	JAPANESE financial group — not an Israel-origin lender. [PROVEN]
NorthPoint	Parent of NP Austin Ridge LLC (Austin Ridge project)	\$6.3B modeled full buildout is a PROJECTION, not a loan. Verizon South \$1 easements = telecom prep. [PROVEN entities; lender open]
Trammell Crow / CBRE	TC Blaisdell Owner LLC development team (Delaware LLC)	No public Stafford-specific lender/equity/customer found. [ENTITIES PROVEN; financing open]

ENTITY	ROLE	KEY FIGURES / STATUS
Exeter Property Group	2020 concept plan for George Washington Village (Garrett Development is current applicant)	Project history only — no evidence Exeter funds the 2026 application. [PROVEN history]
Stark Power	Israeli-listed U.S. power/data-center platform; 5.6 GW U.S. pipeline (2026)	NATIONAL COMPARATOR ONLY — no Virginia project identified. [PROVEN as national fact]
QTS/Blackstone · PowerHouse/AR EP · EdgeCore · CleanArc (Snowhawk/Nuveen/Townsend) · Aligned · CyrusOne · EdgeConneX · CloudHQ	Major platforms screened for direct Israel-origin platform/project capital	No direct Israel-origin investor identified in first-pass public disclosures for the Virginia-relevant vehicles listed. [NEGATIVE RESULT, stated as searched-not-found]
VA Digital Infrastructure PAC	State-level industry PAC funded by STACK, CloudHQ, Vantage, AWS, CyrusOne	Organized state political spending; no direct Stafford-supervisor payment shown. [PROVEN existence]
Fredericksburg Area Builders Association	Lawsuit driver behind the May 2025 impact-fee cut (O25-12, 30% of full rate)	The fee went 100% → 30% → suspended “emergency” → repeal advertisement in 16 months. [PROVEN]

PUBLIC-SAFETY TECHNOLOGY (full audit in the Public-Safety dossier)

VENDOR	STAFFORD STATUS
Axon	PROVEN — Sheriff vehicle recording systems; acquired Israeli-founded Carbyne Feb 2026. [PROVEN]
Carbyne · Cellebrite · Cognyte/NEXYTE	Corporate ecosystem real; NO local deployment/license/invoice found. [NOT ESTABLISHED]
Motorola Solutions	Sole-source radio system provider (2017); prior portable replacement supplier; 345-mobile-radio award (\$1.039M federal) — winner not yet public. [PROVEN system; award OPEN]
CentralSquare	Current CAD/RMS; litigating against Axon-owned Carbyne over 911 tech. [PROVEN]
Blue Line Solutions	School-zone speed cameras (Tennessee origin). [PROVEN]
Flock	ALPR alerts RECEIVED Aug 28, 2025 (Culpeper joint release) — access proven; network ownership open. [PROVEN access]

AGENCIES OF RECORD: VA DEQ (air permits) · USACE Norfolk District (public notices) · VEDP (tax-exemption MOUs) · VA State Corporation Commission · VA FOIA Council · VA Dept. of Elections / SBE (campaign filings) · Virginia Retirement System · Commonwealth Transportation Board · Dominion Energy (Centreport 262 MW filing) · Rappahannock Electric Cooperative. Compiled from primary sources, evidence cutoff September 7, 2026.