

CHARLES W. PAYNE, JR. — HIRSCHLER LAW

Master Dossier — Third Edition (Updated)

The Role-Concentration Record: One Lawyer at Every Layer of the Regional Data Center Buildout
 Counties: Stafford · Caroline · Spotsylvania · Fredericksburg · King George | Compiled September 8, 2026

ROLE	ORGANIZATION / MATTER	WHAT THE RECORD SHOWS
VSB / identity	Virginia State Bar #41076	127+ LLCs registered at 725 Jackson St, Fredericksburg. VPAP ID 284662: \$41,083 disclosed donations (incl. \$6,000 to AG Jay Jones). Household with Cassie Hart Payne (VPAP 479817, \$7,250) and Cassie Payne (VPAP 338201, \$3,150): \$51,483. [VERIFIED]
Stafford EDA counsel	Stafford Economic Development Authority	Counsel for over 15 years (since at least 2009 — EDA minutes). NEW: the EDA's own general ledgers show HIRSCHLER bills by name, invoice number and dollar amount in 2023, 2024 AND 2025 — ledger-level proof of EDA→Hirschler payments. The EDA is the county's incentive conduit (>\$400K pass-through in 2024 alone). Matter-level attribution requires the invoices.
The one recusal	AWS incentive agreement (Nov 2023)	Payne expressly RECUSED from representing the EDA because AWS was his client; the EDA hired separate counsel. Counterevidence on THAT matter — and the standard against which every OTHER matter must be tested by invoice.
FRA / VIC chair	Fredericksburg Regional Alliance → Virginia's Innovation Crossroads	Treasurer 2017-20 under Silver Companies' Linda Worrell → Vice Chair 2021-23 under Lloyd Harrison → CHAIR late 2023-present, \$0 compensation. FRA's own annual reports list its investors: AWS, STACK, Peterson Companies, REC, Dominion, Hirschler, Stafford County. Supervisor Yeung sits on the board as liaison. Stafford County appropriated \$146,773–\$165,184/yr to the FRA.
STACK counsel	Stafford Technology Campus	Lead land-use counsel on the 500-acre, 1 GW rezoning approved 6-1 on Sept 17, 2024. STACK sits in Blue Owl's \$7B Digital Infrastructure Fund III — with \$100M from Israeli pension giant Menora Mivtachim and \$225M from the Virginia Retirement System. Skadden bio: \$3.7B financing for six Stafford data centers; Mizuho arranger.
Amazon counsel	Potomac Church + Caroline County Orrock	Applicant representative, Amazon Potomac Church (amended 8/18/26, 4-2). Confirmed legal representative for Amazon's 920-acre Orrock Tech Campus proffer in Caroline County. Client's water deal passed 7-0 (\$150M).
Accokeek / Falmouth Tech	Falmouth Tech LLC	Applicant counsel on the pending 121-acre Accokeek/Falmouth Tech data center — whose founder (Steve DeFalco) and development manager (Luke Linthicum) are verified donors to the same local PAC Payne gives to, and are associated with Tradition Companies, ANOTHER Hirschler client (Stafford data-center redevelopment approvals).
Registered agent	Future Roots LLC	Agent for Supervisor Pamela Yeung's personal LLC formed July 8, 2024 — ten weeks before her YES vote on his client's rezoning. Yeung's SEIs are not online; disclosure status unconfirmed pending county records request.
CTB appointee	Commonwealth Transportation Board	State transportation-infrastructure governance role — relevant if/when Stafford data-center infrastructure matters reach the CTB. Recusal/agenda records are the open test.
PAC donor	Virginia Youth Futures PAC	\$2,000 contributor to the same Stafford-address PAC that received \$5,000 each from the Petersons and \$1,000 each from the Accokeek developers, and that funded supervisor campaigns (Evans \$3,100 cumulative view). Payne's donation date is a raw-filing target.

THE OPEN QUESTION, STATED FAIRLY: None of these roles is illegal alone. The question answerable only by engagement letters, invoices, SEIs and recusal logs: whether any role created a disclosable personal/business interest, a dual-client conflict, an undisclosed payment, or a project-specific recusal obligation that went unmet. The AWS recusal proves he knows the standard. The record is now one invoice-audit away from testing every other matter.

HIS CLIENTS' MONEY (CONTEXT, NOT ATTRIBUTION): STACK's platform (IPI/Blue Owl) holds a \$100M commitment from Menora Mivtachim and \$225M from Virginia's own retirement system. Vantage VA41's platform (DigitalBridge DBP III) holds \$50M each from Israeli insurers Migdal and Harel. These are fund-level facts about the capital behind his clients — NOT claims that Payne solicited or directed any of it.

THE COMPLETE ROLE-CONCENTRATION MAP (V18 CONTROL)

LANE	ROLE	MISSING RECORD THAT TESTS IT
Regional recruitment	FRA/VIC chair; investor/sponsor network incl. AWS, STACK, Peterson, REC, Dominion, Hirschler	Board minutes, dues, sponsor pledges, site-selection correspondence
Public incentive administration	Stafford EDA counsel >15 years; EDA ledger payments to Hirschler PROVEN 2023-25	Matter-level Hirschler invoices, engagement letters, conflict waivers, recusal logs
Project entitlements	STACK (approved), Amazon (approved+amended), Falmouth Tech (pending), Tradition (Stafford DC redevelopment)	Engagement/payment dates; BOS correspondence around votes
Personal entanglement	Future Roots LLC registered agent for a sitting supervisor	Operating agreement, invoices, SEI disclosure, scope of legal services
Political	VYF PAC donor; \$51,483 household donation history; family donation to Yeung (\$550)	Primary donation dates from raw SBE filings
State infrastructure	Commonwealth Transportation Board appointee	Project-specific recusals/agenda items

COUNTY-BY-COUNTY CROSS-REFERENCE (PRIOR EDITIONS RETAINED): Caroline County — Payne confirmed as Amazon's lawyer on the 920-acre Orrock proffer; Hirschler client list includes Amazon, Stack, Wilderness Crossing, VALCO, REC. Spotsylvania — represented Silver Companies on rezoning; Gerald Childress personally represented by Payne. Stafford — the full stack above. Fredericksburg — Silver Companies + STACK 2025 agreement for 8-12 data centers (potentially \$10B) in the city; Payne's FRA seat and Hometown-adjacent networks. King George — Stuart & Silver FOIA intel on file.

SOURCES: Virginia SCC entity records; VPAP; Stafford EDA ledgers/minutes (staffordeda.com); FRA/VIC annual reports 2017-2024 and Form 990; Stafford CivicClerk (events 2680/2689/2691); VEDP; Blue Owl/DigitalBridge/Menora disclosures; Skadden professional bio; VA Dept. of Elections PAC-25-00014; Fredericksburg city announcements. Compiled from primary-source research, evidence cutoff September 7, 2026.