

M A D E R A C O U N T Y
ECONOMIC DEVELOPMENT
COMMISSION
Executive Committee

August 13, 2025

3:00 pm

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

REASONABLE ACCOMMODATION FOR ANY INDIVIDUAL WITH A DISABILITY

Pursuant to the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990, any individual with a disability who requires reasonable accommodation to attend or participate in a meeting or function of the Madera County Economic Development Commission, may request assistance by contacting the Office Manager at Madera County Economic Development Commission Office, 2425 W. Cleveland Ave., Madera, CA 93637; Telephone (559) 675-7768; Fax 9559) 675-3252.

- 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
Executive Committee Minutes – June 11, 2025**
 - 5.2 Madera County Economic Development Commission
Financial Report- July 2025**

6.0 Action Items

6.1 Postponement of the MCEDC Executive Committee Legislative Mission Trip

MCEDC Executive Committee will discuss available future dates for a Legislative Mission Trip.

6.2 Delegated Authority Policy for Professional Services

MCEDC Executive Committee will review and approve the Delegated Authority Policy for Professional Services.

7.0 Informational Items

7.1 Pioneer Community Energy will give a presentation on Community Choice Aggregation

8.0 Written Communication

9.0 Open Discuss/Reports/Information

9.1 Executive Committee Members

9.2 Executive Director

9.3 Manager of Business Development and Marketing

9.4 Business Assistance/Office Manager

10.0 Next Meeting

The next meeting will be held on September 10, 2025.

11.0 Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/8212068981?omn=86964711354>

Meeting ID: 821 206 8981

One tap mobile

+14086380968,,8212068981# US (San Jose)

MADERA COUNTY ECONOMIC DEVELOPMENT COMMISSION
EXECUTIVE COMMITTEE
2024-2025

ATTENDANCE

2024	July	Aug	Sept	Oct 2 & 7	Nov	Dec
Rob Poythress <i>Madera Chamber</i>	X	X	NQ	X	O	O
Jordan Wamhoff <i>Board of Supervisors</i>	X	O	NQ	X	X	X
Waseem Ahmed <i>City of Chowchilla</i>	O	X	NQ	X	X	O
Santos Garcia <i>City of Madera</i>	X	X	NQ	X	X	X
Maiknue Vang <i>Vice-Chair</i>	O	O	NQ	O	O	X

2025	Jan	Feb	March	April	May	June
Rob Poythress <i>Madera Chamber</i>	BC	X	O	BC	X	X
Jordan Wamhoff <i>Board of Supervisors</i>	BC	X	X	BC	X	X
Waseem Ahmed <i>City of Chowchilla</i>	BC	X	X	BC	O	O
Elsa Mejia <i>City of Madera</i>	BC	O	X	BC	X	X

BC -Board of Commissioners, NM- No Meeting, NQ- No Quorum

M A D E R A C O U N T Y
ECONOMIC DEVELOPMENT
COMMISSION
E x e c u t i v e C o m m i t t e e

June 11, 2025

MINUTES

PRESENT: *Jordan Wamhoff, Rob Poythress, Cece Gallegos*

ABSENT: *Waseem Ahmed*

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

1.0 CALL TO ORDER

The meeting was called to order at 3:02 p.m.

2.0 PUBLIC COMMENT- *None.*

3.0 INTRODUCTIONS & RECOGNITION – *Cece Gallegos is serving as the alternate for the City of Madera.*

4.0 CONSIDERATION OF AGENDA- *As presented.*

5.0 CONSENT CALENDAR

**5.1 Madera County Economic Development Commission
Executive Committee Minutes – May 14, 2025**

**5.2 Madera County Economic Development Commission
Financial Report- May 2025**

On motion by Commissioner Wamhoff and seconded by Commissioner Gallegos the consent calendar is approved as presented. Motion carried.

6.0 ACTION ITEMS- None.

7.0 INFORMATIONAL ITEMS – None.

8.0 WRITTEN COMMUNICATION- None.

9.0 OPEN DISCUSSION/REPORTS/INFORMATION

9.1 Executive Committee Members

Commissioner Poythress (Madera Chamber) – Reported on next weeks Senior Farmer Event.

Commissioner Wamhoff (Board of Supervisors) – gave an update on the Hwy 41 expansion. Unfortunately, the county did not receive the LPP grant thorough the California Transportation Commission. They had applied for the grant to help fund the project with the California Transportation Commission. The county does have a federal match and \$85 million to help with the project. The project is still slated to go out to bid in January 2026. He will hold a Town Hall on June 18th in Riverstone and another joint Town Hall on June 26th with Supervisor Rogers at Grace Community Church, covering the Country Club and Madera Acres area. Reported the county approved their budget this week. They unfunded vacant positions and are pulling money from the reserve to balance the budget. All services remain status quo, except for fire that went up a little bit. Revenues went up 4.7%

Commissioner Gallegos (City of Madera) – reported City is doing good. There are a lot of sidewalks going up to create walkability, especially around schools, John Adams and Thomas Jefferson. They are trimming trees all over the city. Sadly, the city received word that Rite Aid will be closing in Madera because of their corporate office. Hoping to find someone to rent that space. City has a balanced budget and is in the green. There are a lot of projects on the horizon. Unfortunately, one recently fell through. They are working on a Plan B.

9.2 Executive Director Gallagher- Reported Madera County saw a slightly lower unemployment rate of 7.9% which is typical due to seasonal labor demand. As we all know, it was announced in May, Raley's will be going into Riverstone. This is a huge accomplishment for the Riverstone area. With this anchor, other businesses will follow to the area. Madera County Transportation Commission will give a presentation at the next Board of Commissioners meeting. She reported on CCVEDC's planning meeting. Unfortunately, two counties will no longer participate. They are looking for ideas to bring in additional income. She will attend the CCVEDC mission trip to Dallas in a few weeks. Has been working with the Workforce Development Board and the Ardaugh, glass plant. She was able to get them the PG&E ED rate, receiving a 20% utility discount over 5 years. The Workforce Board is working with them on their different training programs. She gave an update on the 2025/26 California budget, where there is a \$12 Billion deficit. They are predicting \$10-\$20 billion deficits through 2028/2029. The legislature just passed their own budget. They will go through negotiations. The Governor will come out with a balanced budget by June 27th. They will do internal borrowing to balance the budget. She finished by giving a legislative bill update.

9.3 Manager of Business Development and Marketing- *Elena Estrada shared a booklet that was created for marketing to be handed out when the Executive Director attends marketing missions and when we receive a Request for Information. (RFI)*

9.4 Business Assistance/Office Manager- *As presented.*

10.0 NEXT MEETING- *The next meeting will be with the Board of Commissioners July 9, 2025*

11.0 ADJOURNMENT- *The meeting was adjourned at 3:22 p.m.*

Respectfully submitted, Lois Leonard, Recording Secretary

	<u>Jul 25</u>
Ordinary Income/Expense	
Expense	
5000 · Salaries	
5001 · Salaries- MCEDC	<u>21,397.14</u>
Total 5000 · Salaries	21,397.14
5100 · Employee Expense	
5110 · FICA ER	1,269.92
5120 · Medicare ER	297.00
5131 · ICMA Retirement	1,604.80
5150 · Insurance	
5151 · Dental	108.50
5152 · Medical	4,149.00
5153 · Vision	22.18
5150 · Insurance - Other	<u>1.23</u>
Total 5150 · Insurance	4,280.91
5160 · LT Disability	87.84
5170 · Insurance - Worker's Comp	805.71
5190 · Staff Expense	<u>103.13</u>
Total 5100 · Employee Expense	8,449.31
5200 · Marketing	318.56
6120 · Bank Service Charges	0.18
6160 · Organization Dues	770.00
6170 · Equipment Rental	233.75
6290 · Rent	1,985.74
6340 · Telephone	207.19
6390 · Utilities	80.87
6550 · Office Expense	27.63
6950 · CDBG Expense - Misc	<u>90.00</u>
Total Expense	<u>33,560.37</u>
Net Ordinary Income	<u>-33,560.37</u>
Net Income	<u><u>-33,560.37</u></u>

Ordinary Income/Expense

	Jul 25	Budget	\$ Over Budget	% of Budget
Income				
4000 · Grants				
4040 · CDBG Grant-City of Madera	0.00	5,000.00	-5,000.00	0.0%
4070 · County Pandemic Grant Program	0.00	0.00	0.00	0.0%
Total 4000 · Grants	0.00	5,000.00	-5,000.00	0.0%
4100 · City-County Contributions				
4110 · City of Chowchilla	0.00	39,789.51	-39,789.51	0.0%
4120 · City of Madera	0.00	194,614.51	-194,614.51	0.0%
4130 · County of Madera	0.00	231,515.33	-231,515.33	0.0%
Total 4100 · City-County Contributions	0.00	465,919.35	-465,919.35	0.0%
4149 · Private Memberships	0.00	3,000.00	-3,000.00	0.0%
4151 · Special Events	0.00	10,000.00	-10,000.00	0.0%
Total Income	0.00	483,919.35	-483,919.35	0.0%
Gross Profit	0.00	483,919.35	-483,919.35	0.0%
Expense				
5000 · Salaries				
5001 · Salaries- MCEDC	21,397.14	256,765.58	-235,368.44	8.33%
Total 5000 · Salaries	21,397.14	256,765.58	-235,368.44	8.33%
5100 · Employee Expense				
5110 · FICA ER	1,269.92	15,919.47	-14,649.55	7.98%
5120 · Medicare ER	297.00	3,723.10	-3,426.10	7.98%
5131 · ICMA Retirement	1,604.80	19,257.42	-17,652.62	8.33%
5150 · Insurance				
5151 · Dental	108.50	1,350.00	-1,241.50	8.04%
5152 · Medical	4,149.00	52,858.85	-48,709.85	7.85%
5153 · Vision	22.18	275.00	-252.82	8.07%
5150 · Insurance - Other	1.23	14.76	-13.53	8.33%
Total 5150 · Insurance	4,280.91	54,498.61	-50,217.70	7.86%
5160 · LT Disability	87.84	1,054.08	-966.24	8.33%
5170 · Insurance - Worker's Comp	805.71	5,769.93	-4,964.22	13.96%
5180 · Staff Mileage	0.00	3,500.00	-3,500.00	0.0%
5190 · Staff Expense	103.13	2,500.00	-2,396.87	4.13%
5195 · ED/Staff Cell Phones	0.00	3,000.00	-3,000.00	0.0%
Total 5100 · Employee Expense	8,449.31	109,222.61	-100,773.30	7.74%
5200 · Marketing	318.56	42,000.00	-41,681.44	0.76%
5400 · Conference & Training	0.00	3,500.00	-3,500.00	0.0%
6160 · Organization Dues	770.00	1,500.00	-730.00	51.33%
6170 · Equipment Rental	233.75	3,000.00	-2,766.25	7.79%
6230 · Publications/Directories	0.00	500.00	-500.00	0.0%
6250 · Postage and Delivery	0.00	250.00	-250.00	0.0%
6260 · Printing and Reproduction	0.00	250.00	-250.00	0.0%
6270 · Newsletter	0.00	2,000.00	-2,000.00	0.0%
6290 · Rent	1,985.74	26,000.00	-24,014.26	7.64%

6300 · Repair and Maintenance				
6301 · Office Maintenance	0.00	3,500.00	-3,500.00	0.0%
6302 · Computer Repairs	0.00	0.00	0.00	0.0%
6300 · Repair and Maintenance - Other	0.00	0.00	0.00	0.0%
Total 6300 · Repair and Maintenance	0.00	3,500.00	-3,500.00	0.0%
6331 · Commissioner Expense	0.00	200.00	-200.00	0.0%
6340 · Telephone	207.19	3,500.00	-3,292.81	5.92%
6390 · Utilities	80.87	6,500.00	-6,419.13	1.24%
6550 · Office Expense				
6560 · Payroll Expenses	0.00	0.00	0.00	0.0%
6550 · Office Expense - Other	27.63	2,000.00	-1,972.37	1.38%
Total 6550 · Office Expense	27.63	2,000.00	-1,972.37	1.38%
6555 · Insurance - Office	0.00	2,350.00	-2,350.00	0.0%
6670 · Special Events Expense	0.00	9,500.00	-9,500.00	0.0%
6950 · CDBG Expense - Misc	90.00	0.00	90.00	100.0%
6980 · Audit	0.00	5,700.00	-5,700.00	0.0%
7000 · Other Expenses				
7120 · Equipment Purchase				
7122 · Comp Equip/Tech Upgrade	0.00	5,681.16	-5,681.16	0.0%
7120 · Equipment Purchase - Other	0.00	0.00	0.00	0.0%
Total 7120 · Equipment Purchase	0.00	5,681.16	-5,681.16	0.0%
7000 · Other Expenses - Other	0.00	0.00	0.00	0.0%
Total 7000 · Other Expenses	0.00	5,681.16	-5,681.16	0.0%
Total Expense	33,560.19	483,919.35	-450,359.16	6.94%
Net Ordinary Income	-	0.00	-33,560.19	100.0%
Net Income	33,560.19	0.00	-33,560.19	100.0%

Item 6.1
Memo

August 13, 2025

To: Executive Committee, Madera County Economic Development Commission

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

Re: Postponement of the MCEDC Legislative Mission Trip

Subject

At the Madera County Economic Development Commission (MCEDC) Executive Committee Meeting held on March 12, 2025, the Committee voted to conduct a legislative trip to Sacramento. The purpose of the trip was to enhance engagement and provide an opportunity for the MCEDC Executive Committee Commissioners to be introduced to key state legislators. The originally approved date for the trip was August 27, 2025. This action item proposes postponing the Legislative Mission Trip to either February 17 or February 18, 2026, aligning the visit more closely with the legislative calendar, specifically around the deadline for bill introductions.

Recommendation

Recommendation from the Chair is to postpone the Legislative Mission Trip to ensure there is a clear consensus on the legislation that MCEDC commissioners will advocate for, and to develop a more focused approach that aligns with MCEDC's strategic goals. Rescheduling the trip will also provide an opportunity to engage with legislators about their priorities for the 2026 legislative year, rather than focusing on the conclusion of the first year of the 2025-26 session. The mission would still focus on meetings with the Chair and Vice Chair of the Assembly Committee on Economic Development, Growth and Household Impact and Assembly Committee on Local Government; and Chair and Vice Chair of the Senate Committee on Business, Professions and Economic Development and Senate Committee on Local Government.

Background

The goal for this mission trip is for the MCEDC Commissioners to spend one day in the State Capitol, meeting policy makers that work specifically on legislation around economic development and local government issues. The goal behind the meetings is not necessarily to lobby on specific issues, but to make introductions and create relationships with decision makers and educate them on the role of MCEDC and talk to them about issues that are directly affecting Madera County, the City of Madera and the City of Chowchilla.

Reason for Recommendation

The first year of the 2025-26 Legislative Session will conclude on September 12, 2025. The recommendation for postponement of the previously scheduled date of August 27, 2025, is to facilitate a more focused and effective conversation with legislators that focus on the second year of the session.

Fiscal Impact

The travel expenses for the legislative mission trip for the MCEDC Commissioners would be paid for individually through each jurisdiction and not be paid by MCEDC aside from the Executive Director.

Item 6.2
Memo

August 13, 2025

To: Executive Committee, Madera County Economic Development Commission

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

Re: Delegated Authority Policy for Professional Services

Subject

Delegated Authority Policy for Professional Services.

Recommendation

Approve the Delegated Authority Policy for Professional Services.

Background

At the July 9, 2025, Board of Commissioners meeting, the Board approved MCEDC enter into a contract for legal services. At that time, it was the consensus of the Board, MCEDC should have a policy in place where the Executive Director may enter into contracts with certain limitations. When reviewing, Madera County Transportation Commission's policy and Madera County Workforce Development Board delegation of authority, where the MCTC Executive Director can enter into contracts under \$250,000 and Workforce Development Board Executive Director can enter into contracts under \$25,000 with bid documentation. The attorney MCEDC contracted with, created the proposed Delegation Authority Policy for Professional Services giving the MCEDC Executive Director authority to enter into contracts under \$20,000. Discretion to be made if bids are required or if it is a sole source. All contracts will be reviewed on an annual basis.

Reason for Recommendation

MCEDC has never had a Delegated Authority Policy for Professional Services in place. This will allow the Executive Director to streamline procurement for smaller contracts, consistent with good practice and legal requirements. This is also an effort to professionalize procedures at MCEDC, to be consistent with other similar agencies.

Fiscal Impact

Amount to be determined by each service provider.

I. Delegated Authority Policy for Professional Services

1. Purpose

To ensure efficient and timely procurement, the Executive Committee delegates limited authority to the Executive Director to contract for professional services, subject to specified limits and conditions.

2. Scope

This Policy applies to the procurement of professional services (e.g., consulting, legal, design, technical or similar services) on behalf of the Madera County Economic Development Commission, a California Joint Powers Authority.

3. Delegated Authority

Pursuant to section II of the Bylaws, and subdivision (e), which states:

“The Executive Director shall have such other powers and duties as may be assigned to him or her by the Commission.”

The Commission wishes to establish the following policy:

- The Executive Director is authorized to negotiate, execute, and administer contracts for professional services, provided that:
 - Contract amount does not exceed Twenty Thousand Dollars (\$20,000) in total, inclusive of all fees, expenses, and applicable taxes.
 - Contract term does not exceed one (1) year, including any options to extend.
- Any amendment, extension, or increase beyond these limits must be submitted to and authorized by the Executive Committee.
- This delegation may include sole source procurements where allowed under the Authority's procurement rules, similar to practices used by Fresno County LAFCO among other California agencies.

4. Procurement Process & Requirements

- All procurements under this delegation must still comply with applicable laws (e.g., California Public Contract Code, Government Code Section 4525 et seq.) and the Authority's Procurement Procedures.
- For contracts under \$20,000, the Executive Director must obtain a minimum of two (2) quotes or proposals, unless sole source is justified and documented.
- The Executive Director must maintain a contract file, including executed contract, scope of work, budget, justification, quotes, and any Board notifications.

5. Reporting

- At least quarterly, the Executive Director must report to the Board of Commissioners on all contracts awarded under delegated authority, including vendor name, scope, amount, and duration.

6. Limits of Delegation

- This Policy does not authorize the Executive Director to enter into professional services contracts for amounts exceeding \$20,000, or for terms exceeding one year.
- Contracts involving significant legal, environmental, or public policy implications must be Board-approved regardless of amount.

II. Draft Board Resolution

Madera County Economic Development Commission
Board Resolution No. 2025-26/1

A RESOLUTION OF THE EXECUTIVE COMMITTEE

OF THE MADERA COUNTY ECONOMIC DEVELOPMENT COMMISSION, A
CALIFORNIA JOINT POWERS AUTHORITY DELEGATING CONTRACTING
AUTHORITY TO THE EXECUTIVE DIRECTOR FOR PROFESSIONAL SERVICES
CONTRACTS NOT TO EXCEED \$20,000

WHEREAS, the Joint Powers Authority ("JPA") may from time to time require professional services (e.g., consulting, technical, legal, design); and

WHEREAS, the Executive Committee wishes to delegate limited authority to the Executive Director to streamline procurement for smaller contracts, consistent with good practice and legal requirements; and

WHEREAS, other California local agencies (e.g. Fresno LAFCO, various counties) routinely grant limited delegated authority to staff for contracts under specified small-dollar thresholds.

NOW, THEREFORE, BE IT RESOLVED by the Executive Committee of the MADERA COUNTY ECONOMIC DEVELOPMENT COMMISSION follows:

1. Delegation of Authority
The Executive Committee hereby delegates to the Executive Director the authority to negotiate, execute, and administer individual professional services contracts provided that each shall not exceed Twenty Thousand Dollars (\$20,000) in total and shall have a maximum term of one year, including any renewal options.
2. Procurement Standards
All such contracts must be procured consistent with the Authority's Procurement Procedures and applicable California law, including Government Code and Public Contract Code requirements.
3. Board Notification & Reporting
 - The Executive Director must review and select proposals by obtaining a minimum of two quotes, unless sole-source is documented and justified according to policy.
 - A summary of all contracts executed under this delegation shall be included in the Executive Director's quarterly report to the Board of Commissioners

4. Limitations

This delegation does not extend to contracts that:

- (a) exceed \$20,000;
- (b) exceed one-year; or
- (c) involve significant policy, legal, environmental, or financial implications requiring Board oversight.

5. Effective Date & Amendment

This Resolution shall become effective upon adoption. The Executive Committee reserves the right to revoke or modify this delegation at any time.

PASSED AND ADOPTED by the Executive Committee of the MADERA COUNTY ECONOMIC DEVELOPMENT COMMISSION on August 13, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair, Board of Directors

Recording Secretary/Clerk

TO: Executive Committee, Madera County Economic Development Commission

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

RE: July Update

DATE: August 13, 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.

Local Community and Economic Development

In early July, MCEDC joined the North Fork community in celebrating the grand opening of the new North Fork Fire Station. This modern facility is designed to improve emergency response times and enhance public safety services throughout the area. In addition to housing a full-service fire department, the new station features an on-site sheriff's substation, living quarters for firefighters, and a dedicated ambulance bay, representing a significant investment in the safety and well-being of North Fork and the greater Eastern Madera County community.

The Rio Mesa Boulevard project officially broke ground on July 25th and is slated for completion of the first phase by summer of 2026. This significant infrastructure investment will establish a critical connector between Avenue 12 and the growing Tesoro Viejo community. The new roadway will feature two travel lanes, a dedicated bike lane to support active transportation, and a fully developed right-of-way designed to accommodate future growth. In addition to improving regional mobility, the project aims to enhance safety, reduce travel times, and support continued residential and commercial development in the area.

In mid-July, MCEDC attended the 2025 Summer Rural Economic Development Exchange, hosted by the California Association for Local Economic Development (CALED) in Yuba County. This annual event provides a valuable platform for rural economic developers to connect, share resources, and engage in meaningful policy discussions aimed at strengthening local economies. This year's case study highlighted the successful collaboration between the Enterprise Rancheria Estom Yumeka Maidu Tribe, Hard Rock Café, Yuba-Sutter Economic Development Corporation (YSEDC), and the broader community to develop a dynamic entertainment venue with long-term regional economic benefits.

MCEDC attended three Madera Chamber of Commerce events in July, including the grand opening of J&P Spine and Joint Center, a new ownership celebration for Leighton's Jewelers and the ribbon cutting for Sizzlin Smash Burgers.

In early August, MCEDC participated in the 2025 Trolley Tour & Lunch hosted by Visit Yosemite Madera County, enjoying an extended tour of Eastern Madera County. The event offered a valuable opportunity to explore the community's unique attractions, connect with local stakeholders, and gain insights into various community and economic development projects currently underway, including receiving updates on Outbound Yosemite, the North Fork Bioenergy Plant, the Minarets Crossing development and a tour of Fresno Flats.

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

Looking ahead, MCEDC is scheduled to attend the Business Journal's Family-Owned Business Awards on August 19th. This event honors outstanding family-owned businesses in the Central Valley, including Bonadelle Neighborhoods, Caglia Environmental, and Toca Madera Winery, celebrating their contributions to the region's economy and community.

MCEDC has also been working in partnership with the Workforce Development Board of Madera County to coordinate strategic meetings with both city and county staff. These meetings aim to raise awareness of available training programs and employer services, while also fostering stronger relationships and collaboration across agencies. MCEDC is scheduled to attend the California Workforce Association's Annual Meeting of the Minds Conference from September 2nd through the 4th in Monterey, CA. This event is designed for high-level executives, board members, and management staff across the state to discuss key topics such as economic shifts, technological advancements, and various policy priorities.

State Legislative Update

The Legislature is currently on summer recess until August 18th, and while things remain quiet for now, legislative activity is expected to accelerate quickly upon their return. Legislators will have fewer than four weeks to consider and advance bills before the September 12th adjournment deadline. After the session concludes, the Governor will have until October 12th to sign or veto any remaining legislation.

AB 339 (Ortega) would require public agencies to give unions at least 60 days' written notice before issuing an RFP, RFQ, or renewing/extending a contract for services that fall under union job classifications. If requested, agencies must also meet and discuss the proposal and its impacts with the union. AB 339 could significantly delay public works projects and potentially halt the processing of building permits, as well as the design and construction of much-needed housing and infrastructure. Many local agencies, associations, and organizations oppose the bill, including the California State Association of Counties (CSAC), the League of California Cities (CalCities), the California Association for Local Economic Development (CALED), and the California Chamber of Commerce (CalChamber), among others. The bill has been referred to the Senate Appropriations Committee. *See analysis attached.*

AB 380 (Gonzalez), remains a priority "oppose" bill for the California Business Properties Association (CBPA), as it would impose commercial rent control and eviction bans on leases during declared emergencies. The recent amendments address some concerns that shorten the emergency price control window from 90 to 60 days, but significant issues remain. CBPA requests that commercial real property be removed from the bill entirely or be significantly reduced to short term, month to month commercial arrangements, among other requested amendments. Major business and building associations, including CalChamber, California Business Roundtable, California Building Industry Association and the California Manufacturers and Technology Association, are in a joint *oppose unless amended* coalition letter. AB 380 continues to progress and has now been referred to the Senate Appropriations Committee. *See analysis attached.*

SB 415 (Reyes) and AB 735 (Carrillo), the “clean-up” legislation to last year’s SB 98, continues to advance. The recent amendments revise the implementation dates for updating a circulation element to January 1, 2028 for a city with a population that is greater than 50,000 persons or a county with a population that is greater than 100,000 persons. For a city with a population that is equal to, or less than, 50,000 persons or a county with a population that is equal to, or less than, 100,000 persons the implementation date is by January 1, 2035. *The population of a county shall be determined based upon the population of the unincorporated areas.* The bills spell out that if a jurisdiction is in violation of AB 98 and that has *not* made a good effort to meet the requirements of AB 98 will be subject to civil penalties that include the following costs:

- A civil penalty of up to \$50,000 every six months, for each violation, accrued from the date of the violation until the violation is cured;
- All costs of investigating and prosecuting this action, including expert fees, reasonable attorney’s fees, and costs;
- And other relief deemed appropriate by the court.

The recent amendments also clarify that local roads shall be considered to predominantly serve commercial, agricultural, or industrial uses if more than 50% of the properties fronting the road within 1,000 feet of the sites truck entrances and exits are designed for commercial, agricultural, or industrial use. The bills have been referred to the Assembly and Senate Appropriations Committees.

Federal “New Markets Tax Credit” Update

The 2025 budget reconciliation bill, titled the *One Big Beautiful Bill Act* (H.R. 1), was signed into law on July 4th. The bill permanently extends the New Markets Tax Credit (NMTC), with a \$5 billion annual allocation. NMTC aims to promote community development and economic growth by attracting private investment in low-income communities with high unemployment and poverty.

- The New Markets Tax Credit (NMTC) Program provides federal tax incentives to encourage private investment in businesses located in low-income or underserved communities.
- Community Development Entities (CDEs) are designated by the government to administer the program and allocate the tax credits.
- Private investors invest capital into these CDEs in exchange for a tax credit.
- CDEs deploy the funds by offering flexible, below-market financing to businesses in economically distressed, rural, or underserved areas, often where traditional lending is limited or unavailable.
- Investors receive a tax credit equal to 39% of their total investment, claimed over a seven-year period.
- Investors benefit through tax incentives, while businesses gain access to more affordable and accessible financing.

In order to become certified as a CDE, an organization must submit a CDE Certification Application to the U.S. Department of the Treasury Community Development Financial Institutions (CDFI) Fund for review. NMTC Program applicants must be certified as CDEs by the CDFI Fund.

The Central Valley NMTC, LLC (CVNMTC) is a certified CDE based in Fresno, serving the eight counties of the Central Valley, including Madera County. Since 2010, CVNMTC has focused on financing high-impact projects in highly distressed Qualified Census Tracts (QCTs), with an emphasis on rural areas. To date, it has received five NMTC allocations totaling \$160 million.

Eligibility criteria are primarily based on census tract data, including poverty rate, unemployment rate, and median family income. Prospective borrowers are required to describe and document the anticipated community, social, economic, and environmental benefits of the proposed project. Key areas of focus include job creation, community impact, economic growth, and the sponsor's or developer's capacity to successfully execute the project. CVNMTC financing supported the construction, equipment purchases, and working capital needs of the North Fork Bioenergy Plant in Madera County, which MCEDC toured as a part of the aforementioned Trolley Tour hosted by Visit Yosemite Madera County in early August.

Conclusion

As always, 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 Executive Committee updated. Should you or your staff have any questions, please don't hesitate to let us know.

SENATE COMMITTEE ON LABOR, PUBLIC EMPLOYMENT AND RETIREMENT
Senator Lola Smallwood-Cuevas, Chair
2025 - 2026 Regular

Bill No:	AB 339	Hearing Date:	July 9, 2025
Author:	Ortega		
Version:	June 18, 2025		
Urgency:	No	Fiscal:	Yes
Consultant:	Glenn Miles		

SUBJECT: Local public employee organizations: notice requirements

KEY ISSUE

This bill requires public agencies regulated by the Meyers-Milias-Brown Act (MMBA) to give a recognized employee organization no less than 60 days' written notice regarding contracts to perform services that are within the scope of work of job classifications represented by the recognized employee organization.

ANALYSIS

Existing law:

- 1) Authorizes counties to contract for special services on behalf of the following public entities: the county, any county officer or department, or any district or court in the county. Special services or special skills contracts shall be with persons specially trained, experienced, expert and competent to perform the special services. (Government Code (GC) §31000)
- 2) Authorizes counties to contract with temporary help firms for temporary help to assist county agencies, departments, or offices during any peak load, temporary absence, or emergency other than a labor dispute, provided the board determines that it is in the economic interest of the county to provide such temporary help by contract, rather than employing persons for such purpose. Use of temporary help under this section shall be limited to a period of not to exceed 90 days for any single peak load, temporary absence, or emergency situation. (GC §31000.4)
- 3) Authorizes cities to contract with any specially trained and experienced person, firm, or corporation for special services and advice in financial, economic, accounting, engineering, legal, or administrative matters. (GC §37103)
- 4) Authorizes the legislative body of any public or municipal corporation or district to contract with and employ any persons for special services and advice in financial, economic, accounting, engineering, legal, or administrative matters if such persons are specially trained, experienced, and competent to perform the special services required. (GC §53060)
- 5) Provides several statutory frameworks under California law to provide public employees collective bargaining rights, govern public employer-employee relations, and limit labor strife and economic disruption in the public sector through a reasonable method of resolving disputes regarding wages, hours and other terms and conditions of employment between public employers and recognized public employee organizations or their exclusive representatives. These include the Meyers-Milias-Brown Act (MMBA) which provides for

public employer-employee relations between *local* government employers and their employees, including some, but not all public transit districts. (Government Code §3500 et seq.)

- 6) Establishes PERB, a quasi-judicial administrative agency charged with administering certain statutory frameworks governing employer-employee relations, resolving disputes, and enforcing the statutory duties and rights of public agency employers and employee organizations. (Government Code §3541)

This bill:

- 1) Requires the public agency to give the recognized union no less than 60 days' written notice before issuing a request for proposals, request for quotes, or renewing or extending an existing contract, to perform services that are within the scope of work of the job classifications represented by the recognized employee organization.
- 2) Requires the written notice to include all of the following:
 - a. The anticipated duration of the contract.
 - b. The scope of work under the contract.
 - c. The anticipated cost of the contract.
 - d. The draft solicitation, or if not yet drafted, any information that would normally be included in a solicitation.
 - e. The reason the public agency believes the contract is necessary.
- 3) Provides that if an emergency or other exigent circumstance prevents the public agency from providing the required amount of notice the public agency shall provide as much advance notice as is practicable under the circumstances.
- 4) Requires the public agency and the union, if the union demands so, to meet and confer within a reasonable time in good faith relating to the public agency's proposed decision to enter into the contract and any negotiable effects thereof.
- 5) Provides that the bill's provisions shall not diminish any rights of an employee or recognized union provided by law or a memorandum of understanding.
- 6) Provides that the bill's provisions shall not invalidate any provision of a memorandum of understanding in effect on the operative date of this bill.
- 7) Provides that no reimbursement shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code for costs mandated by the state pursuant to this act.
- 8) Recognizes, however, that a local agency or school district may pursue any remedies to obtain reimbursement available to it under Part 7 (commencing with Section 17500) and any other law.

COMMENTS

1. Committee Amendments

The committee recognizes the importance of ensuring that local public employers adhere to the long-standing state policy that public agency employees, not private contractors, perform public agency work. This bill supports that policy.

However, the committee acknowledges the many concerns expressed by several groups regarding this bill's potential unintended consequences. While unable to address all opposition concerns, the committee recommends the author take the following amendments in this committee to ensure that certain contracts for specialized public works projects are exempt from the bill's provisions to avoid interruptions in key projects. The committee also encourages the author to continue to work with opposition to address their remaining concerns if the bill proceeds:

Government Code 3504.1

(e) (1) This section shall not diminish any rights of an employee or recognized employee organization provided by law or a memorandum of understanding.

(2) This section shall not invalidate any provision of a memorandum of understanding in effect on the operative date of this section.

(3) This section does not apply to a contract for construction, alteration, demolition, installation, repair, or maintenance work that is subject to Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code or a contract for highly specialized data, software, or services related to that construction, alteration, demolition, installation, repair, or maintenance work.

(f) Nothing in this section shall be construed to exempt such contracts from the notice, meet and confer, or other procedural requirements applicable to contracting for services under existing collective bargaining laws, including the Meyers-Milias-Brown Act.

2. Need for this bill?

According to the author:

“Local governments use a procurement process, often involving RFPs and requests for qualifications (RFQs), for externally contracted services. This process is distinct from formal competitive bidding and can have different requirements regarding public bidding laws and disclosure. Additionally, proposals submitted in response to an RFP or RFQ are typically exempt from disclosure under the California Public Records Act.

When local governments decide to contract out the work of their public employees, the Meyers-Milias-Brown Act (MMBA) and the Public Employment Relations Board (PERB) case law requires the agency to notify the union and bargain over either the decision or its impacts. However, very few local governments comply with this requirement. Unions are unaware that their bargaining unit work has been contracted out until it's too late to meaningfully engage their existing bargaining rights.”

3. Proponent Arguments

According to Service Employees International Union, California:

“Under the Meyers-Milias-Brown Act (MMBA), California local governments are generally required to notify employee unions before contracting for work traditionally performed by bargaining unit members. This notice is part of the obligation to engage in good faith bargaining and allows the union to negotiate the decision or the impacts of contracting out represented employees. However, since the beginning of the privatization movement, local governments have rarely complied with this requirement. As local governments have increasingly shifted public services to the private sector, union density has declined, resulting in lower wages and working conditions for all Californians.

AB 339 would require local governments to notify unions of plans to contract out bargaining unit work 60 days *before* engaging in an RFP or RFQ process. This notification will allow unions to exercise their right to bargain over the decision or impacts of contracting out before employers begin the process to do so. The 60-day timeframe will allow both parties to schedule and complete multiple negotiation sessions, if needed.”

According to California Federation of Labor Unions:

“Contracting out by local government has eliminated good union public sector jobs that provide a path to the middle class. Large-scale privatization has led to the decline of public sector union density and a reduction in working conditions and lower wages. Contracting out practices that fail to adhere to responsible contracting standards further undermine collective bargaining rights of public sector workers while simultaneously reducing the quality of essential services and increasing the cost of public service delivery.”

4. Opponent Arguments:

According to the County of Los Angeles:

“AB 339 undermines timely service delivery and creates disincentives for finalizing labor agreements. It applies to contracts overlapping with represented job classifications, impacting a vast majority of LA County contracts. It also expands obligations under the Meyers-Milias-Brown Act (MMBA), interfering with longstanding contracting practices and provisions in Memoranda of Understanding (MOUs), ultimately harming public services. The bill’s lack of a clear definition for emergencies weakens emergency contracting authority and creates inefficiencies. In disasters, such as the January wildfires in Los Angeles, AB 339 would delay recovery, increase costs, and worsen community suffering.”

According to the California Association of Nonprofits:

“AB 339 would require nearly every contract proposed by local agencies to be subject to notice and possibly meet-and-confer requirements. This is impractical in execution, and unworkable for ensuring provision of public services, which are often carried out faithfully by nonprofit organizations. Furthermore, there is a lack of clarity about what topics are allowed to be discussed during the ‘demand to meet-and-confer’, such as limiting discussion purely to the RFP language. As written, AB 339 could deter local agencies from working in partnership with local community organizations like nonprofits, who are at the front lines of

providing critical local services, and who are already under attack by the federal government, adding considerable uncertainty to our sector's ongoing financial viability.”

According to a coalition of contracting organization representatives, including the American Council of Engineering Companies:

“AB 339 will significantly delay public works projects and could grind building permit processing, design, and construction of needed housing or infrastructure projects to a halt. Public works projects involve multiple phases of design, which require a diverse array of services – including site assessments, geotechnical services, land surveys, plan check, and traffic studies, to name just a few – that cannot be fully known until earlier phases have [been] completed, making it impossible for agencies to complete all of AB 339's notification pauses at the outset of a project. These notices would therefore be compounded, causing projects to be delayed by multiples of the 60-day pause before a shovel ever touches the ground.”

5. Prior Legislation:

AB 2557 (Ortega, 2024) would have placed requirements on local governmental agencies related to contracting out services, as specified. *This bill died in the Senate Appropriations Committee.*

AB 2561 (McKinnor, Chapter 409, Statutes of 2024) required a public agency to present the status of vacancies and recruitment and retention efforts during a public hearing before the governing board at least once per fiscal year and entitles the union for a bargaining unit to make a presentation at the public hearing, as specified.

AB 2489 (Ward, 2024) would have required a local government that wants to contract for special services or temporary help already performed by union employees to notify, in writing, the exclusive representative of the workforce, at least 10 months before beginning a procurement process to contract for special services that are currently, or were in the previous 10 years, performed by employees of the county, any county officer or department, or any district court in the county represented by an employee organization, of its determination to begin that process. *This bill died in the Assembly Appropriations Committee.*

AB 1250 (Jones-Sawyer, 2017) would have prohibited a county from contracting for personal services currently or customarily performed by that county's employees unless it made specified findings. *The Senate Rules Committee held this bill in committee.*

SUPPORT

Service Employees International Union, California (Co-sponsor)
American Federation of State, County and Municipal Employees (Co-sponsor)
California Federation of Labor Unions (Co-sponsor)
California Nurses Association
California Professional Firefighters
California Safety and Legislative Board, Smart – Transportation Division
California School Employees Association

California Teachers Association
Center for Biological Diversity
Central Coast Alliance United for a Sustainable Economy
Courage California
Echo Park United Methodist Church
Equal Rights Advocates
Greenpeace USA
IATSE Local 33
LA Plaza United Methodist Church
Los Angeles Alliance for a New Economy
Los Angeles Black Worker Center
Lutheran Office of Public Policy - California
National Union of Healthcare Workers
Peace Officers Research Association of California
Professional Engineers in California Government
Public Advocates INC.
Santa Barbara County Action Network
Tech Equity Action
UAW Region 6
Union of American Physicians and Dentists
Urban Habitat

OPPOSITION

Abrazar, INC.
Advocate Association of California Water Agencies
American Council of Engineering Companies
American Institute of Architects California
American Society of Civil Engineers, Region 9
American Staffing Association
Aresis Ensemble (City Garage Theatre)
Association of California Healthcare Districts
Association of California Water Agencies
Association of Community Human Service Agencies
Bay Area Air Quality Management District
Bay Area Bioscience Education Community
Building a Generation
C&A: Social Impact Consulting
Cal Chamber
California & Nevada Civil Engineers and Land Surveyors Association
California Alliance of Child and Family Services
California Animal Welfare Association
California Association for Local Economic Development
California Association of Nonprofits
California Association of Public Hospitals & Health Systems
California Association of Recreation & Park Districts
California Association of Sanitation Agencies
California Behavioral Health Association
California Building Officials
California Chapters of the American Public Works Association
California Contract Cities Association

California Geotechnical Engineers Association
California Landscape Contractors Association
California Parks & Recreation Society
California Special Districts Association
California Staffing Professionals
California State Association of Counties
California State Sheriffs' Association
California Transit Association
California-Nevada Section, American Water Works Association
Ceres Community Project
Children's Institute
City of Bakersfield
City of Barstow
City of Beaumont
City of Chino Hills
City of Colton
City of Eureka
City of Fortuna
City of Foster City
City of Inglewood
City of Kerman
City of La Habra
City of La Verne
City of Lakeport
City of Lincoln
City of Livermore
City of Lomita
City of Los Banos
City of Madera
City of Manteca
City of Martinez
City of Montclair
City of Newport Beach
City of Norwalk
City of Pittsburg
City of Redwood City
City of Simi Valley
City of Upland
City of Vernon
City of Vista
City of Waterford
City of Whittier
Coastal Nonprofit Consulting
Collective Resilience
Community Bridges
Contra Costa Water District
County Health Executives Association of California
County of Butte
County of Contra Costa
County of Fresno

County of Humboldt
County of Kern
County of Kings
County of Lake
County of Los Angeles
County of Mendocino
County of Merced
County of Nevada
County of Orange
County of Placer
County of Riverside
County of Sacramento
County of San Benito
County of San Bernardino
County of San Joaquin
County of San Mateo
County of Santa Clara
County of Santa Clara Office of the County Counsel
County of Siskiyou
County of Sutter
County of Tulare
County of Ventura
Creative Alternatives
DUC Learning Center
Elsinore Valley Municipal Water District
Family Service Association
Helix Water District
Immigrant Legal Defense
Jewish Family Service of San Diego
Jurupa Community Services District
Kidstream Children's Museum
League of California Cities
Mend-Meet Each Need With Dignity
Mountain Homeless Coalition
Office of Samoan Affairs
Open Heart Kitchen
Orange County Business Council
Orange County Sanitation District
Oxnard Performing Arts Center Corporation
PATH
Peninsula Family Service
Public Risk Innovation, Solutions, and Management
Queen of Hearts Therapeutic Riding Center, INC.
Raíces Y Cariño
Richmond Community Foundation
Rural County Representatives of California
SACRA/PROFANA
San Diego Humane Society
San Francisco Study Center
Silicon Valley Council of Nonprofits

South San Joaquin Irrigation District

The Aresis Ensemble INC.

The Can Man

The Nonprofit Partnership

Town of Apple Valley

Town of Truckee

Transportation California

Tree People

Turning Point

Turning Point Community Programs

Urban Counties of California

VistAbility

Waymakers

-- END --

SENATE COMMITTEE ON PUBLIC SAFETY

Senator Jesse Arreguín, Chair
2025 - 2026 Regular

Bill No: AB 380 **Hearing Date:** July 8, 2025
Author: Mark González
Version: June 27, 2025
Urgency: No **Fiscal:** Yes
Consultant: SU

Subject: *Price gouging*

HISTORY

Source: Public Counsel; Strategic Actions for a Just Economy

Prior Legislation: SB 1133 (Archuleta), held in Senate Appropriations Committee, 2022
SB 1212 (Caballero), held in Senate Judiciary Committee, 2022
AB 1936 (Rodriguez), held in Assembly Appropriations, 2020
AB 3023 (Gabriel), held in Assembly Public Safety Committee, 2020
SB 1196 (Umberg), Chapter 339, Statutes of 2020
AB 1919 (Wood), Chapter 631, Statutes of 2018

Support: Asian Americans Advancing Justice-Southern California; Building Decarbonization Coalition; California Housing Partnership; County of Los Angeles Board of Supervisors; Disability Rights California; Housing California

Opposition: Building Owners and Manager Association of California; California Association of Realtors; California Building Industry Association; California Business Properties Association; California Business Roundtable; California Chamber of Commerce; California Fuels and Convenience Alliance; California Grocers Association; California Hotel and Lodging Association; California Manufacturers & Technology Association; California Mortgage Bankers Association; California Self Storage Association; Family Business Association of California; Howard Jarvis Taxpayers Association; Huntington Beach Chamber of Commerce; ICSC; Institute of Real Estate Management; Los Angeles Area Chamber of Commerce; Los Angeles County Business Federation; NAIOP California; Orange County Business Council; Orange County Taxpayers Association; San Diego Regional Chamber of Commerce; Santa Clarita Valley Chamber of Commerce; Self Storage Association; Southern California Leadership Council; Southwest California Legislative Council; The Chamber Newport Beach; Walnut Creek Chamber of Commerce; Western Manufactured Housing Committee Association

Assembly Floor Vote:

49 - 9

PURPOSE

The purpose of this bill is to expand the crime of price gouging to include commercial real estate in the commodities covered, and to extend the duration of price gouging prohibitions.

Existing law contains legislative findings that during a state of emergency or local emergency, including, resulting from natural or manmade disasters, some merchants have taken unfair advantage of consumers by greatly increasing prices for essential consumer goods and services. While the pricing of consumer goods and services is generally best left to the marketplace under ordinary conditions, when a declared state of emergency or local emergency results in abnormal disruptions of the market, the public interest requires that excessive and unjustified increases in the prices of essential consumer goods and services be prohibited. (Pen. Code, § 396, subd. (a).)

Existing law prohibits, for 30 days following a proclamation or declaration of emergency, the sale, or offer to sell, any consumer food items or goods, goods or services used for emergency cleanup, emergency supplies, medical supplies, home heating oil, building materials, housing, transportation, freight, and storage services, or gasoline or other motor fuels for a price of more than 10% greater than the price charged before the proclamation or declaration of emergency. (Pen. Code, § 396, subd. (b).)

Existing law prohibits, for 180 days following a proclamation or declaration of emergency, a contractor from selling or offering to sell any repair or reconstruction services or any services used in emergency cleanup for a price of more than 10% greater than the price charged before the proclamation or declaration of emergency. (Pen. Code, § 396, subd. (c).)

Existing law prohibits, for 30 days following a proclamation or declaration of emergency, an owner or operator of a hotel or motel from increasing the hotel or motel's regular rates more than 10% than the price charged before the proclamation or declaration of emergency. (Pen. Code, § 396, subd. (d).)

Existing law prohibits, for 30 days following an official proclamation or declaration of emergency, the increase of rental price advertised, offered, or charged for housing, to an existing or prospective tenant for more than 10% than the price charged before the proclamation or declaration of emergency. (Pen. Code, § 396, subd. (e).)

Existing law prohibits, for 30 days following an official proclamation or declaration of emergency, a landlord from evicting a tenant and renting or offering to rent to another person at a rental price greater than the evicted tenant could be charged, unless the eviction process began prior to the emergency proclamation or declaration. (Pen. Code, § 396, subd. (f).)

Existing law allows extension of price gouging prohibitions for additional periods beyond the initial 30 days or 180 days of a proclamation or declaration of emergency if deemed necessary to protect the lives, property, or welfare of citizens. (Pen. Code, § 396, subd. (g).)

Existing law provides that violations of the price gouging restrictions constitute unlawful business practices and potentially subject violators to injunctions and other remedies, as defined. (Pen. Code, § 396, subd. (i).)

This bill extends the minimum timeframes for pricing protections as follows:

- Doubles from 30 days to 60 days the prohibition applicable to contractor, business, or other entity to sell or offer to sell any consumer food items or goods, goods or services used for emergency cleanup, emergency supplies, medical supplies, home heating oil, building materials, housing, commercial real property, transportation, freight, and storage services, or gasoline or other motor fuels.
- Doubles from 30 days to 60 days the prohibition applicable to motel and hotel rates.
- Doubles from 30 days to 60 days the prohibition applicable to housing rental prices.

This bill removes from the definition of “housing” the requirement that rental housing have an initial lease term of no longer than one year.

This bill adds commercial real property to the list of commodities covered by price gouging protections.

This bill defines “commercial real property” as all real property in this state, except dwelling units, mobile homes, and recreational vehicles, and also except real property used primarily for transportation, freight, or storage services.

This bill provides that upon the proclamation of a state of emergency, or upon the declaration of a local emergency, and for a period of 60 days following that proclamation or declaration, it is unlawful for any person, business, or other entity, to increase the rental price advertised, offered, or charged for commercial real property, to an existing or prospective tenant, by more than 10%. However, a greater rental price increase is not unlawful if that person can prove that the increase is directly attributable to additional costs for repairs or additions beyond normal maintenance that were amortized over the rental term that caused the rent to be increased greater than 10%, or that an increase was contractually agreed to by the commercial tenant prior to the proclamation or declaration.

This bill defines “rental price” for commercial property, as specified.

This bill states that it is not a defense that an increase in rental price was based on the length of the rental term, the inclusion of additional goods or services, except as specified, or that the rent was offered by, or paid by, an insurance company, or other third party, on behalf of a tenant.

This bill states that these provisions do not authorize a landlord to charge a price for commercial real property greater than the amount authorized by a local rent control ordinance.

This bill makes it unlawful to evict any commercial tenant of commercial real property and to rent, or offer to rent, to another person at a rental price greater than the evicted tenant could be charged under price gouging protections after the proclamation of a state of emergency, or upon the declaration of a local emergency, and for a period of 60 days following that proclamation or declaration.

This bill provides that it is not unlawful to continue an eviction process against a tenant of commercial property that was lawfully begun prior to the proclamation or declaration of emergency.

Existing law provides that for purposes of the Penal Code, “person” includes a corporation as well as a natural person. (Pen. Code, § 7, subd. (a)(1).)

Existing law states that a felony is a crime that is punishable with death, by imprisonment in the state prison, or, notwithstanding any other law, by imprisonment in the county jail pursuant to realignment. Every other crime or public offense is a misdemeanor except those that are classified as infractions. (Pen. Code, § 17, subd. (a).)

Existing law states that, except where a different punishment is prescribed by statute, every offense declared to be a misdemeanor is punishable by imprisonment in the county jail not exceeding six months, or by a fine not exceeding \$1,000, or by both. (Pen. Code, § 19.)

Existing law provides that an infraction is not punishable by imprisonment. (Pen. Code, § 19.6.)

Existing law punishes price gouging as a misdemeanor with imprisonment in a county jail for a period not exceeding one year, by a fine of not more than \$10,000, or by both. (Pen. Code, § 396, subd. (h).)

This bill creates a separate punishment for the crime of price gouging when the violation is committed by an entity or person other than a natural person. Under these circumstances, the punishment is a misdemeanor punishable by fine of not more than \$25,000.

COMMENTS

1. Need for This Bill

According to the author:

Residents across Los Angeles continue to suffer in the aftermath of these devastating fires. When we see rental prices skyrocketing up to 300% across the county, the State needs to step in and take immediate action. With government officials having to reissue declarations of emergencies for price gouging protections to remain in place, consumers are threatened by bad actors as they try to rebuild. AB 380 seeks to address the uncertainty in current law by extending price gouging protections for hotels, food, as well as other essential goods and services, for the full duration of an emergency declaration. This measure aligns the duration of these protections with those already in place for rental housing – ensuring Californians are safeguarded from predatory price gouging during times of crisis. Californians need to focus on healing and rebuilding – not being exploited by those seeking to take advantage of Californians in crisis.

2. Price Gouging

Price gouging occurs when person selling retail goods or services increases prices significantly after a natural disaster or other state of emergency. Existing law prohibits a selling or offering to sell certain goods or services for a price more than 10% greater than the price charged immediately prior to a declared state of emergency. Specifically, this prohibition applies when the president of the United States or the governor proclaims a state of emergency or when the executive officer of a county or city declares a local emergency. Currently, price gouging is prohibited for 30 or 180 days after an emergency is declared, depending on the goods or services at issue, but an extension of the price gouging protections can be declared by executive order. A violation of the prohibition is punishable as a misdemeanor by up to one year in county jail or a fine of \$10,000, or by both. Price gouging is also an unlawful business practice that can be civilly enforced by specified public prosecutors or through a private right of action.

As noted above, price gouging protections usually last for a specified period of days, depending on the goods or services sold. However, price gouging protections can be extended by executive order. For example, on March 7, 2025, Governor Newsom extended price gouging protections in response to the fires in Los Angeles. (<https://www.gov.ca.gov/2025/03/07/governor-newsom-extends-protections-for-la-firestorm-survivors/> [as of April 9, 2025].)

This bill extends those price-gouging protections that currently last for 30 days to 60 days. The necessity for the extension is not obvious, since as noted above, the duration can already be extended by executive order.

On the other hand, lengthening the time at the outset may adversely affect some small businesses. While the statute allows a provider of good and service to defend against a price gouging allegation by proving that the increase in price was directly attributable to additional costs imposed on it by the supplier of the goods, or directly attributable to additional costs for labor or materials used to provide the services (See Pen. Code, § 396, subd. (c)), this might prove more challenging for some small businesses depending on the commodity or service. For example, the California Fuels and Convenience Alliance notes:

Fuel prices fluctuate constantly, often rising or falling significantly within a matter of days due to global oil markets, regional supply disruptions, or refinery outages. Retailers must regularly adjust pump prices not just in response to their most recent delivery, but based on anticipated replacement costs. The current 30-day limitation on price increases already challenges operators who must react quickly to maintain supply and solvency. Extending that window to 60 days significantly increases the likelihood that lawful and necessary pricing changes will be mischaracterized as violations.

3. Inclusion of Commercial Real Estate

This bill includes commercial real estate leases within the commodities covered by price gouging protections.

There are some important distinctions between a residential lease and a business lease and California law treats residential and commercial leases differently. A commercial tenant, usually a business entity, is presumed to be on equal footing with the landlord in negotiating a commercial contract, which means that there are fewer laws that specifically protect commercial

tenants. For example, with residential leases, there are usually state and local tenant protections to ensure safe and habitable housing, and residential landlords must follow detailed procedures to lawfully evict the tenant. Reduced protections and oversight allows for more freedom in drafting lease agreements that meet the specific needs of the landlord and tenant.¹

While a residential lease is usually for a term of one year, commercial leases typically are longer in duration, lasting several years and sometimes decades. Renewal options and rent escalations are negotiated based on the business's needs and market conditions. And unlike habitability standards, in commercial leases, the condition and maintenance of the property are often negotiable and defined in the lease terms. Many commercial spaces have common areas, and commercial tenants may be responsible to pay part of the costs for common area maintenance and operating expenses. In some commercial leases, the tenant can be responsible for property taxes, insurance, and maintenance, in addition to base rent. Leases for retail space may also include percentage rent, where the landlord receives a part of the tenant's receipts.

Is commercial property an “essential consumer good” like the other goods and services contemplated in the legislative findings of the price gouging statute? (See Pen. Code, § 396, subd. (a).) If so, given the differences between residential leases and commercial leases, should there be additional distinctions made in how commercial real estate is treated under the price gouging protections? For example, should there be an exception for leases that are longer than a certain length of term, such as three or five years? Should it matter what type of commercial property is affected? Should it matter that the lease includes percentage rent?

It should be noted that the most recent amendments to this bill exempted three types of commercial properties from its application, those used for transportation, freight, and storage services. The reason for those three specific carve outs is not clear. Arguably, storage services would be in higher demand after a natural disaster than a shopping center. Does this raise the possibility that other types of commercial property should also be exempted?

4. Differing Punishment for Different “Persons”

Under existing law, a price gouging violation is punishable as a misdemeanor with imprisonment in a county jail for a period not exceeding one year, by a fine of not more than \$10,000, or by both. (Pen. Code, § 396, subd. (h).)

This bill applies different punishments based on whether the crime is committed by a “natural person” or by an entity which is not a natural person. If committed by a natural person, the punishment remains the same. However, when committed by an “entity or by a person other than a natural person,” the punishment is a misdemeanor punishable by fine of not more than \$25,000, but no potential period of incarceration.

For purposes of application of the Penal Code, a “person” includes both a corporation and a natural person. (Pen. Code, § 7, subd. (a)(1).) As respects liability of private corporations for misdemeanors, they stand on the same footing as individuals, since Penal Code section 7 provides that “person” includes corporation. (*People v. Palermo Land & Water Co.* (1907), 4 Cal.App. 717, 721.)

¹ SB 1103 (Menjivar), Chapter 1015, Statutes of 2024, recently extend various protections and notice requirements for lease terminations or rent increases to “qualified” commercial tenants, and placed transparency and proportionality requirements for fees a landlord may charge a qualified commercial tenant to recover building operating costs.

Presumably, the intent behind the distinct punishment for corporations is to elevate the fine because a corporate entity cannot be incarcerated. However, while a corporation cannot be imprisoned, its officers and agents -- through whose efforts the commission of the criminal act has been accomplished -- may be held criminally responsible as co-principals with the corporation, and if convicted may be subject to the same penalty as other individuals. (*People v. Schomig* (1925) 74 Cal.App. 109, 112.) Further, California law provides that one or more natural persons may form a corporation. (See e.g. Corp. Code, § 200, subd. (a) [One or more natural persons, partnerships, associations or corporations, domestic or foreign, may form a corporation under this division by executing and filing articles of incorporation].) In such an instance, if there are two punishments, which would apply?

5. Argument in Support

According to the Los Angeles County Board of Supervisors:

In the wake of the devastation brought on by January's firestorms, tens of thousands of residents were left to seek shelter, further straining an already expensive housing market and exacerbating the region's housing crisis.

State price gouging protections were immediately activated shortly after the start of the fires on January 7th, yet reports indicate that some landlords and corporate rental firms have potentially engaged in price gouging.

Investigations revealed that short-term rental companies have listed units at significantly inflated prices, with some rates increasing by over 50 percent compared to pre-disaster levels. Additionally, the California Department of Justice has issued warnings to more than 200 hotels and landlords for alleged violations, as tenants and housing advocates document widespread rent hikes beyond the legal threshold.

Upon the declaration of an emergency, current law requires a renewal of a 30-day cap on price gouging protections for hotels, food and other emergency services every 30 days, which fails to account for the prolonged recovery periods following large-scale disasters.

The recent wildfires highlight the urgent need to strengthen consumer protection laws and ensure these safeguards remain in place for an extended period of time following an emergency declaration. In some cases, landlords have exploited enforcement loopholes by relisting units under new terms to bypass price caps—further emphasizing the need for reform.

6. Argument in Opposition

According to the Southwest California Legislative Council:

This bill significantly expands California's price gouging law during states of emergency in ways that would burden local businesses and impose ambiguous and excessive penalties.

AB 380 ... also expands the scope of enforcement and penalties, raises fines for businesses to \$25,000 per violation, and broadens application to commercial properties and long-term housing rentals. These changes dramatically increase legal exposure and compliance burdens on small and mid-sized businesses struggling to recover after a disaster.

Additionally, the bill eliminates reasonable exemptions that currently allow landlords to raise rents to cover repair costs—creating uncertainty and disincentivizing property owners from investing in needed repairs. AB 380 also extends eviction restrictions and applies price caps even to commercial real estate, which has not historically been subject to these rules. These provisions collectively represent an overreach of regulatory authority and create a chilling effect on investment in rental and commercial properties.

We oppose AB 380 because it imposes rigid, punitive restrictions on the business community in a time when flexibility and recovery are critical. By applying sweeping criminal penalties and expanding regulatory control far beyond existing precedent, the bill risks deterring necessary recovery activity and placing undue burdens on businesses that are vital to community recovery after an emergency.

– END –



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									
2512	7/29/2025								Follow up Call w/ PG&E RE Project Ocean
2512	7/25/2025								GOBIZ meeting RE Project Ocean
2513	7/23/2025								Meeting RE Project Change
2511	7/22/2025								Call with Paul Collins RE Project Yosemite
2512	7/21/2025								Meeting with PG&E RE Project Ocean
2512	7/11/2025								Conference Call RE Project Ocean
2504	7/8/2025	Commercial/Industrial				X			Call with Kulvinder Gil RE Project Green
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 Green
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

Joint Powers Agency

Jurisdiction	Date	Activity	Staff	Agency Member	Project Assistance	Type Assistance*			Notes
						BA	BE	BR	
Chowchilla									
	7/10/2025	Meeting	KG	Staff					Chowchilla Meeting with Rod Pruett, and Jaime Quintana RE Update
	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									
	7/24/2025	Meeting	KG	Staff					Lunch meeting with Councilmember Elsa Mejia, Madera
	7/17/2025	Meeting	LL	Staff	X				City meeting with Mayor Gallegos and Arnoldo Rodriguez RE Project Yosemite
	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 Arnoldo 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 Rodriquez

	12/4/2024	Meeting	KG	Staff				Council Meeting-Introduction
	12/2/2024	Meeting	KG	Staff	X			Met with Arnoldo Rodriquez/Will Tackett project updates
	10/10/2024	Phone	BK	Staff		X		Arnoldo-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								
	7/10/2025	Meeting	KG	Staff				Meeting with Jay Vanney RE Updates
	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

Memberships/ Partners

Name	Date	Activity	Contacts	Meetings/Leads	Notes
CCVEDC (California Central Valley Economic Development Corporation)					
	7/18/2025	Meeting			CCVEDC Monthly Meeting
	7/10/2025	Meeting			CCVEDC RE Budget
	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 Missoin			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 Selectors	14	10	
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					
	7/30/2025	Meeting			
	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)					
	7/16 - 7/17	In Person			2025 Summer Rural Economic Development Exchange
	5/7-5/9/25	In Person			Annual Conference

Affiliations

Date	Event/Activity	Staff

Governor's Office of Business and Economic Development (GO-Biz)		
7/29/2025	Lunch meeting with Tiffany Louk, GOBIZ RE Calcompetes	KG
7/22/2025	GOBIZ CalCompetes Webinar	KG, EE
7/15/2025	GOBIZ Webinar RE Foreign Trade Zones	KG, EE, LL
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		
7/31/2025	City of Chowchilla/Workforce Development Board meeting w/Rod Pruett and Jaime Quintana - Introduction/workforce programs	KG
7/30/2025	City of Madera/Workforce Development Board meeting w/ Arnoldo Rodriguez - Introduction/workforce programs	KG
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		
7/30/2025	Eastern Madera County Foundation Meeting	KG
7/2/2025	Lunch meeting with Supervisor Bobby Macaulay and Adam Olivares, Oakhurst Chamber RE Eastern Madera	KG, EE
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					
	7/2/2025	Meeting	KG		Lunch meeting with Supervisor Bobby Macaulay and Adam Olivares, Oakhurst Chamber RE Eastern Madera
	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
7/29/2025	Call		Call w/ Mark Kempton, CalINFRA Re Collaboration efforts	KG
7/23/2025	Lunch		Lunch with Bobby Kahn, Former ED, MCEDC	KG
7/18/2025	Ribbon Cutting		Sizzlin Smash Burgers in the City of Madera	EE, LL
7/16/2025	Meeting		Central Valley Community Foundation 4C Manufacturing and Economic Development Monthly	LL
7/10/2025	New ownership		Celebration for Leighton's Jewelers in the City of Madera	EE, LL

7/9/2025	Meeting		MCEDC Board of Commissioners	KG, EE, LL
7/7/2025	Grand Opening		J&P Spine and Joint Center in the City of Madera	EE
7/2/2025	Ribbon Cutting		Ribbon Cutting for Northfork Fire Station #11	KG, EE
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

M A D E R A C O U N T Y
ECONOMIC DEVELOPMENT
COMMISSION
E X E C U T I V E C O M M I T T E E

TO: Madera County Economic Development Commission
FROM: Lois Leonard, Business Assistance & Office Manager
DATE: August 13, 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>8/01/25 Balance</u>
Jairo Sepulveda DDS., Inc.	Over 180 days	City of Madera	\$2,078.23
Galaxy Dance Academy	Over 180 days	City of Madera	\$17,861.55
Axis Coffee Bar & Eatery	Current	Madera County	\$5,357.48
GQ Investments	90 days	City of Madera	\$ 53,980.79
Sierra News Online	Over 180 days	Madera County	\$28,472.68