

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

March 9, 2026

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 – December 8, 2025**
 - 5.2 Madera County Economic Development Commission Financial Report- February 2026**

6.0 Action Items

6.1 MCEDC 2026 LEGISLATIVE PRINCIPLES

MCEDC Executive Committee will review and approve MCEDC 2026 Legislative Principles.

7.0 Informational Items

7.1 CALED Award

8.0 Written Communication

8.1 Support Approval of 2026 State Transportation Improvement Program

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 with the Board of Commissioners on April 13, 2026.

11.0 Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/8212068981?omn=89502230097>

Meeting ID: 821 206 8981

One tap mobile

+14086380968,,8212068981# US (San Jose)

MADERA COUNTY ECONOMIC DEVELOPMENT COMMISSION
EXECUTIVE COMMITTEE
2025-2026

ATTENDANCE

2025	July	August	Sept	Oct	Nov	Dec
Rob Poythress <i>Madera Chamber</i>	BC	O	O	BC	O	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	X	O
Elsa Mejia <i>City of Madera</i>	BC	X	X	BC	X	X

2026	Jan	Feb	March	April	May	June
Rob Poythress <i>Madera Chamber</i>	BC	NQ				
Jordan Wamhoff <i>Board of Supervisors</i>	BC	NQ				
Waseem Ahmed <i>City of Chowchilla</i>	BC	NQ				
Elsa Mejia <i>City of Madera</i>	BC	NQ				

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

December 8, 2025
MINUTES

PRESENT: *Rob Poythress, Jordan Wamhoff, Elsa Mejia*

ABSENT: *Waseem Ahmed*

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 Rob Poythress.

2.0 PUBLIC COMMENT- *None.*

3.0 INTRODUCTIONS & RECOGNITION – *None.*

4.0 CONSIDERATION OF AGENDA- *As presented.*

5.0 CONSENT CALENDAR

**5.1 Madera County Economic Development Commission
Executive Committee Minutes – November 10, 2025**

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

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

6.0 ACTION ITEMS-

6.1 MCEDC Executive Committee Legislative Mission Trip

On motion by Commissioner Wamhoff and seconded by Commissioner Mejia the Executive Committee will set March 18, 2026, for the Legislative Mission Trip to Sacramento. Motion carried. Executive Director, Gallagher will put together a Legislative Principals document for review, prior to the mission.

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 there's not much on the Chamber's calendar. They completed a successful Pomegranate Festival and auctioned off a tree at the annual Trees for Charity event.*

Commissioner Wamhoff (Board of Supervisors) – *reported the Board of Supervisors had one meeting in November and the last meeting of the year will be December 9, 2025. The owners of the Coarsegold Rodeo had previously sold to a successful company and now would like to start a new business looking for a location and incentives. They are putting together a fact sheet. The Board is working on GSA things and Fee Study. The Fresno Bee article took everything out of context regarding the county financials at a recent board meeting.*

Commissioner Mejia (City of Madera) – *reported the City Council presented proclamations to small and big businesses nominated in each District in the City of Madera. Excited to participate in the tree lighting where the Madera PD had a drawing for a bicycle for kids that found the Grinch.*

9.2 Executive Director Gallagher- *Shared after reporting on Prop 19 at the last meeting, she discovered more information regarding an exception or exclusive on family farm property. Suggested a consultant should work with people on this issue Thanked those that were able to attend the November State of the County event. It felt successful with nearly 200 participants. She feels that we may have outgrown the Muni and is thinking about moving the event to the San Joaquin Winery. She has an idea for a real estate broker to speak. He's from JLL and the broker for Gimme Seaweed. If you have other ideas for speakers or any other feedback, please let her know. Gallagher spoke about the big win for the county, city, and the region. Governor Newsom announced \$2.8 million in Cal Competes funds for Gimme Seaweed. Madera has only received Cal Competes funds twice, in 2015 and 2017, neither one was successful. She put in a lot of effort to make this happen.*

Gimme Seaweed is also receiving an Economic Development Rate (EDR) from PG&E. PG&E is giving the EDC \$10,000 for sponsorship. Gallagher, attended a ribbon cutting for Jr Auto Tire in Chowchilla and met with Denise Munoz, Community and Economic Development Director for the City of Chowchilla. She attended the CSAC conference to hear what they are advocating for and how to align with them. They're making efforts to get rid of impact fees and talking about future transportation revenue and permitting process through AI. She is attending Business Journal's Readers' Choice awards in Fresno. Not a lot of Madera Businesses are honored.

9.3 *Manager of Business Development and Marketing-* Working on adding pictures to the website, showcasing new development in Madera County.

9.4 *Business Assistance/Office Manager-* Loan Committee approved a loan for the City of Madera's loan program.

10.0 NEXT MEETING- *The next meeting will be held with the Board of Commissioners on Monday January 12, 2026.*

11.0 ADJOURNMENT- *The meeting was adjourned at 3:55 p.m.*

Respectfully submitted, Lois Leonard, Recording Secretary

Profit & Loss

	<u>Feb 26</u>
Ordinary Income/Expense	
Income	
4100 · City-County Contributions	
4110 · City of Chowchilla	9,949.63
4120 · City of Madera	48,653.63
4130 · County of Madera	<u>23,217.45</u>
Total 4100 · City-County Contributions	<u>81,820.71</u>
Total Income	<u>81,820.71</u>
Gross Profit	81,820.71
Expense	
5000 · Salaries	
5001 · Salaries- MCEDC	<u>22,077.36</u>
Total 5000 · Salaries	22,077.36
5100 · Employee Expense	
5110 · FICA ER	1,308.43
5120 · Medicare ER	306.01
5131 · ICMA Retirement	1,655.80
5150 · Insurance	
5151 · Dental	108.50
5152 · Medical	4,395.56
5153 · Vision	22.18
5150 · Insurance - Other	<u>1.23</u>
Total 5150 · Insurance	4,527.47
5160 · LT Disability	87.84
5190 · Staff Expense	126.17
5195 · ED/Staff Cell Phones	<u>231.06</u>
Total 5100 · Employee Expense	8,242.78
5200 · Marketing	6,344.00
5400 · Conference & Training	1,395.00
6170 · Equipment Rental	16.99
6230 · Publications/Directories	1,164.00
6260 · Printing and Reproduction	64.95
6290 · Rent	2,025.46
6300 · Repair and Maintenance	
6301 · Office Maintenance	<u>200.00</u>
Total 6300 · Repair and Maintenance	200.00
6331 · Commissioner Expense	5.00
6340 · Telephone	406.41
6390 · Utilities	79.09
6550 · Office Expense	
6560 · Payroll Expenses	21.00
6550 · Office Expense - Other	<u>158.82</u>
Total 6550 · Office Expense	179.82

6950 · CDBG Expense - Misc	90.00
Total Expense	<u>42,290.86</u>
Net Ordinary Income	<u>39,529.85</u>
Net Income	<u><u>39,529.85</u></u>

Budget vs Actual

	TOTAL			
	Jul '25 - Feb 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
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	19,899.26	39,789.51	-19,890.25	50.01%
4120 · City of Madera	97,307.26	194,614.51	-97,307.25	50.0%
4130 · County of Madera	137,782.50	231,515.33	-93,732.83	59.51%
Total 4100 · City-County Contributions	254,989.02	465,919.35	-210,930.33	54.73%
4149 · Private Memberships	10,000.00	3,000.00	7,000.00	333.33%
4150 · Miscellaneous Income	386.40			
4151 · Special Events	7,223.38	10,000.00	-2,776.62	72.23%
Total Income	<u>272,598.80</u>	<u>483,919.35</u>	<u>-211,320.55</u>	<u>56.33%</u>
Gross Profit	272,598.80	483,919.35	-211,320.55	56.33%
Expense				
5000 · Salaries				
5001 · Salaries- MCEDC	173,401.59	256,765.58	-83,363.99	67.53%
5000 · Salaries - Other	0.00	0.00	0.00	0.0%
Total 5000 · Salaries	173,401.59	256,765.58	-83,363.99	67.53%
5100 · Employee Expense				
5110 · FICA ER	10,287.99	15,919.47	-5,631.48	64.63%
5120 · Medicare ER	2,406.07	3,723.10	-1,317.03	64.63%
5131 · ICMA Retirement	13,005.21	19,257.42	-6,252.21	67.53%
5150 · Insurance				
5151 · Dental	868.00	1,350.00	-482.00	64.3%
5152 · Medical	33,776.56	52,858.85	-19,082.29	63.9%
5153 · Vision	177.44	275.00	-97.56	64.52%
5150 · Insurance - Other	9.84	14.76	-4.92	66.67%
Total 5150 · Insurance	34,831.84	54,498.61	-19,666.77	63.91%
5160 · LT Disability	702.72	1,054.08	-351.36	66.67%
5170 · Insurance - Worker's Comp	1,320.34	5,769.93	-4,449.59	22.88%
5180 · Staff Mileage	861.41	3,500.00	-2,638.59	24.61%
5190 · Staff Expense	1,011.20	2,500.00	-1,488.80	40.45%

5195 · ED/Staff Cell Phones	1,664.44	3,000.00	-1,335.56	55.48%
Total 5100 · Employee Expense	66,091.22	109,222.61	-43,131.39	60.51%
5200 · Marketing	39,141.82	42,000.00	-2,858.18	93.2%
5400 · Conference & Training	5,904.19	3,500.00	2,404.19	168.69%
6160 · Organization Dues	1,090.00	1,500.00	-410.00	72.67%
6170 · Equipment Rental	2,085.55	3,000.00	-914.45	69.52%
6230 · Publications/Directories	1,243.00	500.00	743.00	248.6%
6250 · Postage and Delivery	0.00	250.00	-250.00	0.0%
6260 · Printing and Reproduction	64.95	250.00	-185.05	25.98%
6270 · Newsletter	0.00	2,000.00	-2,000.00	0.0%
6290 · Rent	18,189.42	26,000.00	-7,810.58	69.96%
6300 · Repair and Maintenance				
6301 · Office Maintenance	1,998.32	3,500.00	-1,501.68	57.1%
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	1,998.32	3,500.00	-1,501.68	57.1%
6331 · Commissioner Expense	93.03	200.00	-106.97	46.52%
6340 · Telephone	3,010.40	3,500.00	-489.60	86.01%
6390 · Utilities	1,150.25	6,500.00	-5,349.75	17.7%
6450 · Contract Service	0.00	0.00	0.00	0.0%
6550 · Office Expense				
6560 · Payroll Expenses	147.00	0.00	147.00	100.0%
6550 · Office Expense - Other	1,052.37	2,000.00	-947.63	52.62%
Total 6550 · Office Expense	1,199.37	2,000.00	-800.63	59.97%
6555 · Insurance - Office	2,386.83	2,350.00	36.83	101.57%
6670 · Special Events Expense	6,000.00	9,500.00	-3,500.00	63.16%
6950 · CDBG Expense - Misc	720.00	0.00	720.00	100.0%
6970 · RMDZ-expense	0.00	0.00	0.00	0.0%
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	323,769.94	483,919.35	-160,149.41	66.91%
Net Ordinary Income	-51,171.14	0.00	-51,171.14	100.0%
Net Income	-51,171.14	0.00	-51,171.14	100.0%



MCEDC 2026 LEGISLATIVE PRINCIPLES

The Legislative Principles guide the Madera County Economic Development Commission (MCEDC) in forming positions on upcoming federal and state legislation, ensuring that policy advocacy supports economic prosperity and enhances the quality of life in the County of Madera and the Cities of Madera and Chowchilla.

1. JOB GROWTH AND ECONOMIC VITALITY

MCEDC supports economic vitality by promoting local businesses and expanding employment opportunities. MCEDC advocates for workforce training and development strategies that remove structural and economic barriers to employment. MCEDC also encourages collaboration among public, private, educational, and nonprofit sectors to drive economic growth, innovation, and long-term prosperity. In addition, MCEDC supports legislation that enables orderly economic expansion, responsible development, and increased discretionary revenues that provide programmatic and fiscal flexibility for local governments throughout Madera County. MCEDC further backs legislation that advances economic development activities aimed at promoting and attracting businesses to the region.

2. EFFICIENT SERVICE DELIVERY AND OPERATIONS

MCEDC supports efforts to streamline regulatory processes and promote operational improvements, including technological advancements that enhance service efficiency for customers. MCEDC opposes policies that impose unnecessary fiscal, regulatory, or operational burdens on local government departments.

3. FISCAL STABILITY

MCEDC supports generation of new intergovernmental revenue, predictability and enhancement of existing revenue and reimbursement levels. MCEDC opposes the loss of existing revenue and the creation of unfunded mandates.

4. INTER-AGENCY COLLABORATION

MCEDC supports partnerships with neighboring local governments, special districts, regional associations, tribal agencies, local chambers, businesses and other organizations on mutually beneficial issues such as economic vitality, disaster response and resiliency, transportation, housing, and broadband. MCEDC also supports the advocacy efforts of aligned organizations, including the California State Association of Counties (CSAC), League of California Cities (CalCities), National Association of Counties (NACo), Madera County Transportation Commission (MCTC), Workforce Development Board of Madera County, California Central Valley Economic Development Corporation (CCVEDC), California Business Properties Association (CBPA), and the California Chamber of Commerce (CalChamber). In addition, MCEDC supports active engagement with local businesses, agencies, and governments to advance community well-being and expand voluntary regional solutions to regional challenges.



5. LOCAL CONTROL

MCEDC supports local authority and control over governance issues, land-use policies, and service delivery, emphasizing flexibility and the ability to design and implement policies that reflect community priorities. MCEDC also advocates for the direct distribution of federal funds to local governments rather than allocation through state or regional pass-through processes.

6. HEALTH AND HUMAN SERVICES STABILITY

MCEDC supports maintaining and enhancing safety net services that protect the most vulnerable within the County and Cities, including children, the elderly, individuals with disabilities, the unhoused, and other at-risk populations. MCEDC supports collaboration between federal, state, and local governments in the delivery and funding of these services. MCEDC also supports providing uninterrupted and reliable healthcare services to the community. Further, MCEDC opposes reductions in reimbursement amounts and changes in policy that reduce service levels.

7. TRANSPORTATION, ENERGY, WATER AND UTILITY INFRASTRUCTURE

MCEDC supports advocating for state and federal funding to improve transportation, energy, water, and utility infrastructure critical to business operations, including road improvements, energy resiliency, broadband access, and water quality. MCEDC also supports legislative and budgetary efforts to increase funding for the repair and maintenance of transportation infrastructure. This support does not extend to increases in fuel or licensing taxes, which disproportionately affects rural cities and counties. Additionally, MCEDC supports legislation that would modify transportation funding allocations to consider both the number of maintained road miles and the number of licensed vehicles within local government jurisdictions.

8. HOUSING AND ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) is essential for protecting the environment and public health. However, its complexity and lengthy review processes can delay critical housing, commercial, industrial, and infrastructure projects. Reforming CEQA is necessary to balance environmental protections with the need for sustainable growth and development. MCEDC supports legislation that streamlines the CEQA review process for projects that meet specific criteria, such as affordable housing and essential infrastructure, expediting approvals without compromising environmental standards. MCEDC also supports a comprehensive approach to increasing housing availability, affordability, and stability.

9. EMERGENCY/DISASTER RESPONSE AND INSURANCE

Over the past seven years, the state has faced an unprecedented series of emergencies and disasters, including severe drought, catastrophic wildfires, power outages, earthquakes, and intense storms with flooding. In addition, Madera County has properties located within high and very high Fire Hazard Severity Zones, exposing the community to significant risks from natural disasters.



These hazards pose serious threats not only to residents' safety but also to the stability of the local economy, underscoring the importance of proactive disaster preparedness and community protection.

MCEDC supports disaster prevention strategies such as home hardening, vegetation management, advanced technologies, and advocating for utility undergrounding to reduce wildfire risk. MCEDC also supports emergency response efforts by coordinating human services programs and benefits to ensure communities have access to critical resources for recovery and rebuilding. In addition, MCEDC supports post-disaster recovery initiatives, advocates for legislation and regulations that help prevent future disasters and promotes access to affordable insurance coverage throughout the county.

10. TOURISM AND SHOP LOCAL

Eastern Madera County, encompassing the foothill and mountainous regions of the county, serves as a vital gateway to Yosemite National Park and is a popular destination for outdoor recreation and tourism. The region features a diverse natural landscape, including the Sierra National Forest, Bass Lake, and vibrant mountain communities such as Oakhurst, North Fork, and Coarsegold. The local economy is strongly supported by tourism and hospitality, with small businesses, cultural institutions, and the area's historical connection to California's Gold Rush playing central roles. Agritourism is also thriving, offering a wide range of experiences, from specialty stores showcasing local fruits and nuts, to restaurants highlighting farm-to-table produce, as well as the year-round Madera Wine Trail. Agriculture-nature tourism continues to grow, providing opportunities to diversify and sustain family farms while supporting economic stability in rural communities. This ongoing effort is strengthened through collaboration with visitor bureaus, farm advisors, local governments, the Farm Bureau, agricultural producers, and the USDA Natural Resources Conservation Service.

MCEDC supports initiatives that promote economic diversification, targeting industries such as technology, renewable energy, and tourism alongside traditional sectors like agriculture. MCEDC also actively encourages "shop local" initiatives to strengthen small businesses and community resilience.



MADERA COUNTY EDC
ECONOMIC DEVELOPMENT COMMISSION

February 26, 2026

Darnell Grisby, Chair
California Transportation Commission
1120 N Street MS-52
Sacramento, CA 95814

RE: Support Approval of 2026 State Transportation Improvement Program (STIP)

Dear Chair Grisby,

The Madera County Economic Development Commission (MCEDC) supports the inclusion of funding for State Route 99 (SR 99), including the existing South Madera 6 Lane Project (Madera County from Avenue 7 to Avenue 12) and existing the North Madera 6 Lane Project (Madera County from Avenue 17 to Avenue 21) in the 2026 Interregional Transportation Improvement Program (ITIP), and ask for your approval of the 2026 STIP.

Over 25 percent of the nation's produce is grown in the San Joaquin Valley, making SR 99 the backbone of the region's agriculture economy. Identified in the State Route 99 Comprehensive Multimodal Corridor Plan California Freight Plan, this project will eliminate bottlenecks, increase safety, strengthen a high volume, major goods movement section of SR 99 through the Madera Region and reduce travel time for perishable commodities to go from farm to market throughout the United States and around the world. Renewed investment in this critical route will improve goods movement and passenger travel along SR 99.

The South Madera Project will include the installation of new zero-emission vehicle infrastructure to help Madera meet shared local and state goals of accommodating a growing zero-emissions fleet. It will also upgrade drainage, and construct drainage basins and a median barrier. Furthermore, funding this project will stimulate job creation in an area faced with consistent high unemployment. This project will be fully funded with 2026 ITIP funding. Construction is scheduled to begin in FY 2026-2027. The North Madera 6 Lane Project has begun the Environmental and Permits stage for another segment of the critical north-south goods movement artery for the State.

Additionally, MCEDC supports the Madera High Speed Rail Station Project managed by the San Joaquin Joint Powers Authority (SJJPA).

The 2026 STIP projects in Madera County are vital to the residents and the region. More than 70% of the population of Madera County lives in disadvantaged communities. These important infrastructure projects have been selected by the community to be part of the region's Sustainable Communities Strategy and is part of a long-range community vision intended to help Madera County reduce harmful emissions, improve traveler safety, and support a robust and vibrant economy.

For these reasons, we respectfully request that the California Transportation Commission adopt the 2026 STIP.

Sincerely,

A handwritten signature in blue ink, appearing to read "K. Gallagher". The signature is fluid and cursive, with a large initial "K" and a long, sweeping tail.

Kristina Gallagher
Executive Director

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

RE: February Update

DATE: March 9, 2026

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.

Madera County EDC Economic Summit 2026

MCEDC will host its 2026 Economic Summit on Wednesday, April 29th, 2026, from 11:30 a.m. to 1:30 p.m. at the San Joaquin Wine Company. This year's Economic Summit will feature an interactive panel presented in a moderated question-and-answer format, bringing together respected leaders from across the development and real estate sectors. Panelists will include representatives from commercial and industrial real estate brokerage firms, development and building companies, and other key stakeholders driving regional growth.

The discussion will focus on current market conditions, emerging opportunities, development trends, and the economic outlook for commercial and industrial expansion within Madera County and the broader region. Attendees will gain valuable insight into the factors shaping investment, site development, and business attraction efforts in 2026 and beyond.

Opportunity Zones 2.0 - Update

As overview, earlier this year, MCEDC set up a meeting with the Governor's Office of Business and Economic Development (GO-Biz) to discuss the changes to the original Opportunity Zone (OZ) program, known as OZ 2.0. OZs are a federal tax incentive that encourages long-term private investment in low-income communities by offering capital gains tax benefits. Eligible investments include real estate development, rehabilitation of vacant properties, operating businesses, manufacturing, energy projects, and mixed-use developments.

The One Big Beautiful Bill Act (OBBBA) permanently extended the OZ tax incentive and called for a new round of census tracts to be designated as qualifying OZs in July 2026. Beginning July 1st, 2026, governors will have 90 days to designate up to 25 percent of eligible low-income census tracts as OZs. These designations will remain in effect for 10 years and may not be revised.

On January 29th, 2026, the U.S. Census Bureau released the 2020-2024 ACS 5-Year Estimates, which are proposed to be used to determine eligibility for the next round of OZ designations. The Economic Innovation Group (EIG) has incorporated the new data into its OZ 2.0 Eligibility Mapping tool, available [here](#) and through [OpportunityZones.com](https://www.opportunityzones.com). While the ACS data has been released, the U.S. Department of the Treasury (Treasury) has not yet published the official list of eligible tracts. Current analysis identifies census tracts that *appear* to meet the statutory eligibility criteria based on the ACS data but does not represent an official eligibility determination.

The Treasury will determine and publish the official list of eligible census tracts for the OZ 2.0 designation round. Until then, eligibility determinations should be considered analytical and informational only. While this analysis applies the statutory criteria using the latest Census Bureau data, Treasury's official list will govern state nominations and final OZ designations.

The State now anticipates opening the nomination process for census tracts from local government jurisdictions sometime in early April. Although not confirmed, the process is expected to be administered through a portal on the Go-Biz website, allowing a designated representative from each jurisdiction to submit nominated tracts along with supporting documentation and justification. Letters of support from developers, businesses, state and local government officials, and members of the community are encouraged.

It is important to note that OBBBA tightened eligibility thresholds for OZ 2.0 designations, reducing the expected eligible pool of qualifying tracts by roughly 30 percent in California. The updated criteria for OZs make eligibility more stringent, targeting communities with greater economic need. Tracts must now be more impoverished than under OZ 1.0. Specifically, the Median Family Income (MFI) threshold has been lowered from 80% to 70% of the area median, and tracts that previously qualified based on a 20% poverty rate are now disqualified if their MFI exceeds 125% of the area median, preventing wealthy areas with high student populations from qualifying. In addition, the "5% rule," which allowed governors to designate non-low-income tracts adjacent to qualifying low-income communities, has been eliminated. Collectively, these changes ensure that only genuinely low-income areas are eligible. The OZ 2.0 designation cycle will be more competitive than the initial round, therefore state and local governments must make the most informed and strategic zone selections possible.

Governors are given total discretion to select OZs from qualifying low-income tracts, ideally targeting distressed areas with potential to attract investment. Early efforts from the original OZ program focused on highly disadvantaged tracts, which often failed to draw in investors. To improve investment prospects, local governments should prioritize zones with supportive land use regulations and development-friendly policies.

Based on information from Go-Biz, in evaluating potential census tracts for nomination, California will prioritize tracts that align with statewide and regional economic development objectives, including:

- Census tracts identified in local or regional economic development strategies or planning documents that demonstrate strong economic growth potential.
- Tracts with development potential aligned with the Strategic Sectors identified in the [Statewide Economic Blueprint](#).
- Tracts located within existing Tax Increment Financing (TIF) districts or similar place-based financing areas.
- Tracts identified in local or regional housing plans.

As an overview, OZs encourage investment by providing a series of capital gains tax incentives for qualifying activities in designated areas:

- *Deferral*: Investors may defer taxes on capital gains reinvested in a Qualified Opportunity Fund (QOF) for up to five years.

- *Basis step-up:* After the five-year deferral period, QOF investors receive a 10 percent reduction (step-up in basis) in their deferred capital gains tax liability, or 30 percent for investments in rural-specific QOFs.
- *Tax-free growth:* Gains earned on investments in QOFs held for at least 10 years are permanently exempt from federal capital gains tax.

Go-Biz has postponed their initial webinar on OZ 2.0 state guidance but intends to reschedule it in mid-late March. The webinar is expected to cover the state's selection process for OZ 2.0, criteria and evaluation priorities, and instructions for how local jurisdictions can submit nominations. At this point, the state plans to move forward without the Treasury's official publication and will rely on third-party maps, as the Treasury hasn't indicated that states cannot start the nomination process without their official publication, although that is subject to change. For more information on OZ 2.0: <https://eig.org/ozs-guidance/>

Local Economic Development

On February 25th, MCEDC participated in this year's first Gateway Community Group Meeting at Yosemite National Park, joining the National Park Service, and representatives from Mariposa County, Mono County, and Tuolumne County, along with Yosemite Gateway Partners. The meeting focused on enhancing coordination and strengthening partnerships between Yosemite National Park and its surrounding gateway communities. The group discussed Yosemite National Park's recent announcement to eliminate the timed entry reservation system, ending vehicle reservations in 2026. In light of this change, the group emphasized the importance of encouraging visitors to consider weekday travel and promoting recreational opportunities beyond Yosemite Valley to help distribute visitation and support the broader region.

MCEDC attended the Business Journal's 2026 CEO of the Year and Book of Lists event on February 24th at Pardini's in Fresno, which honored top executives from across the Central Valley.

MCEDC also attended the ribbon cutting for Lunita's Boutique in the City of Madera and celebrated the grand opening of Joey's Glass and Tint in Chowchilla. The events highlighted continued small business growth and investment within the community, supporting local entrepreneurship and economic development efforts throughout the county.

Looking ahead, MCEDC is scheduled to attend the upcoming ICSC event in Monterey. The conference will provide an opportunity to network with developers, brokers, and industry leaders from across the region and state, explore new investment opportunities and showcase Madera County and the cities of Madera and Chowchilla as attractive markets for retail and commercial growth. Attending ICSC will also allow MCEDC to network, gather insights on retail trends and consumer behavior to support strategic planning and further strengthen economic development in the region.

State Legislative Update

February 20th was the deadline for introducing new bills, while the Legislative Spring recess will begin on March 26th upon adjournment of session. Many of the current bills that were introduced are still “spot bills”, which lack substantive content. Before any bill can move forward in a policy committee, it must include substantive language.

Although many bills currently lack substantive content, legislators are likely to focus on continuing their work on housing policy. This includes amending last year’s SB 79, which overrides local zoning restrictions to allow apartment buildings up to seven stories near major transit stations in metropolitan areas. Lawmakers are also expected to advance other fast-tracking measures and consider legislation that updates the Housing Element. *Several bills of interest at this time include:*

SB 954 (Blakespear) This bill would provide that it is the *intent* of the Legislature to enact subsequent legislation that would amend provisions of CEQA relating to natural and protected lands, childcare facilities, and advanced manufacturing, among other changes, as provided.

SB 935 (Choi) Under current law, local agencies may, with their governing body’s approval, use design-build contracts for public works projects over \$1 million, awarding contracts to either the lowest bidder or based on best value. These provisions are set to expire on January 1, 2031. SB 935 would remove the expiration date, allowing local agencies to continue using the design-build process indefinitely.

SB 417 (Cabaldon) This bill would authorize the issuance of \$10 billion in bonds under the State General Obligation Bond Law to fund affordable housing initiatives, if approved by voters. *Note: There are various housing bonds including AB 736 (Wicks) and SB 492 (Menjivar), which are similar but have different priorities.* The two houses will need to reconcile their bond proposals and negotiate a final measure with the Governor ahead of the deadline for placement on the November ballot.

AB 2462 (Pellerin) The bill would require manufacturers to ensure their products can be safely returned or disposed of at no cost to consumers, local facilities, retailers, and thrift stores. It updates the definition of “manufacturer” and raises civil penalties for noncompliance.

AB 1761 (Rogers) Current law lets the Public Utilities Commission (PUC) set rates for public utilities and requires those rates to be fair. This bill would require the PUC to make all data used in setting or calculating rates for electrical customers available to load-serving entities and ratepayer advocates. The data must meet certain standards and be publicly disclosed, except for sensitive market information.

AB 1421 (Wilson) Current law requires the California Transportation Commission to create a committee to guide a pilot program testing mileage-based fees as an alternative to the gas tax. The Transportation Agency must help run the pilot program. These rules expire on January 1st, 2027. This bill would require the Commission, with the Transportation Agency, to compile research and make recommendations on a road user charge or mileage-based fee system. The Commission must submit a report on this research and recommendations to the Legislature’s policy and fiscal committees by January 1st, 2027.

In early March, local government associations have submitted a coalition letter opposing the High-Speed Rail Authority's 2026 legislative priorities that would have negative impacts on county revenue systems, land-use authority, infrastructure responsibilities and communities, specifically opposing the High-Speed Rail Authority's proposal to create Tax Increment Financing (TIF) districts near station areas arguing that diverting local property and sales tax growth to fund the rail project raises serious legal, fiscal, and policy concerns:

- *Legal/constitutional issues:* Local tax revenues are constitutionally protected; diverting them to a state entity could violate the California Constitution and Proposition 1A (2004) and would likely lead to litigation. The proposal also risks infringing on local land-use authority.
- *Threats to local budgets:* TIF districts could drain funding for essential services like public safety, infrastructure, housing, and parks over decades, indirectly affecting schools and other local programs.
- *Departure from existing TIF frameworks:* Current TIF tools (EIFDs, CRIAs) are voluntary, locally controlled, and require consent from affected taxing entities, unlike the proposed state-directed model.
- *Potential conflicts:* Overlapping districts could interfere with existing financing plans and legal obligations.

See letter attached.

State Budget

The Governor released his proposed 2026-27 State Budget on January 9th. The proposal largely maintains current spending levels while acknowledging ongoing economic uncertainty and the state's evolving relationship with the federal government. Revenues are now projected to be more than \$42 billion higher than earlier estimates, driven by stronger cash flows, a higher stock market, and an improved economic outlook. Despite these gains, required funding obligations, the need to bolster the state's reserve, and rising program costs result in a projected \$2.9 billion shortfall. Consequently, the budget does not propose significant new spending. While the Administration emphasizes that the 2026-27 budget is balanced, it also projects a \$22 billion deficit in 2027-28, with additional shortfalls anticipated in the following two fiscal years. The Administration plans to release an updated proposal in May that includes a revised plan to balance the budget in both 2026-27 and 2027-28.

Significant local government advocacy is expected in response to reductions in ongoing funding for safety net and health care, such as reductions to Medi-Cal programs related to federal H.R. 1, as well as homelessness funding. The California Department of Finance (DOF) has already posted trailer bill language (implementing language) associated with the 2026-27 budget proposals. The Legislature is currently in the process of holding numerous budget subcommittee meetings on implications of H.R. 1 for local governments.

In regard to transportation, the budget continues to rely on SB 1 and other dedicated transportation revenues to support core state and local transportation programs, including highways, transit, active transportation, and goods movement. Local governments are opposing the Governor's proposal to give a tax credit for Sustainable Aviation Fuel (SAF) because it would take money away from the Local Streets & Roads program, which maintains county roads and bridges. Over 9 years, the proposal could divert over \$800 million from this program and other state highway projects. Local groups argue that SB 1 funds should stay dedicated to road maintenance, not new fuel programs for one type of transportation.

The Governor's budget also proposes extending the CalCompetes Tax Credit program at its current level of \$180 million in annual allocations for five additional years, through 2032-33. Overall, the January Budget seems to function largely as a placeholder until the May Revision, when the economic outlook is clearer. The budget narrative focuses heavily on outlining initiatives and investments included in prior years' budgets and reiterating past accomplishments of the current Administration. *MCEDC encourages each jurisdiction to review their association's budget overview for more detailed information.*

On the federal side, H.R. 7437, the Bridges And Safety Infrastructure for Community Success (BASICS) Act, was introduced to support local priorities in the next transportation bill. As the Infrastructure Investment and Jobs Act nears expiration, Congress is drafting the next multiyear reauthorization of highway, transit and passenger rail programs. A coalition of local government organizations recently wrote to Congress to urge inclusion of H.R. 7437 in the next transportation bill. The legislation aims to improve funding access, enhance federal-local partnerships, boost safety, and maintain bridges. Draft proposals are expected to be released this spring from House Chair Garret Graves (R-MO) and Senate Chair Shelley Moore Capito (R-WV).

MCEDC Legislative Mission Trip

As a final reminder, the MCEDC Legislative Mission Trip is confirmed for March 18th in Sacramento. The primary objective of these meetings is to establish relationships with key state decision-makers, introduce them to MCEDC's role, and discuss issues directly impacting Madera County, the City of Madera, and the City of Chowchilla.

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.



LEAGUE OF
CALIFORNIA
CITIES



March 2, 2026

Mr. Ian Choudri
Chief Executive Officer
California High-Speed Rail Authority
770 L Street, Suite 620
Sacramento, CA 95814

Re: Proposed Tax Increment Financing District

Dear Mr. Choudri:

On behalf of California's statewide organizations representing local agencies, the League of California Cities, California State Association of Counties, California Special Districts Association, Rural County Representatives of California, and Urban Counties of California, we write to express our opposition to the California High-Speed Rail Authority's proposal to establish Tax Increment Financing (TIF) districts within a one-half-mile radius of proposed station areas for the purpose of capturing property and potentially sales tax growth to fund high-speed rail construction and related commercialization activities.

While we recognize the significant financial challenges facing the High-Speed Rail project and appreciate the Authority's efforts to identify innovative funding strategies, the proposed value-capture framework raises profound legal, fiscal, and policy concerns for local governments and the communities we serve.

Constitutional and Legal Concerns

As outlined in recent policy analyses, the proposal to divert local tax increment to a state entity appears inconsistent with multiple provisions of the California Constitution. Local sales tax revenues are expressly protected for local governmental purposes, and the Legislature is prohibited from reallocating or transferring those revenues. Similarly, Proposition 1A (2004) guarantees that cities, counties, and special districts retain their constitutionally protected share of property tax allocations. Mandatory diversion of property

tax increment to a state authority that is not a constitutionally recognized taxing entity violates these protections and would almost certainly invite extensive litigation.

Equally concerning is the proposal's suggestion that the Authority could exercise regulatory influence over land within station areas. Land use authority is constitutionally reserved to cities and counties. While the state may set standards, it cannot assume direct local planning powers. Any attempt to do so would represent a significant encroachment on local governance.

Threats to Local Fiscal Stability

The proposed TIF model would divert future property tax growth—revenues that local governments rely upon to fund essential public services, including public health and safety, infrastructure maintenance, parks, housing programs, and local transportation improvements. Over the potential 45-year lifespan of a TIF district, these diversions would significantly constrain local fiscal capacity, particularly in communities already struggling with service demands and infrastructure backlogs.

Although school district property tax shares are typically excluded from existing TIF structures such as Enhanced Infrastructure Financing Districts (EIFDs) and Community Revitalization and Investment Authorities (CRIAs), the broader fiscal ecosystem is interconnected. Reduced city, county, and special district revenue capacity can indirectly affect school support services, public safety coordination, and community investment.

Departure from Established California TIF Frameworks

California's existing TIF tools—including EIFDs and CRIAs—are locally initiated, voluntary, and governed by public financing authorities with local representation. Participation by taxing entities requires affirmative consent, and project priorities are determined through locally adopted financing plans.

By contrast, the High-Speed Rail proposal contemplates a state-directed value-capture model that would override local initiation, governance, and consent principles. This represents a fundamental departure from decades of established public finance policy in California.

Risk of Overlapping Districts and Financial Conflicts

Many proposed station areas already fall within existing EIFDs, redevelopment successor areas, or other financing districts with pledged increment streams. Creating overlapping state-directed TIF districts could create significant legal conflicts, impair existing bond obligations, and undermine local economic development planning efforts.

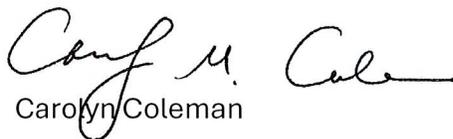
Conclusion

California's local agencies support the vision of a modern, statewide, high-speed rail system. However, funding that system must not come at the expense of constitutionally protected local revenues, local land-use authority, or the fiscal stability of our communities. We cannot lift up communities with a project that is built upon their backs.

If additional state funding is necessary to advance this project, it should be pursued through constitutionally sound statewide mechanisms—such as voter-approved bonds or dedicated state revenue sources—rather than by diverting local tax increment or weakening local governance.

We respectfully urge the Authority to withdraw this proposal and instead engage collaboratively with local governments to identify funding strategies that consider both statewide infrastructure goals and local fiscal integrity.

Sincerely,



Carolyn Coleman
CEO and Executive Director
League of California Cities



Graham Knaus
Chief Executive Officer
California State Association of Counties



Jean Kinney Hurst
Legislative Advocate
Urban Counties



Neil McCormick
Chief Executive Officer
California Special Districts Association



Mary-Ann Warmerdam
Senior Vice President
Rural County Representatives of California

Cc: The Honorable Gavin Newsom, Governor, State of California
Members, Board of Directors, California High-Speed Rail Authority
Mark Tollefson, Chief Deputy Director, California High-Speed Rail Authority
The Honorable Monique Limón, California Senate President pro Tempore
The Honorable Robert Rivas, California Assembly Speaker
The Honorable John Laird, Chair of the Senate Budget and Fiscal Review Committee
The Honorable Jesse Gabriel, Chair of the Assembly Budget Committee



MADERA COUNTY EDC
ECONOMIC DEVELOPMENT COMMISSION

Report of Activities
March 2026

Fiscal Year Leads

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

Project	Project Name	Date	Industry	Site Requirements	Source	Jurisdictions*			Status	Notes
						MC	M	C		
2026										
2604	Project Tree	2/24/2026	Industrial						Potential	Meeting with Client
2603	Project Flame	2/6/2026	Commercial						Potential	Meeting with Client
2602	Project Red	1/29/2026							Potential	Meeting with the County of Madera and client RE Project Red
2601	Project 18	1/27/2026	Agriculture						Active	Meeting with the County of Madera and client RE Project 18
		1/5/2026	Agriculture						Potential	Meeting with client
2025										
2517	Project 9	12/17/2026	Agriculture						Potential	Virtual meeting w/client
2516	Project High	10/15/2025	Residential						Active	Follow up call
		10/14/2025	Residential						Potential	New development
2515	Project Micro	10/15/2025	Industrial						Active	Meeting with Will Tacket
		10/14/2025	Industrial						Potential	New business
2514	Project BlueSky	9/18/2025	Manufacturing						Potential	GoBiz Project
2513	Project Change	7/23/2025							Potential	Meeting RE Project Change
2512	Project Ocean	1/20/2026	Manufacturing						Active	Meeting with City of Madera and client RE Project Ocean
		12/16/2026	Manufacturing						Active	Meeting with PGE and Client RE Project Ocean
		11/17/2025	Manufacturing						Active	RE Project Ocean
		11/4/2025	Manufacturing						Active	RE Project Ocean
		10/31/2025	Manufacturing						Active	Call with client
		10/21/2025	Manufacturing						Active	Call with client
		10/21/2025	Manufacturing						Active	Call with PGE

		10/6/2025	Manufacturing						Active	Call with client
		8/19/2025	Manufacturing						Active	Call with PG&E RE Project Ocean/EDR
		7/29/2025	Manufacturing						Active	Follow up Call w/ PG&E RE Project Ocean
		7/21/2025	Manufacturing						Active	Meeting with PG&E RE Project Ocean
		7/11/2025	Manufacturing						Potential	Conference Call RE Project Ocean
2511	Project Rooftile	6/27/2025	Manufacturing	2 acres					Potential	Referral from Go-Biz
2510	Project Yosemite	7/22/2025							Active	Call with Paul Collins RE Project Yosemite
		6/13/2025							Active	Virtual meeting with client RE Project Yosemite/Revolving Loan Program
		6/2/2025							Active	Virtual meeting with Supervisor Rob Poythress RE Project Yosemite
		5/29/2025							Potential	Virtual Meeting with Paul Collins RE Project Yosemite
2509	Project Honey	5/21/2025							Potential	Virtual Meeting with Jamie Bax RE Project Honey
2508	Project Box	5/12/2025	Manufacturing	25,000 sq. ft.					Potential	Site Tour for Project Box
2507	Project 17	4/11/2025	Industrial	77 acres					Potential	Call with broker re potential new client/site
2506	Project Medicine	4/4/2025							Potential	Meeting with client re potential new project
2505	Project Power	4/8/2025	Power Plant						Potential	Meeting with potential client re new project
		2/28/2025	Power Plant						Potential	Call with the Fresno Native American and Business Development Center RE Potential Project/Funding
2504	Project Green	8/26/2025	Commercial/Industrial	5 acres			X		Active	Call with Kulvinder Gill RE Project Green
		7/8/2025	Commercial/Industrial	5 acres			X		Active	Call with Kulvinder Gill RE Project Green
		6/12/2025	Commercial/Industrial	5 acres			X		Active	Lunch Meeting with Kulvinder Gill RE Project Green
		6/2/2025	Commercial/Industrial	5 acres			X		Active	Call with Placer Title RE Project Green
		3/3/2025	Commercial/Industrial	5 acres			X		Active	Conference Call with Kulvinder Gill and Kirk Atamian, REMAX RE Project Green
		2/27/2025	Commercial/Industrial	5 acres			X		Potential	Meeting with SPAN and client RE Project Green
2503	Project Gunner West Ranch	2/7/2025	Residential/Commercial	1,032 acres			X		Active	Gunner Ranch West
2502	Project Canada	2/5/2025	Warehouse	4 acres			X	X	Potential	Matthew Watson RE

									potential project	
2501	Project 7	3/11/2025	Retail	50 acres					Active	Conference Call with Tim Seiler and Raj Panu RE HWY 99/AVE 7 Project
		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
		2/3/2025	Retail	50 acres			X		Active	Tim Seiler and Raj Panu RE potential project on Ave 7/HWY 99

Joint Powers Agency

Jurisdiction	Date	Activity	Staff	Project Assistance	Type Assistance*			Notes
					BA	BE	BR	
Chowchilla								
	2/24/2026	Meeting	KG					City of Chowchilla Council RE MCEDC Budget
	1/30/2026	Lunch	KG, EE					Rod Pruett, City Administrator and Mayor Kelly Smith, City of Chowchilla
	1/13/2026	Ribbon Cutting	KG, EE					AutoZone Grand Opening
	12/15/2025	Lunch	KG					Maiknue Vang, Madera County Workforce, Rod Pruett, City Administrator, and Denise Munoz, Director, City of Chowchilla
	11/18/2025	Lunch	KG					Mayor Kelly Smith, Rod Pruett and Denise
	7/10/2025	Meeting	KG					Chowchilla Meeting with Rod Pruett, and Jaime Quintana RE Update
	4/3/2025	Meeting	KG					Meeting with Jaime Quintana, City of Chowchilla RE introduction
	3/20/2025	Call	KG					Pre-Call with Rod Pruett, City of Chowchilla RE Monterey ICSC
	3/13/2025	Lunch	KG					Lunch meeting with Mayor Kelly Smith and Councilmember Jeff Troost, City of Chowchilla - Introduction
	2/11/2025	Meeting	KG, LL					City of Chowchilla City Council Meeting RE MCEDC Budget
	1/14/2025	Meeting	KG					Chowchilla City Council Meeting - Introduction
Madera								
	2/10/2026	Lunch	KG					Councilmember Rohi Zachariah RE Update
	2/4/2026	Meeting	KG					Council RE MCEDC Budget
	1/20/2026	Meeting	KG					Client RE Project Ocean
	11/17/2025	Meeting	KG					Clients RE Project Ocean
	11/4/2025	Meeting	KG					RE Project Ocean
	8/20/2025	Meeting	KG, LL					RE Revolving Loan Program
	7/24/2025	Meeting	KG					Lunch meeting with Councilmember Elsa Mejia, Madera
	7/17/2025	Meeting	KG	X				City meeting with Mayor Gallegos and Arnoldo Rodriguez RE Project Yosemite
	6/10/2025	Meeting	KG	X				Meeting with Madera City Planning Department RE Project Green

	4/15/2025	Call	KG				Call with City of Madera and new client re site selection
	3/20/2025	Call	KG				Pre-Call with Arnolando Rodriguez, City of Madera RE Monterey ICSC
	2/26/2025	Meeting	KG			X	Meeting with City of Madera and Lou Ginise RE Expansion of Central Valley Opportunity Center, Inc.
	2/20/2025	Meeting	KG				Coffee Meeting with Councilmember Rohi Zacharia - Introduction
	2/10/2025	Meeting	KG				Lunch meeting with Mayor Cece Gallegos, City of Madera
	2/5/2025	Meeting	KG, LL				City of Madera Council meeting RE MCEDC Budget
	1/30/2025	Meeting	KG				Meeting with Councilmember Steve Montes, Madera City Council
	1/10/2025	Meeting	KG			X	Meeting with the City of Madera and Kirk Atamian RE Ideas for information for new businesses
County							
	1/29/2026	Meeting	KG				Client RE Project Red
	1/28/2026	Meeting	LL				Madera County DSS
	1/27/2026	Meeting	KG				Hunden Partners RE One Madera
	1/27/2026	Meeting	KG				Client RE Project 18
	1/20/2026	Meeting	KG				Call with Supervisor Bobby McCaulay RE One Madera
	1/6/2026	Meeting	KG				County Board of Supervisors Meeting - Gateway Charter Appointment
	12/17/2025	Lunch	KG				Lunch with County Supervisor Rob Poythress
	12/17/2025	Meeting	KG				Meeting with County RE Project
	12/16/2025	Meeting	KG				Meeting with Matt Treber, CEO, Madera County
	11/18/2025	Meeting	KG				Madera County introductory virtual meeting RE Gateway Community Group Meeting
	11/17/2025	Meeting	KG				Supervisor Bobby McCaulay RE Planning
	11/3/2025	Meeting	KG				County and the California Infrastructure Delivery Coalition (CALINFRA) RE overview of alternative delivery methods
	10/6/2025	Meeting	KG				Madera County/Hipcamp meeting re low-impact camping
	10/1/2025	Meeting	KG				Meeting with Supervisor Gonzalez, CAO Matt Treber, CIO Alexan Balekian RE State of the County
	9/24/2025	Lunch	KG				Meeting with County Supervisor Bobby Macaulay RE Updates
	9/24/2025	Meeting	KG				MCEDC/MCTC Virtual Meeting with CallNFRA and Supervisor Rob Poythress RE Infrastructure
	9/23/2025	Celebration	KG				Madera County Board of Supervisors Meeting - Jay Varney Retirement Celebration
	9/18/2025	Meeting	KG				Meeting with Jay Varney, CAO, Madera County
	9/11/2025	Brunch	KG				Meeting with Supervisor Leticia Gonzalez and Councilmember Anita Evans
	8/8/2025	Ribbon Cutting	KG				Menchie's Frozen Yogurt
	7/10/2025	Meeting	KG				County meeting with Jay Varney RE Update
	7/2/2025	Ribbon Cutting	KG, EE				Ribbon Cutting for Northfork Fire Station #11
	6/12/2025	Meeting	KG				Meeting with Jay Varney, Madera County and Madera County Workforce Board
	4/9/2025	Meeting	KG				Board of Commissioners Meeting
	4/8/2025	Groundbreaking	KG				Canyon Creek Elementary School Groundbreaking
	4/2/2025	Meeting	KG				Meeting with Matt Treber, Madera County RE

							Economic Development tools
	4/2/2025	Meeting	KG				Monthly Meeting with Jay Varney, CAO, Madera County
	4/1/2025	Meeting	KG				County Board of Supervisors Board Meeting RE Budget
	3/13/2025	Virtual Meeting	EE				Connecting Oakhurst Virtual Meeting
	3/21/2025	Call	KG				Pre-Call with Madera County RE Monterey ICSC
	3/21/2025	Event/Luncheon	EE, LL				Madera County Women's Network Lunch
	3/17/2025	Call	KG				Conference call with Supervisor Rob Poythress, County of Madera RE Update
	3/5/2025	Meeting	KG				Monthly Meeting with Jay Varney, CAO, County of Madera
	2/26/2025	Meeting	KG				Meeting and Site Tour at Seaboard Energy with Madera County

Memberships/ Partners

Name	Date	Activity	Contacts	Meetings/Leads	Notes
CCVEDC (California Central Valley Economic Development Corporation)					
	2/20/2026	Meeting			CA Central Valley EDC Board
	1/16/2026	Meeting			Board Meeting
	11/24/2025	Meeting			CCVEDC with Terracon
	11/21/2025	Virtual Meeting			CA Central Valley EDC Board
	10/27 - 10/30/2025	Mission	5		Southern California Broker
	7/18/2025	Meeting			CCVEDC Monthly Meeting
	7/10/2025	Meeting			CCVEDC RE Budget
	6/23-6/26/2025	Mission			Dallas, TX
	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	Mission			Central Valley EDC Virtual Mission
	4/11/2025	Meeting			Central Valley EDC Board Meeting
	3/13/2025	Mission			AIR CRE Central California Presentation
	3/11/2025	Meeting			Pre-Meeting RE AIR CRE Central California Presentation
	2/21/2025	Meeting			California Central Valley EDC Meeting
SIOR (Society of Industrial and Office Realtors)					
	5/1/2025	Mission			Annual Golf Tournament with Merced and Kern Counties
Team CA					
	11/5 - 11/7/2025	Conference			Meet the Consultants Conference
	9/25/2025	Virtual			RE One Big Beautiful Bill

		Meeting			
	8/28/2025	Meeting			
	7/30/2025	Meeting			
	6/30/2025	Virtual Meeting			TEAM CA RE SEMICON West
	5/28/2025	Virtual Meeting			
NAIOP					
CALED (California Association of Local Economic Development)					
	2/11/2026	Webinar			RE OZ, Tax Conformity
	1/22/2026	Conference			2026 Winter Rural Economic Development Exchange
	10/20 - 10/23/25	Certificate Program			California Association for Local Economic Development Certificate Program
	9/15 - 9/17/25	Conference			California Local Economic Development Association's Finance and Real Estate Summit
	7/16 - 7/17/25	Conference			2025 Summer Rural Economic Development Exchange
	5/7-5/9/25	Conference			Annual Conference
ICSC (International Council of Shopping Centers)					
	9/27 - 9/30/25	Conference			ICSC Western - Palm Springs
	5/18-5/20/25	Conference			Las Vegas
	3/24-3/26/2025	Conference			Monterey

Affiliations

Date	Event/Activity	Staff
Governor's Office of Business and Economic Development (GO-Biz)		
1/8/2026	GoBiz meeting with GoBiz and City of Chowchilla RE Opportunity Zones 2.0	KG
12/9/2025	GO BIZ Ready Sites Program Webinar	KG, EE
7/29/2025	Lunch meeting with Tiffany Louk, GOBIZ RE Calcompetes	KG
7/25/2025	GOBIZ meeting RE Project Ocean	KG
7/22/2025	GOBIZ CalCompetes Webinar	KG, EE, LL
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
Greater Madera County Industrial Association (GMCIA)		
2/11/2026	Meeting	KG, LL
1/14/2026	Meeting	KG, LL

12/10/2026	Meeting	KG, LL
11/12/2025	Meeting	KG, LL
10/8/2025	Meeting	KG, LL
9/10/2025	Meeting	KG, LL
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
Madera County Workforce Investment Board		
2/19/2026	Madera County Workforce Development Meeting	KG
2/11/2026	Madera County Workforce Business Services Division Meeting	EE
1/22/2026	Subcommittee Meeting	KG
1/14/2026	Madera County Workforce Business Services Division Meeting	EE
12/18/2025	Madera County Workforce Board Development Meeting	KG
12/10/2025	Madera County Workforce Board Marketing Committee Meeting	KG
12/10/2025	Madera County Workforce Business Services Division Meeting	EE
11/14/2025	Intro Meeting with Edgar Blunt, CEO of Imago RE Workforce Issues	KG
11/12/2025	Meeting: Madera County Workforce Business Services Division	EE
11/4/2025	Special Meeting	KG
10/8/2025	Meeting: Madera County Workforce Business Services Division	EE
10/6/2025	Marketing Committee Meeting	KG
9/19/2025	Tour: Autozone Distribution Center in Chowchilla, CA	KG, EE
8/28/2025	Marketing Committee Meeting	KG
8/21/2025	Meeting	KG
8/20/2025	Marketing Subcommittee	KG
8/19/2025	Meeting with Valley Children's Hospital RE Programs/Services	KG
8/11/2025	California Workforce Development Board Regional Tour Site Visit	KG
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
Eastern Madera County Foundation		
1/28/2026	Meeting	KG
8/7/2025	2025 Trolley Tour	KG
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

Chambers

Name	Date	Activity	Staff	Leads	Notes
Madera Chamber					
	2/6/2026	Ribbon Cutting	KG, LL		Lunita's Boutique Grand Opening
	1/16/2026	Ribbon Cutting	EE		Cogir of Cedar Creek 20 Year Celebration
	9/24/2025	Ribbon Cutting	EE, LL		MindDivers Grand Opening
	8/7/2025	Awards Ceremony	KG		Lifetime Achievement Award
	7/18/2025	Grand Opening	EE, LL		Sizzlin Smash Burgers in the City of Madera
	7/10/2025	New Ownership	EE, LL		Celebration for Leighton's Jewelers in the City of Madera
	7/7/2025	Grand Opening	EE		J&P Spine and Joint Center in the City of Madera
	6/27/2025	Ribbon Cutting	KG, EE		Burrito King
	6/25/2025	Ribbon Cutting	EE		ECCU 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
Chowchilla Chamber					
	2/6/2026	Ribbon Cutting	KG, EE		Joey's Glass and Tint - Grand Opening
	1/30/2026	Ribbon Cutting	KG, EE		Mark IV Metal Products
	1/9/2026	Ribbon Cutting	KG, EE		Madera Auto Center
	11/18/2025	Ribbon Cutting	KG, EE		Junior's Auto and Tire
Oakhurst Chamber					
	1/20/2026	Meeting	KG		Oakhurst Entrepreneurial Ecosystem Meeting
	11/21/2025	Lunch Meeting	KG, EE		Adam Olivares, Executive Director of the Oakhurst Chamber
	11/21/2025	Ribbon Cutting	KG, EE		Arbor Works Fleet and Warehouse Offices
	9/24/2025	Meeting/Training	KG, EE		Oakhurst Entrepreneurial Ecosystem Program Meeting
	7/2/2025	Lunch Meeting	KG		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	Location	Notes	Staff
12/3 - 12/5/25	Conference	Sacramento	California State Association of Counties Annual Meeting	KG
9/2 - 9/4/25	Conference	Monterey	CA Workforce Association "Meeting of the Minds" Conference	KG
4/23 - 4/25/25	Conference	Sacramento	California State Association of Counties Conference/Economic Development Panel	KG, EE

MCEDC Events

Date	Type	Place	Speakers	Event Partners	Attendees
11/13/2025	State of the County	Madera Municipal Golf Course	Madera County Supervisor Chair, City of Chowchilla Mayor, & City of Madera Mayor, Rhonda Salisbury	PG&E and North Fork Rancheria of Mono Indians	201
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

Staff Calendar

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

Date	Activity	BA, PA, BR, BE	Notes	Staff
2/26/2026	Virtual Meeting		Anna Velazquez, District Director, Sen. Anna Caballero's Office; and Gilbert Felix, District Director, Assm. Esmeralda Soria's Office RE Update	KG
2/26/2026	Virtual Meeting		PG&E, County/City RE Project Clear	KG
2/25/2026	Meeting		Gateway Community Group Winter - Yosemite Valley	KG
2/24/2026	Event		Business Journal's 2026 CEO of the Year	KG
2/20/2026	Meeting		Potential client RE Revolving Loan Program	KG, EE, LL
2/19/2026	Meeting		S2J2 RE Clean Jobs	KG
2/18/2026	Meeting		Investing in Rural California Infrastructure Meeting	KG
2/13/2026	Meeting	BR	PG&E, County/City RE Project Clear	KG
2/9/2026	Meeting		MCEDC Executive Committee	KG, EE, LL
2/6/2026	Meeting		Arturo Martinez Jr., District Representative, Office of Sen. Anna Caballero RE Update	KG
2/3/2026	Meeting	BR	Client RE Project Clear RE Energy	KG
1/21/2026	Meeting		S2J2 4C Manufacturing and Economic Development	KG
1/12/2026	Meeting		MCEDC Board of Commissioners	KG, EE, LL
12/18/2025	Lunch		Former MCEDC Director Bobby Kahn	KG
12/16/2025	Annual Meeting		PG&E 2025 Stakeholder Advisory Group	KG
12/11/2025	Lunch		Mike Matter RE projects	KG
12/9/2025	Awards Dinner		Business Journal's Best of Business Event	KG
12/8/2025	Meeting		MCEDC Executive Committee Meeting	KG, EE, LL

11/19/2025	Meeting		Amanda Cleland, Mid Valley Engineering Re Intro	KG
11/19/2025	Meeting		S2J2 4C Manufacturing and Economic Development	KG
11/11/2025	Meeting		Representative from Riverstone RE project updates	KG
11/10/2025	Meeting		MCEDC Executive Committee	KG, EE, LL
10/17/2025	Summit		Central Valley Food Economy Summit	KG, EE
10/15/2025	Meeting		S2J2 4C Manufacturing and Economic Development	KG
10/13/2025	Meeting		MCEDC Board of Commissioners	KG, EE, LL
10/10/2025	Meeting		Coffee with Combined Insurance	KG
10/8/2025	Meeting		MCTC Sustainable Community Strategy Oversight	KG
10/2/2025	Groundbreaking		Tesoro Viejo/Yosemite Travel Center Travel Facility	KG
9/11/2025	Ceremony		Madera County 9/11 Memorial Ceremony	KG, EE, LL
9/8/2025	Meeting		MCEDC Executive Committee Meeting	KG, EE, LL
9/5/2025	Meeting/Tour		Tour of Tesoro Viejo with Karen McCaffrey	KG
8/27/2025	Virtual Meeting		Mark Kempton, CALINFRA RE potential for collaboration	KG
8/26/2025	Luncheon		Crystal Tower Awards - Madera County Compact Business and Education Shareholders	KG
8/19/2025	Dinner		Business Journal's Family-Owned Business Awards	KG
8/15/2025	Tour		New Camarena Occupational Health Office - Tour	KG, EE
8/13/2025	Meeting		MCEDC Executive Committee Meeting	KG, EE, LL
7/29/2025	Call		Call w/ Mark Kempton, CallINFRA Re Collaboration efforts	KG
7/23/2025	Lunch		Lunch with Bobby Kahn, Former ED, MCEDC	KG
7/16/2025	Meeting		Central Valley Community Foundation 4C Manufacturing and Economic Development Monthly	KG
7/9/2025	Meeting		MCEDC Board of Commissioners	KG, EE, LL
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
4/16/2025	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		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 1st 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
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: March 9, 2026
SUBJECT: Staff Report

CDBG RLF PROGRAM STATUS

- **Madera County Business Assistance/Microenterprise Program Income Trust Fund Balance= \$664,007**
- **City of Madera Program Income Trust Fund Balance- \$ 378,342**

LOAN STATUS

See attached

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>3/01/26 Balance</u>
Jairo Sepulveda DDS., Inc.	Over 180 days	City of Madera	\$2090.39
Galaxy Dance Academy	Over 180 days	City of Madera	\$18,465.70
GQ Investments	Current	City of Madera	\$49,196.78
Sierra News Online	Current	Madera County	\$26,296.33
Lunitas Boutique***	Current	City of Madera	\$34,784.00

***- new loan client