

# J O I N T M E E T I N G

## REGULAR MEETING OF THE MADERA COUNTY ECONOMIC DEVELOPMENT COMMISSION BOARD OF COMMISSIONERS

AND

## REGULAR MEETING OF THE MCEDC BOARD OF COMMISSIONERS AS THE CEDS COMMITTEE

# M I N U T E S

July 14, 2021

*This meeting was conducted pursuant to the provisions of the Governor's Executive Order which suspends certain requirements of the Ralph M. Brown Act. Social distancing per the Executive Order were used at the meeting. Members of the public were advised at posting of the agenda that comments were accepted via email at [info@maderacountyedc.com](mailto:info@maderacountyedc.com).*

**PRESENT:** Rob Poythress, Ron Flores, Ollia Ridge, Tracie Scott-Contreras, Waseem Ahmed, Brett Frazier, Santos Garcia, Anthony Corales, Aran Johal, Brad Ditton, Paige Hill

**ABSENT:** Wade Wheeler, Darin Soukup

**STAFF:** Bobby Kahn, Lois Leonard

### 1.0 **CALL TO ORDER**

*The meeting was called to order at 3:03 p.m. by Chair Poythress.*

### 2.0 **PUBLIC COMMENT**

*None.*

### 3.0 **INTRODUCTIONS & RECOGNITIONS**

*Roll call was taken.*

### 4.0 **CONSIDERATION OF AGENDA**

*No changes.*

### 5.0 **CONSENT CALENDAR**

5.1 **Madera County Economic Development Commission Minutes**  
*-April 14, 2021*

5.2 **Madera County Economic Development Commission Financial Report**  
*- June 2021*

*On motion by Commissioner Frazier and seconded by Commissioner Ridge, the consent calendar is approved as presented. Motion carried.*

## **6.0 ACTION ITEMS**

### **6.1 Madera County Economic Development Commission 2020-2021 Fiscal Year Audit**

*On motion by Commissioner Frazier and seconded by Commissioner Ridge, the 2020-2021 Fiscal Year Audit cost of \$4250 for Ralph McKinnis, CPA is approved. Motion carried.*

### **6.2 Support of SB-28**

*On motion by Commissioner Frazier and seconded by Commissioner Garcia, MCEDC will be a supporter of SB-28. Motion carried.*

### **6.3 Comprehensive Economic Development Strategy (CEDs)**

*On motion by Commissioner Frazier and seconded by Commissioner Ridge, MCEDC Board of Commissioners will adjourn to the CEDs committee meeting at 3:11 pm. Motion carried. Returned to the MCEDC Board of Commissioners meeting at 3:19 pm.*

## **7.0 INFORMATIONAL ITEMS**

*None.*

## **8.0 WRITTEN COMMUNICATION**

*None.*

## **9.0 OPEN DISCUSSION/REPORT/INFORMATION**

### **9.1 Commissioner Reports**

**Commissioner Poythress -(Madera Chamber)-** *reported the chamber is involved with the downtown association regarding activities taking place downtown. They are preparing for events for downtown in the fall. Both the Old Timers and Holiday parades are returning and are being planned.*

**Commissioner Frazier -(Board of Supervisors)-** *reported the Board created the method for allocation regarding the SIGMA and are dealing with the River Fire. Prayers and good thoughts for the firefighters involved. The California Legislature is slowing down on SB1383 as they take a closer look at rural areas. Work continues on Hwy 99 and Hwy 41 will be expanding. The Board came out of last month's budget hearings not looking rosy. But we will get through it.*

**Commissioner Ridge -(Golden Valley Chamber)-** *reported the Rancho's are doing good. Business is booming with restaurants busy and a couple of new businesses. Attended the ribbon cutting at the new school in Riverstone. Chamber had a very successful fund raiser electing an "Honorary Mayor" for the Ranchos. The winner sold the most votes. They had a dinner afterwards. Hoping all the businesses continue to do well.*

**Commissioner Garcia- (City of Madera)-** reported getting traction for the ordinance for cannabis. Completed phase one and going into phase two on the draft ordinance. Robust interest from both local and business outside the county. Real Estate is really hot right now as a consequence of that. Anticipating quite of number of permits as the businesses open up, creating new revenue for the City of Madera. This a big undertaking with all the regulations involved but really excited as we go through the process.

**Commissioner Scott-Contreras- (Workforce Investment Corporation)-** reported they have completed a new four year strategic planning process for the both the San Joaquin Valley and local area. Waiting for the state review and approve. They received recertification of our local area and local workforce board. And was approved to continue the Non-Profit side as a provider of services for the next four years. She was on a panel at the State Workforce Association Conference. The panel were women leaders, discussing career pathways for people and the obstacles they have overcome to be a leader in workforce. Invited to speak on a regional panel around access & service models and the impacts of the pandemic on the job center. And the State Association Conference will have their annual policy conference in person for the first time in two years. We will be attending with the Chair and Vice Chair of the Madera Workforce Board.

**Commissioner Johal -(Coarsegold Chamber)-** reported they held their installation dinner and awarded their Woman, Man and Business of Year. Expects Labor Day weekend to be busy in the village. New nail salon next to Subway has opened and a change of ownership for Napa Auto Parts in both Coarsegold and Oakhurst.

**Commissioner Ditton -(Bass Lake Chamber)-** reported the Bass Lake area is busy. There is live music at the marina every day from 12-3pm and 6-9 pm. Bass Lake Parade and fireworks show were spectacular. Craft Fair will be held August 13-15<sup>th</sup>. There is some concern about closed stores in the Bass Lake Village, probably due to COVID. Real Estate continues to be super-heated and rentals are good as well. There is a large national rental management company making offers to buy several of the local rental agencies. Some selling and some aren't.

**Commissioner Ahmed -(City of Chowchilla)-** reported housing is very strong with pricing \$30,000- \$40,000 over asking, which is a plus coming out of COVID. Lots of projects going on. Car Wash, PF Tires and a Tire Shredding Business under construction. Jack in the Box is open again and the Industrial Distribution Center is undergoing an EIR. For the fourth year in a row, the City Council passed a balanced budget with a 47% reserve. The best ever. Community events are happening with Movies in the Park and a Farmers Market.

**Commissioner Hill - (Chowchilla Chamber)-** reported lots is happening. There have been quite a few new business with ribbon cuttings. That has been exciting. Excited to see the struggling businesses are beginning flourish, it feels good. The Chamber is selling snow cones at the Farmers Market on Friday night. They will be holding their annual Car Show on September 18<sup>th</sup> and the Farm Fest in October. Looking to support the businesses and the community.

**Commissioner Corales- (Public Utility)-** reported he is working on the direct install program campaign. Madera County is his territory. If you have any small to medium businesses looking for energy audits refer them to him. They have program on indoor grow lighting for cannabis if anyone is interested, he can send a flyer.

9.2 **Executive Director-** *Reported Project Sunset is in the EIR stage that can take several months. Busy in Chowchilla. A Denny's Franchisee is in contract on a piece of property behind McDonald's right next door to the Jack in Box and the Hotel across the street from Camarena. Prosperity Blvd. is beginning to fill up which will make it a nice little corridor. In Madera, a lot of projects. Miles Chemical wanted to do a modification on their conditional use permit. Unfortunately, it got caught up in planning and there was a miscommunication so they will be staying with their original plan. Wholesale Partners completed their own initial study and are doing their own staff reports for the city to fast track their project. With the cannabis ordinance, Madera has caught the eye of several different cannabis projects There are several different buildings on contract for cannabis operations, including two of the bank buildings downtown. They like old bank building because of the security. There has been a supply chain delay for the spec building in Freedom Industrial Park because of roof issues. He's working with Cal Pacific on a 100,000 sq. foot expansion project that has been in planning for over a year. Trying to help move it along so they can at least start grading. Full throttle is near completion. The North Fork Tribe hit a little snag. Their legal staff feels that this will just be a Temporary setback and he's confident that will move past it. The Legacy Project is at Ave 16 and Hwy 99. It is just shy of 6 acres. They are working to develop that site into a highway service commercial site. Project Ballast and Project Marlin both have buildings under contract in the SW Industrial Park. Working with Dee Dee's Boutique at the request of the city manager. She waited for months for planning and now she is out of money. We can't give her a loan because she's not hiring people but referred her to Access Capital for assistance. She doesn't qualify for the grant because she hasn't been in business long enough. Met the new buyers of the Country Club Shopping Center via zoom. They're hoping to repurpose the center. Same buyers as the La Quinta Hotel. In the county, Project Riverwood is a huge project. The owners flew into town for a meeting at the county to work through issues. Project is moving forward. Working with Chris Cammack on Papagni Winery and the owners of L&D Ranch in YLP. The Executive Committee recently voted to approve their project. In marketing, attended a live event with SIOR, Northern Chapter. Attended two virtual events for ICSC. Will be attending WestPak on August 9-13th and an Atlanta Mission in October with CCVEDC.*

9.3 **Manager of Business Development & Marketing-** *Report as presented.*

9.4 **Business Assistance/Office Manager-** *Reported as presented. .*

## 10.0 **NEXT MEETING**

*The next meeting of the Commission will be held October 13, 2021.  
Will be held in person in Chowchilla.*

## 11.0 **ADJOURNMENT**

*The meeting was adjourned at 3:47 p.m.*

Respectfully submitted,  
Lois Leonard  
Recording Secretary