

M A D E R A C O U N T Y

***ECONOMIC DEVELOPMENT
COMMISSION***

B O A R D O F C O M M I S S I O N E R S

July 9, 2025

3:00 p.m.

Meeting will be held at:

**Madera County Economic Development Commission
2425 West Cleveland Ave., Suite 101
Madera, CA 93637**

(This meeting is open to the public. The public may attend in person or participate via zoom. Zoom information is shown at the end of the agenda)

A G E N D A

1.0 **Call to Order**

2.0 **Public Comment**

This time is made available for comment from the public on matters within the Commission's Jurisdiction. Comment period will be limited to 15 minutes, each speaker will be limited to 3 minutes and only one speaker. per subject matter.

3.0 **Introductions and Recognitions**

4.0 **Consideration of Agenda**

5.0 **Consent Calendar**

5.1 ***Madera County Economic Development Commission
Minutes – April 9, 2025***

5.2 ***Madera County Economic Development Commission
Financial Reports – June 2025***

6.0 **Action Items**

6.1 **Madera County Economic Development Commission Audit for Fiscal Year 2024/2025**

The MCEDC Board of Commissioners will approve the audit cost for Fiscal Year 2024-2025.

6.2 **Contract for Legal Services**

The MCEDC Board of Commissioners will review and approve a contract for legal services with Noble Law PC.

7.0 **Informational Items**

7.1 **Madera County Transportation Commission (MCTC)**

MCTC will give a presentation on current, ongoing and future transportation projects. As well, as a review of their Madera County Growth and Development Forecast.

8.0 **Written Communication**

8.1 *Letter in support to reauthorize the Workforce Innovation and Opportunity Act (WIOA).*

9.0 **Open Discussion/Reports/Information**

9.1 **Commissioner Reports**

9.2 **Executive Director**

9.3 **Manager of Business Development & Marketing**

9.4 **Business Assistance/Office Manager**

10.0 **Next Meeting**

October 8, 2025

11.0 **Adjournment**

Join Zoom Meeting

<https://us06web.zoom.us/j/8212068981?omn=81648354297>

Meeting ID: 821 206 8981

One tap mobile

+14086380968,,8212068981# US (San Jose)

**MADERA COUNTY ECONOMIC DEVELOPMENT COMMISSION
BOARD OF COMMISSIONERS
ATTENDANCE
2024-2025**

COMMISSIONERS	July 2024	Oct. 2024	Jan. 2025	April 2025	
JOHN MCCANN Industry-at-Large	X	O	X	X	
ROBERT BARNES NATHAN ALONZO Public Utility	O	O	O	X	
JORDAN WAMHOFF Madera County Board of Supervisors	O	X	X	X	
ADAM OLIVARES EMC Chamber of Commerce	X	O	X	O	
Chowchilla Chamber of Commerce	O	O	O	O	
CATHEY THORNBURG North Fork Chamber of Commerce	O	O	O	O	
WASEEM AHMED City of Chowchilla	X	X	X	X	
MAIKNUE VANG Madera Workforce Development Board	X	O	X	X	
SANTOS GARCIA ELSA MEJIA City of Madera	X	X	O	X	
ROB POYTHRESS Madera Chamber of Commerce	X	X	X	X	
MELISSA JONES Bass Lake Chamber of Commerce	X	X	O	X	
LAURA YOUNG Coarsegold Chamber	O	O	X	O	
OLLIA RIDGE Golden Valley Chamber	X	X	X	X	

NM-no meeting held

NQ-no quorum

M A D E R A C O U N T Y
ECONOMIC DEVELOPMENT
COMMISSION
B O A R D O F C O M M I S S I O N E R S

April 9, 2025
MINUTES

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 the meeting. Members of the public were advised at posting of the agenda that comments were accepted via email at info@maderacountyedc.com.

PRESENT: *Rob Poythress, Ollia Ridge, Jordan Wamhoff, Maiknue Vang,
Elsa Mejia, John McCann, Nathan Alonzo*

ABSENT: *Adam Olivares, Laura Young*

STAFF: *Kristina Gallagher, Lois Leonard, Elena Estrada*

1.0 CALL TO ORDER

The meeting was called to order at 3:06 p.m. by Chair Poythress.

2.0 PUBLIC COMMENT

None.

3.0 INTRODUCTIONS & RECOGNITION

*Self-Introductions were done with Nathan Alonzo serving as the alternate representing Utilities.
Melissa Jones on zoom and Waseem Ahmed on the phone.*

4.0 CONSIDERATION OF AGENDA

*On motion by Commissioner Wamhoff and seconded by Commissioner Ridge,
the agenda is approved as presented. Motion carried.*

5.0 CONSENT CALENDAR

5.1 Madera County Economic Development Commission Minutes

- January 9, 2025

5.2 Madera County Economic Development Financial Report

- March 2025

On motion by Commissioner Wamhoff 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 Budget for Fiscal Year 2025/2026

On motion by Commissioner Wamhoff and seconded by Commissioner Vang the Budget for Fiscal Year 2025/2026 is approved as presented. Motion carried.

6.2 Nominations & Terms of Office for the MCEDC Board of Commissioners

On motion by Commissioner Wamhoff and seconded by Commissioner Ridge, MCEDC Board of Commissioners will approve the nominations and terms of office for the Board of Commissioners for Fiscal Year 2025/2026 with the addition of Nathan Alonzo to represent utilities in place of Robert Barnes with a term ending June 30, 2028. Motion carried.

6.3 Election of Officers

On motion by Commissioner Wamhoff and seconded by Commissioner Ridge, Commissioner Poythress will serve as Chair. Motion carried.

On motion by Commissioner Wamhoff and seconded by Commissioner McCann, Commissioner Vang will serve as Vice-Chair. Motion carried.

7.0 INFORMATIONAL ITEMS

7.1 Economic Summit

Executive Director Gallagher reported the MCEDC Economic Summit will be held on April 17, 2025 at the Madera Municipal Golf Course. One speaker, Mark Kempton, whom she worked with at CSAC will speak on infrastructure and procurement. The other is Ethan Smith from Newmark Pearson who will speak on industrial trends.

7.2 PG&E Community Wildfire Safety Program

Nathan Alonzo gave an update on wildfire safety and steps PG&E is taking to prevent utility caused wildfire. Unfortunately, wet weather is great for the farmers but not for the foothills where higher elevations increased vegetation can cause major issues. Therefore PG&E and those communities will need to be very cautious. He discussed underground plans which include 10,000 miles that only represents only 5% of the lines in the highest threat areas. They are only going underground in the areas with the highest risk areas. During wildfire season (June to

November) they are deploying enhanced safety settings which if something hits the lines they turn off. The lines are then inspected, repaired and restored. They have installed new equipment to lower the amount of time of the outage, including high-definition cameras in their highest risk areas. Currently they have 30 cameras in Madera County that are shared with CalFIRE. They have 62 miles of covered lines and iron poles covered in mesh, and plan to add another 12 miles in the in next 12-18 months. He shared they are mandated to do vegetation management to prevent utility issues. The majority of the work in the county is done on the valley floor. They spent \$1.8 million a year on this management. PG&E is trying to remove the \$19 per month off of consumers bills by going through the regulators. They continue to replace circuits, poles, wires and equipment to test voltage to be sure there are no issues. Discussed Public Safety Power shut off issues that occur more in Eastern Madera County than the valley floor. Reviewed financial resources for specific customers. They're working on a 3-5-year plan to flatten rates. And are finishing up a 3-year, \$40 million project to increase capacity in Madera County to allow new manufacturers, expansion of current commercial and industrial customers, which allows Madera to be open for business.

8.0 WRITTEN COMMUNICATION

- 8.1** Letter in support for Valley Children's Hospital Grant Application-Congressionally Directed Spending.

9.0 OPEN DISCUSSION/REPORT/INFORMATION

9.1 Commissioners Reports

Commissioner McCann-(Industry at Large) - reported they did a major expansion for dry cooling equipment made for data centers. It is not doing as well as expected. The original high side of their business is doing well, so they are shifting employees from the dry side to the high side and anticipate hiring 10-15 people in the next 2-3 months and go to a second shift on that side.

Commissioner Ridge - (Golden Valley Chamber) – reported they had their Crab Feed. It was very successful. Sold out crowd, everyone had a good time. Yesterday they had a groundbreaking for the new elementary school in Riverstone. They're having their Flatlanders Parade on May 17th and are currently having their honorary Mayor's race, that will be announced just before the parade. Plus she just found out today she is cancer free.

Commissioner Wamhoff- (Board of Supervisors) - reported the board passed their noise ordinance, giving it a little more teeth for enforcement. Deputies can give a citation on site instead of waiting for code enforcement to mail it out. People could receive multiple fines in one day. Starting at \$500, \$750, \$1000 for every violation and after. Ordinance states there can be no amplified music, TV or stereo that can be heard off your property between 10pm – 8am. They also implemented their firework ordinance where deputies can cite the property owner more than once on a single day.

Commissioner Vang-(Workforce Investment Board)- reported they just wrapped up their April 3rd City of Madera job fair where they had 773 job seekers and 46 employers. Next job fair will be held on April 24th at the Oakhurst Community Center. They currently have 21 employers looking to fill seasonal, part-time and full-time positions. They have a regional contract with their workforce colleagues in the region, which provides an HR Hotline plus HR related webinars. Worked with SBDC on a series for entrepreneur training for food businesses.

Commissioner Jones - (Bass Lake Chamber) – reported the South Shore of Bass Lake is open where businesses and campgrounds opened at the end of March. They will have their largest fundraiser, the fishing derby on the first weekend in May. Last year they gave almost \$25,000 in prizes. It's great for the businesses on the lake. They will have their Annual 4th of July Fireworks. May through August is their busiest time of the year. As a gateway to Yosemite they're waiting to see the plans for the park while, working with the visitor's bureau to be sure their voices are heard.

9.2 Executive Director- reported most of her report is covered in the agenda packet. The first section of her report has changed with the economy changing day to day. She gave updates on tariffs and what possible predictions are out there on the economy. Madera County is still very affordable with the median home price of \$400,000 while the rest of California is around \$800,000. She believes there will be population growth in Madera with the planned communities. Reviewed the California Blueprint and permitting reform. There is clean up legislation on the AB98 warehouse bill. She attended the Coarsegold chamber event. Staff attended ribbon cuttings for Imperial Jewelry, Food Bank and the Madera County Women's event. She attended Monterey ICSC with several of the Executive Committee members. It was a good event meeting many people and have been receiving follow- up phone calls. Reviewed the list of projects in her board letter.

9.3 Manager of Business Development & Marketing- gave an update on highlighting businesses on the website.

9.4 Business Assistance/Office Manager- as reported.

10.0 NEXT MEETING

The next meeting of the Commission will be held on July 9, 2025.

11.0 ADJOURNMENT

The meeting was adjourned at 4:06 p.m.

Respectfully submitted,
Lois Leonard, Recording Secretary

10:06 AM
10/27/25
Accrual Basis

MADERA COUNTY EDC
Profit & Loss
June 2025

	Jun 25
Ordinary Income/Expense	
Income	
4000 · Grants	
4040 · CDBG Grant-City of Madera	972.15
Total 4000 · Grants	972.15
4100 · City-County Contributions	
4130 · County of Madera	61,901.55
Total 4100 · City-County Contributions	61,901.55
4151 · Special Events	600.00
Total Income	63,473.70
Gross Profit	63,473.70
Expense	
5000 · Salaries	
5001 · Salaries- MCEDC	21,397.14
Total 5000 · Salaries	21,397.14
5100 · Employee Expense	
5110 · FICA ER	1,269.93
5120 · Medicare ER	297.00
5131 · ICMA Retirement	1,604.80
5180 · Staff Mileage	469.98
5190 · Staff Expense	81.76
5195 · ED/Staff Cell Phones	478.88
Total 5100 · Employee Expense	4,202.35
5200 · Marketing	
ICSC	1,159.16
SIOR	-132.85
5200 · Marketing - Other	2,791.01
Total 5200 · Marketing	3,817.32
5400 · Conference & Training	3,093.52
6120 · Bank Service Charges	-0.49
6170 · Equipment Rental	13.99
6250 · Postage and Delivery	221.55
6300 · Repair and Maintenance	
6301 · Office Maintenance	400.00
Total 6300 · Repair and Maintenance	400.00
6331 · Commissioner Expense	43.58
6340 · Telephone	383.90
6390 · Utilities	515.30
6550 · Office Expense	
6560 · Payroll Expenses	1,041.00
6550 · Office Expense - Other	27.63
Total 6550 · Office Expense	1,068.63
6555 · Insurance - Office	1,888.53
6950 · CDBG Expense - Misc	90.00
Total Expense	37,135.32
Net Ordinary Income	26,338.38
Net Income	26,338.38

MADERA COUNTY EDC
Profit & Loss Budget vs. Actual
July 2024 through June 2025

		TOTAL			
		Jul '24 - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
4000 · Grants					
4040 · CDBG Grant-City of Madera	5,064.52	5,000.00	64.52	101.29%	
4070 · County Pandemic Grant Program	0.00	0.00	0.00	0.0%	
Total 4000 · Grants	5,064.52	5,000.00	64.52	101.29%	
4100 · City-County Contributions					
4110 · City of Chowchilla	38,617.28	38,617.27	0.01	100.0%	
4120 · City of Madera	186,081.36	186,081.37	-0.01	100.0%	
4130 · County of Madera	224,339.41	224,339.41	0.00	100.0%	
Total 4100 · City-County Contributions	449,038.05	449,038.05	0.00	100.0%	
4149 · Private Memberships	3,000.00	10,000.00	-7,000.00	30.0%	
4150 · Miscellaneous Income	302.30	0.00	302.30	100.0%	
4151 · Special Events	13,807.16	8,500.00	5,307.16	162.44%	
Total Income	471,212.03	472,538.05	-1,326.02	99.72%	
Gross Profit	471,212.03	472,538.05	-1,326.02	99.72%	
Expense					
5000 · Salaries					
5001 · Salaries- MCEDC	209,928.12	249,404.58	-39,476.46	84.17%	
Total 5000 · Salaries	209,928.12	249,404.58	-39,476.46	84.17%	
5100 · Employee Expense					
5110 · FICA ER	12,203.25	15,463.08	-3,259.83	78.92%	
5120 · Medicare ER	2,853.98	3,616.36	-762.38	78.92%	
5131 · ICMA Retirement	15,744.71	18,705.34	-2,960.63	84.17%	
5150 · Insurance					
5151 · Dental	1,263.51	2,560.69	-1,297.18	49.34%	
5152 · Medical	44,453.45	61,195.91	-16,742.46	72.64%	
5153 · Vision	240.59	414.83	-174.24	58.0%	
5150 · Insurance - Other	7.79	0.00	7.79	100.0%	
Total 5150 · Insurance	45,965.34	64,171.43	-18,206.09	71.63%	
5160 · LT Disability	847.01	1,697.26	-850.25	49.91%	
5170 · Insurance - Worker's Comp	1,379.24	3,630.00	-2,250.76	38.0%	
5180 · Staff Mileage	1,989.78	3,500.00	-1,510.22	56.85%	
5190 · Staff Expense	1,207.29	2,500.00	-1,292.71	48.29%	
5195 · ED/Staff Cell Phones	1,665.39	1,200.00	465.39	138.78%	
Total 5100 · Employee Expense	83,855.99	114,483.47	-30,627.48	73.25%	
5200 · Marketing	34,040.07	42,000.00	-7,959.93	81.05%	
5400 · Conference & Training	6,760.01	2,500.00	4,260.01	270.4%	
6160 · Organization Dues	1,460.00	1,500.00	-40.00	97.33%	
6170 · Equipment Rental	2,652.67	3,000.00	-347.33	88.42%	
6230 · Publications/Directories	349.99	500.00	-150.01	70.0%	
6250 · Postage and Delivery	370.10	250.00	120.10	148.04%	

MADERA COUNTY EDC
Profit & Loss Budget vs. Actual
July 2024 through June 2025

	TOTAL			
	Jul '24 - Jun 25	Budget	\$ Over Budget	% of Budget
6260 · Printing and Reproduction	530.14	250.00	280.14	212.06%
6270 · Newsletter	2,090.68	2,000.00	90.68	104.53%
6290 · Rent	23,789.95	26,000.00	-2,210.05	91.5%
6300 · Repair and Maintenance				
6301 · Office Maintenance	3,908.18	3,100.00	808.18	126.07%
6302 · Computer Repairs	3,877.19	1,000.00	2,877.19	387.72%
6304 · Copier Maintenance	0.00	500.00	-500.00	0.0%
6300 · Repair and Maintenance - Other	0.00	0.00	0.00	0.0%
Total 6300 · Repair and Maintenance	7,785.37	4,600.00	3,185.37	169.25%
6331 · Commissioner Expense	363.87	200.00	163.87	181.94%
6340 · Telephone	4,498.70	3,500.00	998.70	128.53%
6390 · Utilities	7,202.22	6,500.00	702.22	110.8%
6450 · Contract Service	70,750.00	0.00	70,750.00	100.0%
6550 · Office Expense				
6560 · Payroll Expenses	1,913.00	500.00	1,413.00	382.6%
6550 · Office Expense - Other	4,553.95	2,000.00	2,553.95	227.7%
Total 6550 · Office Expense	6,466.95	2,500.00	3,966.95	258.68%
6555 · Insurance - Office	4,223.64	2,100.00	2,123.64	201.13%
6670 · Special Events Expense	9,080.00	4,500.00	4,580.00	201.78%
6950 · CDBG Expense - Misc	880.00	0.00	880.00	100.0%
6980 · Audit	5,400.00	5,250.00	150.00	102.86%
7000 · Other Expenses				
7120 · Equipment Purchase				
7122 · Comp Equip/Tech Upgrade	5,092.97	1,000.00	4,092.97	509.3%
7120 · Equipment Purchase - Other	0.00	500.00	-500.00	0.0%
Total 7120 · Equipment Purchase	5,092.97	1,500.00	3,592.97	339.53%
7000 · Other Expenses - Other	0.00	0.00	0.00	0.0%
Total 7000 · Other Expenses	5,092.97	1,500.00	3,592.97	339.53%
Total Expense	487,571.44	472,538.05	15,033.39	103.18%
Net Ordinary Income	-16,359.41	0.00	-16,359.41	100.0%
Net Income	-16,359.41	0.00	-16,359.41	100.0%

Item 6.1
Memo

July 9, 2025

To: Madera County Economic Development Board of Commissioners

From: Kristina Gallagher, Executive Director

Re: Audit

Subject

2024/25 Audit and related proposal.

Recommendation

Approve the quote from Ralph E. McKinnis, CPA in the amount of \$5800.00 to perform an audit of the Madera County Economic Development Commission (MCEDC) financials for the 2024/25 Fiscal Year.

Background

Each year MCEDC is required to have the year-end financials audited by a qualified individual/company. Ralph E. McKinnis, CPA has submitted a proposal in the amount of Five Thousand Eight Hundred Dollars (\$5800.00). Mr. McKinnis has professionally completed annual audits for MCEDC for the last several years. He is highly qualified and is familiar with MCEDC and our accounting practices.

Reason for Recommendation

The proposed amount is fair and reasonable. In the past MCEDC has put the audit out for bid only to find that only Mr. McKinnis would submit a bid. MCEDC is such a small organization with a small budget, no larger firms that are qualified to perform governmental audits respond to the Request for Proposal.

Fiscal Impact

\$5800.00 to the General Fund. This amount is \$100.00 over the amount in the approved 2025/26 Budget.

Item 6.2
Memo

July 9, 2025

To: Board of Commissioners, Madera County Economic Development Commission

From: Kristina Gallagher, Executive Director, Madera County Economic Development Commission

Re: Request for Board Approval – Legal Services Agreement with Noble Law PC

Subject

This memorandum formally requests Board approval for the Madera County Economic Development Commission (MCEDC) to enter into a professional services agreement with Noble Law PC, a California Corporation (“Noble Law PC”) for the provision of legal counsel services. This decision supports MCEDC’s need for ongoing legal guidance in matters of governance, contracts, compliance, and other strategic initiatives.

Recommendation

The staff recommendation is for the Board to approve entering into a contract with Noble Law PC for legal counsel services in order to strengthen MCEDC’s operational capacity and reduce exposure to legal risk as the organization continues to grow and expand its efforts.

Background

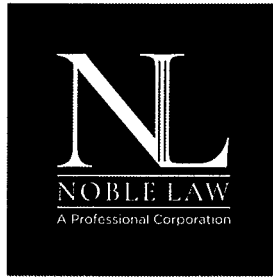
MCEDC is a Joint Powers Authority (JPA), established as a public agency comprising the County of Madera, the City of Madera, and the City of Chowchilla. The growing complexity and frequency of newly enacted state legislation have underscored the need for consistent and qualified legal counsel. In response to this ongoing need, staff has identified Noble Law PC as a reputable firm possessing the expertise required to deliver timely and comprehensive legal support to MCEDC.

Reason for Recommendation

MCEDC does not currently have any legal counsel.

Fiscal Impact

See attorney-client fee agreement attached.



Noble Law PC, a California Corporation
1017 L Street #282
Sacramento, CA 95814
June 9, 2024
ATTORNEY-CLIENT FEE AGREEMENT

Noble Law PC, a California Corporation (“Attorney”) and **The Madera County Economic Development Commission** (“Client”) hereby agree that Attorney will provide legal services to Client on the terms set forth below.

1. CONDITIONS. This Agreement will not take effect, and Attorney will have no obligation to provide legal services, until Client returns a signed copy of this Agreement and pays the initial deposit called for under Paragraph 4.

2. SCOPE OF SERVICES. Client hires Attorney to represent you in the following matter:

(A) CLIENT’S COMPLIANCE WITH THE BROWN ACT; AND

(B) ANY OTHER MATTER UPON REQUEST OF THE CLIENT AND CONSENT OF THE ATTORNEY.

Attorney will provide those legal services reasonably required to represent Client. Attorney will take reasonable steps to keep Client informed of progress and to respond to Client’s inquiries. If a court action is filed, Attorney may represent Client through trial and post-trial motions as primary or co-counsel, to be determined. This Agreement does not cover representation on appeal or in execution proceedings after judgment. Separate arrangements must be agreed to for those services. Services in any matter not described above will require a separate written agreement or addendum to this agreement.

3. CLIENT’S DUTIES. Client agrees to be truthful with Attorney, to cooperate, to keep Attorney informed of any information or developments which may come to Client’s attention, to abide by this Agreement, to pay Attorney’s bills on time, and to keep Attorney advised of Client’s address, telephone number and whereabouts. Client will assist Attorney in providing necessary information and documents necessary for representation in the described matter. Client engages the services of Noble Law PC by this Agreement, and not the services of any specific attorney within or associated with the firm.

4. DEPOSIT. Client agrees to pay Attorney an initial deposit of \$500.00. The hourly charges as well as costs will be charged against the deposit. The initial deposit, as well as any future deposit, will be held in a trust account. Client authorizes Attorney to use that fund to pay the fees and other charges as they are incurred. Client acknowledges that the deposit is not an estimate of total fees and costs, but merely an advance for security. The deposit is considered an “evergreen retainer” and the client has a duty to maintain the initial deposit amount with Attorney throughout the representation. Client agrees to pay all deposits within 15 days of receiving an invoice from Attorney. Unless otherwise agreed in writing, any unused deposit at the conclusion of Attorney’s services will be refunded.

5. LEGAL FEES AND BILLING PRACTICES. Client agrees to pay by the hour at Attorney’s prevailing rates for all time spent on Client’s matter by Attorney’s legal personnel. Current hourly rates for legal personnel are as follows:

Shareholder Partner Attorney	\$450.00/hour
Senior/Contracted Attorneys	\$400.00/hour
Associate/Contracted Attorneys	\$275.00-350.00/hour
Paralegals/Law Clerks/Paraprofessional	\$150.00/hour
Clerical	\$75.00/hour

Time is charged in minimum units of one-fourth (.25) of an hour. The rates on this schedule are subject to change. If Client declines to pay increased rates, Attorney will have the right to withdraw as attorney for Client.

The time charged will include the time Attorney spends on telephone calls relating to Client’s matter, including but not limited to calls with Client, witnesses, opposing or co-counsel or other official personnel or related party. The legal personnel assigned to Client’s matter may confer among themselves about the matter, as required and appropriate. When they do confer, each person will charge for the time expended, if the work done is reasonably necessary and not duplicative.

(a) Attorney will incur various costs and expenses in performing legal services under this Agreement. Client agrees to pay for all costs, disbursements and expenses in addition to the hourly fees. The costs and expenses commonly include, service of process charges, filing fees, court and deposition reporters' fees, jury fees, notary fees, deposition costs, long distance telephone charges, messenger and other delivery fees, postage, photocopying and other reproduction costs, travel costs including parking, mileage, transportation, meals and hotel costs, investigation expenses, consultants' fees, expert witness, professional, mediator, arbitrator and/or special master fees and other similar items. Except for the items listed below, all costs and expenses will be charged at Attorney’s cost.

(b) Out of town travel. Client agrees to pay transportation, meals, lodging and all

other costs of any necessary out-of-town travel by Attorney's personnel. Client will also be charged the hourly rates for the time legal personnel spend traveling.

(c) Experts, Consultants and Investigators. To aid in the preparation or presentation of Client's matter, it may become necessary to hire expert witnesses, consultants or investigators. Client agrees to pay such fees and charges. Attorney will select any expert witnesses, consultants or investigators to be hired, and Client will be informed of persons chosen and their charges.

Additionally, Client understands that if the matter proceeds to court action or arbitration, settlement or other official proceeding, Client may be required to pay fees and/or costs to other parties in the action. Any such payment will be entirely the responsibility of Client.

7. BILLING STATEMENTS. Attorney will send Client periodic statements for fees and costs incurred. Each statement will be payable within 30 days of the first day of the month. The statements will be sent on, or near, the first of the month and shall include the amount, rate, basis of calculation or other method of determination of the fees and costs, which costs will be clearly identified by item and amount. Balances that are not paid timely will accrue interest on the overdue balance at the rate of ten percent (10%) per year, with proportionate interest added to the balance monthly.

8. LIEN. Client hereby grants Attorney a lien on any and all claims or causes of action that are the subject of the representation under this Agreement. The lien will be for any sums owing to Attorney at the conclusion of services performed. The lien will attach to any recovery Client may obtain, whether by arbitration award, judgment, settlement or otherwise. Because a lien may affect Client's property rights, Client may seek the advice of an independent lawyer of Client's choice before agreeing to such a lien. By signing below, Client represents and agrees that Client has had a reasonable opportunity to consult such an independent lawyer and—whether or not Client has chosen to consult such an independent lawyer—Client agrees that Attorney will have a lien as specified above.

9. DISCHARGE AND WITHDRAWAL. Client may discharge Attorney at any time. Attorney may withdraw with Client's consent or for good cause. Good cause includes Client's breach of this Agreement, refusal to cooperate or to follow Attorney's advice on a material matter or any fact or circumstance that would render Attorney's continuing representation unlawful or unethical. After services conclude, Attorney will, upon Client's request, deliver Client's file, and property in Attorney's possession unless subject to the lien provided in Paragraph 8 above, whether or not Client has paid for all services.

10. DISCLAIMER OF GUARANTEE AND ESTIMATES. Nothing in this Agreement and nothing in Attorney's statements to Client will be construed as a promise or guarantee about the outcome of the matter. Attorney makes no such promises or guarantees. Attorney's comments about the outcome of the matter are expressions of opinion only. Any estimate of fees given by Attorney shall not be a guarantee. Actual fees

may vary from estimates given. Attorney does not carry malpractice insurance as the representation called for in this engagement does not envision representation in a case or controversy before a court of law.

11. ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties. No other agreement, statement, or promise made on or before the effective date of this Agreement will be binding on the parties.

12. SEVERABILITY IN EVENT OF PARTIAL INVALIDITY. If any provision of this Agreement is held in whole or in part to be unenforceable for any reason, the remainder of that provision and of the entire Agreement will be severable and remain in effect.

13. MODIFICATION BY SUBSEQUENT AGREEMENT. This Agreement may be modified by subsequent agreement of the parties only by an instrument in writing signed by both of them, or an oral agreement only to the extent that the parties carry it out.

14. ARBITRATION. Any dispute, claim or controversy arising out of or relating to this Agreement or the breach, termination, enforcement, interpretation or validity thereof, including the determination of the scope or applicability of this agreement to arbitrate, shall be determined by arbitration in Sacramento, California before one arbitrator. The arbitration shall be administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures. Judgment on the Award may be entered in any court having jurisdiction. This clause shall not preclude parties from seeking provisional remedies in aid of arbitration from a court of appropriate jurisdiction.

15. EFFECTIVE DATE. This Agreement will govern all legal services performed by Attorney on behalf of Client commencing with the date Attorney first performed services. The date at the beginning of this Agreement is for reference only. Even if this Agreement does not take effect, Client will be obligated to pay Attorney the reasonable value of any services Attorney may have performed for Client.

THE PARTIES HAVE READ AND UNDERSTOOD THE FOREGOING TERMS AND AGREE TO THEM AS OF THE DATE ATTORNEY FIRST PROVIDED SERVICES. IF MORE THAN ONE CLIENT SIGNS BELOW, EACH AGREES TO BE LIABLE, JOINTLY AND SEVERALLY, FOR ALL OBLIGATIONS UNDER THIS AGREEMENT. CLIENT SHALL RECEIVE A FULLY EXECUTED DUPLICATE OF THIS AGREEMENT.

Dated: _____

Kristina Gallagher, Client Executive Director

Dated: _____

By: _____
Alan Fernandes, Shareholder, Noble Law PC



MADERA COUNTY EDC
ECONOMIC DEVELOPMENT COMMISSION

Item 8:1

June 27, 2025

Senator Tom McClintock
1020 15th Street
Modesto, CA 95354

Senator Alex Padilla
2500 Tulare Street, Suite 5290
Fresno, CA 93721

Representative Adam Gray
90 S. First Street
Turlock, CA 95380

Representative Adam Schiff
2500 Tulare Street, Suite 4290
Fresno, CA 93721

To Whom it May Concern:

As the Executive Director of the Madera County Economic Development Commission (MCEDC) and a member of the Workforce Development Board of Madera County (WDB), I am writing to urge you to fully fund and reauthorize the Workforce Innovation and Opportunity Act (WIOA). The public workforce system is essential to our success and growth as a U.S. company, and I urge you to protect WIOA Title I formula funds to ensure we can continue to serve our local businesses and jobseekers.

MCEDC's mission is to position Madera County as an economically viable and vibrant county by pursuing all avenues of growth of new and existing businesses, with the goal of maximizing employment opportunities, tax base, and quality of life.

WIOA plays a critical role in helping businesses hire, train, and retain skilled employees. WIOA helps businesses find qualified candidates, align training programs with needed skills, upskill employees, and adapt to evolving industry demands. This federal investment in workforce development pays immense dividends, including \$66 billion in annual wages earned by newly employed workers; reduced reliance on public assistance; business growth and productivity; and increased U.S. competitiveness.

I support the goals of a thoughtful renewal of the WIOA law. Employer-led local workforce boards are the best vehicle for the change the administration is seeking; however, an underfunded system cannot achieve transformational results. We welcome the opportunity to increase apprenticeships and other work-based learning, such as on-the-job training and internships. Especially at a time when the Trump administration is focused on revitalizing domestic manufacturing, we need to invest in workforce development to ensure we have the requisite skilled workers.

Workforce Boards and the National Association of Workforce Boards (NAWB), our national association, look forward to working with you to create efficiencies by outlining regulatory excess, duplication of effort, and better technological tools. I welcome the opportunity to meet with you to discuss how workforce boards can partner with Congress to drive meaningful solutions.

Thank you for your consideration of this letter. Please contact me at kgallagher@maderacountyedc.com or (559) 675-7768, should you have any questions.

Sincerely,



Kristina Gallagher

Executive Director

Madera County Economic Development Commission

TO: Board of Commissioners, Madera County Economic Development Commission

FROM: Kristina Gallagher, Executive Director, Madera County Economic Development Commission

RE: July Board Update

DATE: July 9, 2025

The Madera County Economic Development Commission (MCEDC) is grateful for the opportunity to represent the County of Madera, the City of Madera and the City of Chowchilla and continue to support economic vitality through local and regional economic development efforts that will result in job and business growth.

The Public Policy Institute of California (PPIC), which is an independent, nonpartisan research organization, released a new report of how many company headquarters are leaving California. This was a big discussion at the California Central Valley Economic Development Corporation's (CCVEDC) recent marketing mission in Dallas, Texas. The report stated that although some high-profile companies like Tesla and Chevron have moved their headquarters out of California, raising concerns about the state of the economy, the total number of firms whose headquarters have left the state remains statistically low. Specifically, the report states that from 2011 to 2021, only 1.9% (789) of the state's more than 47,000 headquarters left California on net, resulting in a decrease of 3.7% of all headquarter jobs. Further, the report states that companies that move headquarters to other states do not appear to shrink non-headquarter employment in the state relative to firms whose headquarters stay in California. Generally, although California has high taxes and difficult regulations, it also boasts a highly educated and innovative workforce, a good climate, and quality-of-life amenities that can both attract and retain businesses.

That said, as CCVEDC was speaking with different businesses and real estate brokers in Texas, we were recurrently hearing that California is still lacking in incentives for companies to relocate, and in order to become truly business friendly California needs to create more local incentives, enhance the Cal Competes Tax Credit program, restore the Cal Competes Grant program and find a way to reduce high utility costs. MCEDC has had recent conversations with representatives of the California Governor's Office of Business and Economic Development (GOBIZ), specifically about this feedback. GOBIZ is in the process of gathering feedback throughout the state, but unfortunately due to the predicted ongoing budget deficit, it is uncertain whether the Cal Competes Grant program will return in the next budget cycle.

State Legislature and Administration

The 2025-26 State Budget was officially wrapped up with an unexpected twist. In May, the Governor released his May Revise which proposed over \$16 billion in ongoing spending reductions, primarily in Medi-Cal, and approximately \$300 million in ongoing revenue increases. State statute required the Legislature to pass a balanced state budget by June 15th, although despite this deadline, the Legislature and Administration continued to negotiate on a final budget bill through the introduction of bills that amend the budget, known as budget bills junior and trailer bills, that amend the budget act.

After much back and forth between the Legislature and the Governor, the Governor signed the State Budget on Friday, June 27th with a major caveat that demanded the inclusion of an unusual sentence in the budget language, stating that AB 102 and SB 101, the main budget bill, will be inoperative if the two housing trailer bills, AB 130 and SB 131 are not enacted before June 30, 2025 at 11:59 PM, though the measures at that point were still empty. This meant that if the Legislature did not approve AB 130 and SB 131, then the entire \$321 billion spending plan that the Legislature and the Governor have previously negotiated on would be invalidated.

As a reminder, the April MCEDC Board Report noted that a group of Legislators including Assemblymember Wicks unveiled the “Fast Track Housing” package, a group of bills aimed at making housing more affordable by cutting red tape and speeding up the process to get new housing approved and built, including AB 609 (Wicks), which would exempt most urban housing developments from the California Environmental Quality Act (CEQA) and SB 607 (Wiener), a more technical bill that would make it easier for the state and local governments to approve projects without a full review. The Governor endorsed AB 609 (Wicks) and SB 607 (Wiener) and later announced that he would fold it into his budget proposal through trailer bills (AB 130 and SB 131) along with new labor language, which set wages far below prevailing wage rates required by law for publicly funded projects. Not surprisingly this was a very contentious move, sparking opposition by organized labor, although gaining support from pro-development advocates and the state’s carpenters union. In order to reduce the opposition, the final version of the trailer bills included some higher wage requirements. The Governor signed AB 130 and SB 131 on June 30th. The bills exempt urban infill developments from CEQA and also streamline high-speed rail facilities, utilities and broadband facilities, wildfire fuel breaks and farmworker housing through the CEQA process.

The enacted budget does not fund the Homeless Housing, Assistance and Prevention Program (HHAP) in FY 25/26 and only includes \$500 million for HHAP Round 7 in FY 26/27, down from \$1 billion in the past state budget. The funding is also contingent on enhanced accountability measures that require jurisdictions to maintain a compliant housing element, adopt encampment policies aligned with the state administration’s guidance, and accept the reallocation of funds from jurisdictions that fail to meet performance benchmarks to those that deliver results.

Local Economic Development

As mentioned above, MCEDC participated in a strategic marketing mission in Dallas, Texas, toward the end of June. This initiative was a collaboration with representatives from the CCVEDC, aiming to foster regional economic development, strengthen business partnerships, and explore new investment opportunities. MCEDC engaged in a series of back-to-back meetings with national real estate firms and businesses, effectively reshaping the perception of California as a compelling and strategic location for business investment while specifically highlighting the Central Valley as an ideal location for business growth.

At the beginning of June, the Oakhurst Chamber extended the invitation to MCEDC to tour the town of Oakhurst and discuss collaboration efforts. As part of the visit, MCEDC was introduced to the owner of Pacific Pectin Inc., the sole manufacturing company in Oakhurst, which was established in 1986, and specializes in the production of high-quality fruit pectin. MCEDC is also scheduled to participate in the 2025 Trolley Tour & Lunch hosted by Visit Yosemite Madera County in early August to do an extended tour of the Eastern Madera County. MCEDC continues to be a part of the advisory committee for the Connecting Oakhurst Mobility

Study that will create a planning document that identifies roadway design concepts to increase functionality, safety and evacuation routes of Oakhurst's circulation system while generating an economic advantage by creating a connected and walkable community. As an overview, Visit California released a revised 2025 forecast in May on their 2024 Economic Impact of Travel report which recognized California as the #1 state for tourism, reaching a record high of \$157.3 billion in tourism spending throughout the state, an increase of 3% from 2023. The report specifies that visitors spent \$432.5 million in travel related spending in Madera County, which supports 5.4 thousand jobs in the County.

MCEDC attended two Madera Chamber events in June, including the ribbon cutting for the Burrito King restaurant in light of their change in ownership, as well attending the celebration of the new Educational Employees Credit Union (EECU) ATM located at the Madera County Superintendent of Schools office, making it easier for members to access financial services right where they work and learn.

Finally, MCEDC was successful in helping a new potential business looking into the City of Madera in attaining the PG&E Economic Development Rate (EDR), which is a discount of 20% on the majority of their electric costs for over five years. The EDR can begin to be used within two years of receiving the incentive and depending on certain circumstances, can be extended past the two-year deadline. Earlier this year, MCEDC helped another major business in attaining the EDR for retention purposes. PG&E has been extremely helpful in the process and has commended MCEDC for the recent strong communication, noting that the last EDR application received from Madera was in August of 2023.

Looking forward, MCEDC is scheduled to attend the California Association for Local Economic Development (CALED) 2025 Summer Rural Economic Development Exchange in Yuba County in mid-July, which allows rural economic developers to connect, share resources and engage in policy conversations.

MCEDC will also be attending the Madera Chamber of Commerce Lifetime Achievement Awards Ceremony on August 7th, which will honor several distinguished community members, including MCEDC Chair and County Supervisor Rob Poythress.

Projects of Interest

As an overview for the Board, the California's Department of Finance (DOF) showed Madera County's housing growth rate of 2.7% from 2024-2025 was the highest of all counties in the state. As stated before, Madera will most likely continue to see population and business growth due to the multiple master planned communities that are currently in the planning process, in the construction phase or are rapidly expanding in the next couple of years.

In May, it was formally announced that Raley's O-N-E Market will be coming to Madera County as part of a 61,000-square-foot expansion of retail space at Riverstone's Riverwalk development. This addition is intended to serve the growing residential communities in the southeastern region of Madera County. Anticipated growth in the surrounding area is already evident, as multiple Letters of Intent (LOIs) have been submitted to the developers in the area, reflecting preliminary commitments from prospective commercial partners.

In addition, a number of other massive developments located along Highway 41 in southeastern Madera County are seeking to expand retail and dining options in the Rio Mesa area including the Tesoro Viejo master-planned community and Valley Children's Hospital. Furthermore, Valley Children's will install the largest renewable energy microgrid for any pediatric healthcare institution in the United States, ensuring uninterrupted care for patients, even during power outages.

MCEDC has been active in working with GOBIZ and the Workforce Development Board of Madera County to help Ardagh Glass, one of Madera's top manufacturing employers, in supporting them with different economic development incentive programs, including assisting them with their employment training.

MCEDC continues to engage in confidential discussions with a diverse array of businesses that are actively evaluating opportunities in Madera County and its two cities. These include companies considering establishing a presence in the area, those planning to expand existing operations, and others seeking strategic guidance to determine the most effective course of action for their future growth and development.

Conclusion

We look forward to continuing our discussions on economic opportunities for Madera County, the City of Madera and the City of Chowchilla and will continue to work with staff to keep the Board updated. As always, should you or your staff have any questions, please don't hesitate to let us know.



MADERA COUNTY EDC

ECONOMIC DEVELOPMENT COMMISSION

Report of Activities

June 2025

Fiscal Year Leads

*MC: Madera County, M: Madera City, C: Chowchilla City

Project	Date	Industry	Site Requirements	Source	Jurisdictions*			Status	Notes
					MC	M	C		
2025									
2511	6/13/2025								Virtual meeting with client RE Project Yosemite/Revolving Loan Program
2511	6/12/2025							Potential	Lunch Meeting with Kulvinder Gill RE Project Yosemite <i>Green</i>
2511	6/2/2025							Potential	Virtual meeting with Supervisor Rob Poythress RE Project Yosemite
2504	6/2/2025		5 acres					Potential	Call with Placer Title RE Project Green
2511	5/29/2025							Potential	Virtual Meeting with Paul Collins RE Project Yosemite
2510	5/21/2025							Potential	Virtual Meeting with Jamie Bax RE Project Honey
2509	5/12/2025							Potential	Site Tour for Project Box
2508	4/11/2025							Potential	Call with broker re potential new client/site
2507	4/8/2025	Power Plant						Potential	Meeting with potential client re new project
2506	4/4/2025							Potential	Meeting with client re potential new project
2501	3/11/2025	Retail	50 acres					Active	Conference Call with Tim Seiler and Raj Panu RE HWY 99/AVE 7 Project
2504	3/3/2025	Commercial/Industrial	5 acres					Potential	Conference Call with Kulvinder Gill and Kirk Atamian, REMAX RE Project Green
2505	2/28/2025							Potential	Call with the Fresno Native American and Business Development Center RE Potential Project/Funding
2504	2/27/2025	Commercial/Industrial				X		Potential	Meeting with SPAN and client RE Project Green
2503	2/7/2025	Residential/Commercial	1,032 acres		X			Active	Gunner Ranch West
2502	2/5/2025	Warehouse	4 acres		X	X		Potential	Matthew Watson RE potential project
2501	2/5/2025	Retail	50 acres		X			Potential	Call with Jamie Bax, County of Madera and Tim Seiler RE

									potential project on Ave 7/HWY 99
2501	2/3/2025	Retail	50 acres		X			Potential	Tim Seiler and Raj Pannu RE potential project on Ave 7/HWY 99
2024									
2416	10/9/2024	Air/Warehouse	5 acres	GoBiz	X			Active	10/9/2024: Met with Go biz
2415	9/20/2024	Commercial	100 acres	MCEDC	X	X		Active	9/20/2024: Met with client discussed commercial center
2414	9/18/2024	Medical/retail		MCEDC			X	Active	9/18/2024: Met with client discuss site
2413	9/9/2024	Warehouse	30,000	Go Biz		X		Active	9/19/2024: RFI was submitted
2412	9/5/2024	Medical/office		MCEDC		X		Active	9/5/2024: Meet with client regarding project
2411	8/29/2024	Manufacturing	60-100K	Go Biz	X	X	X	Active	9/5/2024: RFI was submitted
2410	8/23/2024	Warehouse	165 acres	CCVEDC	X			Active	9/03: Site was submitted and call with a potential client
2409	8/6/2024	Warehouse		MCEDC		X		Active	8/06: Met with Client and discussed potential expansion
2408	7/23/2024			MCEDC	X	X		Active	7/23/2024: Developer and IED have met to discuss a potential project
2407	7/22/2024	Manufacturing	-	MCEDC		X		Active	7/22/24: owner and IED met to discuss expansion and training
2406	7/1/2024	Office		MCEDC	X	X		Active	7/1/2024: IED met with broker to discuss potential project
2405	6/13/2024	Manufacturer	350-600k sq ft.	CCVEDC	X	X	X	Active	6/13/2024: Proposal Submitted
2404	5/6/2024	Manufacture	5-20 acres; 200k sq ft	MCEDC	X			Active	5/6/2024: Client has been connected with broker
2403	5/6/2024	Manufacturing/Warehouse	20 acres	CCVEDC	X	X	X	Active	5/6/2024: Proposed sites have been sent for review
2402	5/3/2024	Retail/Fuel			X	X	X	Active	5/3/2024: Client has been connected with broker
2401	4/26/2024	Manufacturing	50-100,000	CCVEDC	X	X	X	Active	5/2024: MCEDC submitted sites , awaiting response

Joint Powers Agency

Jurisdiction	Date	Activity	Staff	Agency Member	Project Assistance	Type Assistance*			Notes
						BA	BE	BR	
Chowchilla									
	4/3/2025	Meeting	KG	Staff					Meeting with Jaime Quintana, City of Chowchilla RE introduction
	3/20/2025	Call	KG	Staff					Pre-Call with Rod Pruett, City of Chowchilla RE Monterey ICSC
	3/13/2025	Lunch	KG	Staff					Lunch meeting with Mayor Kelly Smith and Councilmember Jeff Troost, City of Chowchilla - Introduction

	2/11/2025	Meeting	KG, LL	Staff					City of Chowchilla City Council Meeting RE MCEDC Budget
	1/14/2025	Meeting	KG	Staff					Chowchilla City Council Meeting - Introduction
	11/21/2024	Meeting	KG, BK	Staff					Met with Rod Pruett-introduction/updates
Madera									
	6/10/2025	Meeting	KG	Staff	X				Meeting with Madera City Planning Department RE Project Green
	4/15/2025	Call	KG	Staff					Call with City of Madera and new client re site selection
	3/20/2025	Call	KG	Staff					Pre-Call with Arnolando Rodriguez, City of Madera RE Monterey ICSC
	2/26/2025	Meeting	KG	Staff			X		Meeting with City of Madera and Lou Ginise RE Expansion of Central Valley Opportunity Center, Inc.
	2/20/2025	Meeting	KG	Staff					Coffee Meeting with Councilmember Rohi Zacharia - Introduction
	2/10/2025	Meeting	KG	Staff					Lunch meeting with Mayor Cece Gallegos, City of Madera
	2/5/2025	Meeting	KG, LL	Staff					City of Madera Council meeeting RE MCEDC Budget
	1/30/2025	Meeting	KG	Staff					Meeting with Councilmember Steve Montes, Madera City Council
	1/10/2025	Meeting	KG	Staff			X		Meeting with the City of Madera and Kirk Atamian RE Ideas for information for new businesses
	12/5/2024	Meeting		Staff					Introduction Councilmember Rodriguez
	12/4/2024	Meeting	KG	Staff					Council Meeting-Introduction
	12/2/2024	Meeting	KG	Staff	X				Met with Arnolando Rodriguez/Will Tackett project updates
	10/10/2024	Phone	BK	Staff		X			Arnolando-ZND US
	9/10/2024	Meeting	BK	Staff	X				Will Tackett Professional office development
	9/4/2024	Meeting	BK	Staff		X			Equipment Share road improvements
County									
	6/12/2025	Meeting	KG	Staff					Meeting with Jay Varney, Madera County and Madera County Workforce Board
	4/9/2025	Meeting	KG	Staff					Board of Commissioners Meeting
	4/8/2025	Groundbreaking	KG	Staff					Canyon Creek Elementary School Groundbreaking
	4/2/2025	Meeting	KG	Staff					Meeting with Matt Treber, Madera County RE Economic Development tools
	4/2/2025	Meeting	KG	Staff					Monthly Meeting with Jay Varney, CAO, Madera County
	4/1/2025	Meeting	KG	Staff					County Board of Supervisors Board Meeting RE Budget
	3/13/2025	Virtual Meeting	EE	Staff					Connecting Oakhurst Virtual Meeting
	3/21/2025	Call	KG	Staff					Pre-Call with Madera County RE Monterey ICSC
	3/21/2025	Event/Luncheon	EE, LL	Staff					Madera County Women's Network Lunch
	3/17/2025	Call	KG	Staff					Conference call with Supervisor Rob Poythress, County of Madera RE Update

	3/5/2025	Meeting	KG	Staff					Monthly Meeting with Jay Varney, CAO, County of Madera
	2/26/2025	Meeting	KG	Staff					Meeting and Site Tour at Seaboard Energy with Madera County
	1/30/2025	Meeting	KG	Staff					Meeting with Jay Varney, CAO, County of Madera RE project updates
	1/14/2025	Meeting	KG	Staff					Meeting with Supervisor Bob Macaulay, Supervisor Leticia Gonzalez, Matt Treber, County of Madera RE Introduction/projects
	1/13/2025	Meeting	KG	Staff					Meeting with Supervisor Rob Poythress RE county updates
	12/4/2024	Meeting	KG	Staff					Jay Varney/Project updates
	11/12/2024	Meeting	KG, BK	Staff					Board of Supervisors-Introduction
	11/6/2024	Meeting	KG	Staff					Jay Varney-introduction
	9/17/2024	Meeting	Bk	Staff					Matt Treber regarding Eddy project
	7/12/2024	Meeting	BK	Staff					Jay Varney, Matt Treber projects updates
	7/3/2024	Meeting	BK	Staff					Jay Varney,: county projects update

Memberships/ Partners

Name	Date	Activity	Contacts	Meetings/Leads	Notes
CCVEDC (California Central Valley Economic Development Corporation)					
	6/18/2025	Meeting			CA Central Valley Economic Development Corporation (CCVEDC)
	5/30/2025	Meeting			Annual CA Central Valley EDC Planning Meeting at Fresno EDC
	5/22/2025	Virtual Meeting			Executive Committee from CA Central Valley EDC RE Annual Agenda
	4/29/2025	Virtual Mission			Central Valley EDC Virtual Mission
	4/11/2025	Meeting			Central Valley EDC Board Meeting
	3/11/2025	Meeting			Pre-Meeting RE AIR CRE Central California Presentation
	2/21/2025	Meeting			California Central Valley EDC Meeting
	1/21-1/22/2025	Conference			Central Valley Economic Development Corporation Legislative Mission in Sacramento
	12/10/2024	Virtual Meeting			Legislative mission planning meeting
	11/15/2024	Meeting			Monthly Meeting
	9/20/2024	Virtual Meeting			Monthly Meeting
	7/19/2024	Virtual Meeting			Coordination
	7/18/2024	Virtual Meeting			Monthly Meeting
Missions					
	6/23-6/26/2025	Mission			Dallas, TX
	3/13/2025	Meeting			AIR CRE Central California Presentation
	9/30 - 10/4	Site	14	10	

		Selectors			
SIOR (Society of Industrial and Office Realtors)					
	5/1/2025	Golf			Annual Golf Tournament with Merced and Kern Counties
	12/12/2024	Lunch			Annual Holiday Luncheon
	9/19/2024	Event			Economy and Industrial Real Estate Trends and updates
Team CA					
	6/30/2025	Virtual Meeting			TEAM CA RE SEMICON West
	5/28/2025	Virtual Meeting			
	1/27/2025	Virtual Meeting			Virtual Meeting with TEAMCALIFORNIA RE Introduction/Overview
NAIOP					
	12/11 - 12/12/2024	In Person			Holiday Event/Breakfast
	7/15/2024	In Person			Golf Tournament
CALED (California Association of Local Economic Development)					
	5/7-5/9/25	In Person			Annual Conference

Affiliations

Date	Event/Activity	Staff
Governor's Office of Business and Economic Development (GO-Biz)		
6/30/2025	Virtual Meeting with Go-BIZ RE Cal Competes Program	KG
4/21/2025	Meeting with GO BIZ	KG
2/27/2025	Call with Tiffany Louk, Go BIZ	KG
12/5/2024	Introduction	BK, KG
Greater Madera County Industrial Association (GMCIA)		
6/11/2025	Meeting	KG, LL
5/14/2025	Meeting	KG, LL
4/9/2025	Meeting	KG, LL
3/12/2025	Meeting	KG, LL
2/12/2025	Human Resources/ Labor Laws	KG, EE, LL
1/8/2025	Workforce Development Board of Madera County - RE Programs	KG
12/11/2024	Hospital Tour	KG,LL
11/13/2024		BK, KG, LL
10/9/2024	Gave an update at their monthly meeting	BK, LL
9/11/2024		BK, LL
Madera County Workforce Investment Board		
6/18/2025	Madera County Workforce Board Meeting	KG

6/9/2025	Meeting with Madera County Workforce Board RE Coordination	KG
5/6/2025	Meeting with Ardaugh Glass and Madera County Workforce Assistance Center RE workforce programs and economic development	KG
4/17/2025	Madera County Workforce Board Meeting	KG
2/20/2025	County of Madera Workforce Development Board Meeting	KG
2/19/2025	County of Madera Workforce Development Board Subcommittee Meeting RE Marketing	KG
12/18/2024	Board Meeting	KG
Eastern Madera County Foundation		
5/29/2025	Meeting	KG
3/26/2025	Board Meeting	EE
1/29/2025	Meeting	KG

Chambers

Name	Date	Activity	Staff	Leads	Notes
Madera Chamber					
	6/27/2025	Ribbon Cutting	KG, EE		Burrito King
	6/25/2025	Ribbon Cutting	EE		EECU ATM
	6/10/2025	Virtual Meeting	KG		Debi Bray, Madera Chamber RE Project Yosemite
	3/26/2025	Ribbon Cutting	EE		Ribbon Cutting - Madera County Food Bank
	3/6/2025	Ribbon Cutting	EE, LL		Ribbon Cutting - Imperial Jewelry
	2/10/2025	Groundbreaking	KG, EE		7 Eleven City of Madera Groundbreaking
	1/24/2025	Ribbon Cutting	KG		Calbee Ribbon Cutting Ceremony
Chowchilla Chamber					
	1/25/2025	Event/Dinner	KG		Chowchilla District Chamber of Commerce Business Awards Dinner
Oakhurst Chamber					
	6/18/2025	Meeting	KG		Connecting Oakhurst Advisory Committee
	6/4/2025	Meeting/Tour	KG		Oakhurst with Adam Olivares, Oakhurst Chamber
	4/8/2025	Luncheon	KG		Oakhurst Women in Business Luncheon
	2/27/2025	Luncheon	KG		Oakhurst Area Chamber Installation and Awards Luncheon
Coarsegold Chamber					
	3/27/2025	Event/Dinner	KG		Coarsegold Chamber Installation Dinner

Trade shows/Conferences

Date	Name	Place	Notes	Contacts	Staff
5/18-5/20/25	ICSC	Las Vegas			KG
3/24-3/26/2025	ICSC	Monterey			KG
9/23-9/26/2024	ICSC	Palm Springs			

MCEDC Events

Date	Type	Place	Speakers	Event Partners	Attendees
4/17/2025	Economic Summit	Madera Municipal Golf Course	Mark Kempton, CALINFRA and Ethan Smith, NEWMARK Pearson Commercial Real Estate	PG&E, North Fork Rancheria of Mono Indians, Valley Children's Healthcare, Span Construction & Engineering Inc., Precision Engineering	120
10/31/2024	State of the County	Madera Municipal Golf Course	City of Chowchilla Mayor, & City of Madera Mayor, Ronda Salisbury	Red Rock	TBD

Staff Calendar

*BA: Business Assistance, PA: Project Assistance, BR: Business Retention, BE: Business Expansion

Date	Activity	BA, PA, BR, BE	Notes	Staff
6/18/2025	Meeting		4C Manufacturing and Economic Development Monthly	KG
6/12/2025	Meeting		Mary Collins, 4C Manufacturing and Economic Development Committee	KG
6/11/2025	Meeting		MCEDC Executive Committee	KG, EE, LL
6/11/2025	Meeting		MCTC Sustainable Community Strategy Oversight Committee	KG
6/4/2025	Meeting	BE	Pacific Pectin Inc. - Introduction/Tour	KG
5/29/2025	Meeting		Kat Keovilay, United We Staff RE Introduction	KG
5/21/2025	Virtual Meeting		4C Manufacturing and Economic Development	KG
5/14/2025	Meeting		MCEDC Executive Committee Meeting	KG, EE, LL
5/14/2025	Luncheon		Ultra Gro 40th Anniversary Luncheon	KG
5/14/2025	Meeting		MCTC	KG
5/13/2025	Meeting		Meeting with Robert Flores RE PGE Economic Development Rate	KG
5/6/2025	Meeting		Meeting with Ardaugh Glass and Madera County Workforce Assistance Center RE workforce programs and economic development	KG
4/29/2025	Meeting		Meeting with Eric Hadden, Water, Energy and Technology Center, Fresno State RE intro	KG
4/28/2025	Meeting		Meeting with Tal Eslick, Consultant RE Intro	KG
4/23 - 4/25/25	Conference		California State Association of Counties Conference/Economic Development Panel	KG, EE
4/16/2025	Meeting		S2J2 4C Manufacturing and Economic Development Meeting	KG
4/10/2025	Meeting		Fresno EDC Real Estate Forecast	KG
4/10/2025	Meeting		MCEDC Pre-Meeting with Speakers RE Economic Summit	KG, EE
4/2/2025	Event		Clovis Retail and Commercial Broker Event	KG
3/28/2025	Meeting		Central Valley Community Foundation's Council of Business Meeting	KG
3/28/2025	Coffee		Coffee meeting with PG&E RE Update	KG
3/19/2025	Virtual Meeting		Central Valley Community Foundation 4C Manufacturing and Economic Development Virtual Meeting	KG
3/14/2025	Coffee		Coffee meeting with Kristina Solberg, Central Valley Community Foundation RE Jobs 1st projects	KG

3/12/2025	Meeting		MCEDC Executive Committee Meeting	KG, EE, LL
3/10/2025	Event		Climate Optimist Speaking Event with PG&E CEO Patti Poppe at UC Merced	KG
3/6/2025	Meeting		Central Valley Economic Development Corporation Meeting with MedTech	KG
3/4/2025	Meeting		Meeting with Joseph Gallegos, Cen Cal Business Finance Group RE Introduction/Revolving Loan Fund	KG
3/4/2025	Meeting		Meeting with the Valley Children's Hospital RE Introduction	KG
3/3/2025	Call		Conference Call with Kulvinder Gill and Kirk Atamian, REMAX RE Potential property sale	KG
2/28/2025	Call	BE	Call with Equipment Share RE expansion	KG
2/27/2025	Call		Call with representative of North Fork Mono Tribe RE Casino Update	KG
2/27/2025	Call	PA	Call with Reni Maggiore RE Development on AVE 12 1/2	KG
2/27/2025	Event		Central Valley Community Foundation's Friends Forum with Former CA Senate President Pro Tempore Toni Atkins	KG
2/25/2025	Event		Business Journal's CEO of the Year Networking Reception/Dinner	KG
2/25/2025	Meeting		S2J2 Manufacturing and Economic Development Task Team Meeting	KG
2/20/2025	Meeting		S2J2 Four County Coordinating Committee Meeting	KG
2/13/2025	Meeting		Lunch meeting with Charlie Schuh and Buk Wagner, Colliers - Introduction	KG
2/12/2025	Meeting		MCEDC Executive Committee Meeting	KG, EE, LL
2/7/2025	Lunch	BE	Lunch meeting with Erin Volpp, WHSE Partners RE Update	KG
1/29/2025	Meeting		Meeting with Alex Tavlian, local government affairs representative for Chukchansi	KG
1/27/2025	Call		Call with Charlie Schuh, Senior Vice President, Central California Industrial, Colliers RE Introduction	KG
1/22/2025	Meeting		CalCities Legislative Reception	KG
1/21/2025	Meeting		Meeting with CSAC Finance Corporation RE economic development/business partnership	KG
1/16/2025	Virtual Meeting		Virtual Meeting with Kurt Kurtti, KT Development RE Introduction	KG
1/16/2025	Call	BE	Call with Erin Volpp, Partner of WHSE Partners RE Introduction/Expansion Plans	KG
1/15/2025	Meeting		Meeting with Stephanie Nathan, Executive Director of United Way of Fresno and Madera Counties RE Introduction	KG
1/15/2025	Call		Conference call with Dave Tipton, Michael Gunner RE Gunner Ranch West Updates	KG
1/10/2025	Virtual Meeting		GoBiz Virtual Meeting RE Jobs 1 st Feedback	KG
1/9/2025	Call		Call with Mark Ward, Stations Casino, General Manager for North Fork Mono Casino	KG
1/9/2025	Meeting		Meeting with Bobby Kahn, Former Interim Executive Director of Madera County EDC - RE EDC Budget	KG
1/8/2025	Meeting		Madera EDC Board Meeting	KG, EE, LL
1/7/2025	Meeting		Meeting with Darren Rose, Former Executive Director of the Madera County EDC - RE Introduction	KG
12/20/2024	Meeting		SPAN Construction Introduction	KG, BK
12/19/2024	Meeting		Bob McCaffrey, Tesoro Viejo	KG, BK

12/19/2024	Meeting		PG&E Stake Holders Advisory Group	KG, BK
12/18/2024	Meeting		California Manufacturers & Technology Assoc	KG
12/17/2024	Meeting		Fresno EDC Introduction Lunch	KG, BK
12/10/2024	Meeting		Oakhurst Advisory Committee Meeting	KG
12/9/2024	Meeting	BA	Landscan and Madera County Workforce	KG, BK
11/25/2024	Meeting	BE	COO, Premium Bottled Water	KG, BK
11/22/2024	Meeting		Colliers -Introduction	KG, BK
11/22/2024	Meeting		Newmark Pearson Commercial	KG, BK
11/21/2024	Press Event		Governor's Press event regarding his upcoming Economic Statewide plan and Jobs First Initiative	KG
11/24/2024			Meeting with ZND	BK
11/20/2024	Meeting		Kirk Atamian/Todd Phillips- Introduction	KG/BK
11/20/2024	Meeting		Maiknue Vang-Workforce Programs	KG, BK
11/19/2024	Meeting		Dan Riley-Introduction	KG, BK
11/4/2024	Meeting		Tim Jones-Riverstone/Supervisor Wamhoff	KG, BK
11/4/2024	Meeting		Maiknue Vang Workforce-Programs/Grants	KG, BK
10/29/2024	Meeting		Workforce Plan Forum Business Division	MG
10/8/2024	Call	PA	Project Jet	BK
10/7/2024	Meeting	BA	Luigi Jurius-ZND US-discussed and help moving a vendor the area	BK
9/27/2024	Meeting	BA	Met with confidential client discuss growth avenues	BK
9/27/2024	Meeting	BA/BE	Met with site developer updates on county wide opportunities	BK
9/27/2024	Meeting	BA	Program Assistance	BK
9/27/2024	Meeting	BA	Marketing –Pizza Factory	BK
9/18/2024	Call		ICSC West Trade Show prep	BK
9/7/2024	Groundbreaking		North Fork Mono Tribe Casino, over 1,000 in attendance. Expected to open 12/2025 or 1/2026	BK
8/20/2024	Tour		Evapco new facility tour	MG
7/30/2024	Meeting	BA	Nathan Alonzo- PGE power issue	BK
7/29/2024	Meeting		Zip Recruiter	BK
7/25/2024	Meeting		Stephanie Moreno United Way	BK
7/22/2024	Meeting	PA	Christian Ueland- updates	BK
7/20/2024	Networking		Ross Grand Opening	MG
7/18/2024	Meeting		Darren Rose- Project Updates	BK
7/17/2024	Interview		Madera Tribune –Tyler Takada	BK
7/15/2024	Meeting		S2J2 – Proposal Review Meeting	MG
7/15/2024	Networking		NAIOP Golf Tournament	BK
7/12/2024	Meeting		Kern EDC representative regarding NAIOP	BK
7/11/2024	Meeting	PA	Nathan Alonzo-power issue	BK
7/3/2024	Meeting		VRPA Introduction	BK, LL, MG
7/2/2024	Meeting	BE	Tim Curley- Valley Children's	BK
7/2/2024	Meeting		Nick Audino property inventory	BK
7/1/2024	Meeting	PA	Buk Wagner	BK

M A D E R A C O U N T Y
ECONOMIC DEVELOPMENT
COMMISSION
B O A R D O F C O M I S S I O N E R S

TO: Madera County Economic Development Commission
FROM: Lois Leonard, Business Assistance & Office Manager
DATE: July 9, 2025
SUBJECT: Staff Report

CDBG RLF PROGRAM STATUS

- **Madera County Business Assistance/Microenterprise Program Income Trust Fund Balance= \$643,445.01**
- **City of Madera Program Income Trust Fund Balance- \$ 371,847**

LOAN STATUS

See attached

CITY OF MADERA MICRO BUSINESS PANDEMIC GRANT

28 grants approved with two grants available to complete the program. Two grants are available.

M A D E R A C O U N T Y

***ECONOMIC DEVELOPMENT
COMMISSION***

***R E V O L V I N G
L O A N F U N D
S T A T U S***

<u>CLIENT</u>	<u>STATUS</u>	<u>AGENCY</u>	<u>7/01/25 Balance</u>
Jairo Sepulveda DDS., Inc.	Over 180 days	City of Madera	\$2,076.50
Galaxy Dance Academy	Over 180 days	City of Madera	\$17,787.44
Axis Coffee Bar & Eatery	Current	Madera County	\$5,335.25
GQ Investments	90 days	City of Madera	\$ 53,898.09
Sierra News Online	Over 180 days	Madera County	\$28,354.54