

# JOINT MEETING NOTICE AND AGENDA

**REGULAR MEETING OF THE MADERA COUNTY ECONOMIC DEVELOPMENT  
COMMISSION BOARD OF COMMISSIONERS  
AND  
REGULAR MEETING OF THE ECONOMIC DEVELOPMENT CORPORATION OF  
MADERA COUNTY BOARD OF DIRECTORS**

**May 11, 2026**

3:00 p.m.

Meeting will be held at:

**Madera County Economic Development Commission  
2425 W. Cleveland Ave. #101  
Madera, CA. 93637**

*This meeting is open to the public. The public may attend in person or participate via zoom. Members of the public were advised at posting of the agenda that comments were accepted via email at [info@maderacountyedc.com](mailto:info@maderacountyedc.com)*

<https://us06web.zoom.us/j/8212068981?omn=82622390081>

Meeting ID: 821 206 8981

One tap mobile

+14086380968,,8212068981# US (San Jose)

## A G E N D A

1.0 **Call to Order**

2.0 **Public Comment**

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

3.0 **Introductions and Recognitions**

4.0 **Consideration of Agenda**

5.0 **Consent Calendar**

5.1 ***Madera County Economic Development Commission Minutes – January 12, 2026***

5.2 ***Madera County Economic Development Commission Financial Reports – April 2026***

6.0 **Action Items**

6.1 ***Madera County Economic Development Commission Budget for Fiscal Year 2026/2027***

*The MCEDC Board of Commissioners will review and approve the MCEDC budget for Fiscal Year 2026/2027.*

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

*The MCEDC Board of Commissioners will approve the nominations and terms of office for the Board of Commissioners for Fiscal Year 2026/2027.*

6.3 ***Election of Officers***

*The MCEDC Board of Commissioners will elect a Chair and Vice-Chair for Fiscal Year 2026/2027.*

6.4 ***Economic Development Corporation of Madera County (EDCMC)***

*The MCEDC Board of Commissioners will make a motion to adjourn to the EDCMC Board of Directors Meeting.*

7.0 **Informational Items**

7.1 **MCEDC 2026 Legislative Principles**

8.0 **Written Communication**

8.1 ***Letter in support of AB2377***

8.2 ***Letter in support of AB1761***

9.0 **Open Discussion/Reports/Information**

9.1 ***Commissioner Reports***

9.2 ***Executive Director***

9.3 ***Manager of Business Development & Marketing***

9.4 ***Business Assistance/Office Manager***

10.0 **Next Meeting**

July 13, 2026

11.0 **Adjournment**

**MADERA COUNTY ECONOMIC DEVELOPMENT COMMISSION  
BOARD OF COMMISSIONERS  
ATTENDANCE  
2025-2026**

<b>COMMISSIONERS</b>	<b>July 2025</b>	<b>Oct. 2025</b>	<b>Jan. 2026</b>	<b>April 2026</b>	
<b>JOHN MCCANN</b> Industry-at-Large	<b>X</b>	<b>O</b>	<b>X</b>		
<b>NATHAN ALONZO</b> Public Utility	<b>O</b>	<b>X</b>	<b>X</b>		
<b>JORDAN WAMHOFF</b> Madera County Board of Supervisors	<b>X</b>	<b>X</b>	<b>X</b>		
<b>ADAM OLIVARES</b> EMC Chamber of Commerce	<b>X</b>	<b>O</b>	<b>O</b>		
<b>DENNIS HAWORTH</b> Chowchilla Chamber of Commerce	<b>X</b>	<b>X</b>	<b>O</b>		
<b>KARA SHEARER</b> North Fork Chamber of Commerce	<b>O</b>	<b>O</b>	<b>O</b>		
<b>WASEEM AHMED</b> City of Chowchilla	<b>X</b>	<b>X</b>	<b>X</b>		
<b>MAIKNUE VANG</b> Madera Workforce Development Board	<b>X</b>	<b>X</b>	<b>X</b>		
<b>ELSA MEJIA</b> City of Madera	<b>X</b>	<b>O</b>	<b>O</b>		
<b>ROB POYTHRESS</b> Madera Chamber of Commerce	<b>X</b>	<b>X</b>	<b>X</b>		
<b>MELISSA JONES</b> Bass Lake Chamber of Commerce	<b>X</b>	<b>X</b>	<b>O</b>		
<b>LAURA YOUNG</b> Coarsegold Chamber	<b>X</b>	<b>O</b>	<b>X</b>		
<b>OLLIA RIDGE</b> Golden Valley Chamber	<b>X</b>	<b>X</b>	<b>X</b>		

NM-no meeting held

NQ-no quorum

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

January 12, 2026

**MINUTES**

*The Madera County Economic Development Commission meetings are open to the public. Members of the public were advised at the posting of the agenda that the meeting was available for public viewing and participation through Zoom.*

**PRESENT:**    *Rob Poythress, Ollia Ridge, Jordan Wamhoff, Maiknue Vang, Waseem Ahmed, John McCann, Laura Young*

**ABSENT:**    *Elsa Mejia, Kara Shearer, Dennis Haworth, Adam Olivares, Melissa Jones*

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

**1.0    CALL TO ORDER**

*The meeting was called to order at 3:00 p.m. by Chair Poythress.*

**2.0    PUBLIC COMMENT**

*None.*

**3.0    INTRODUCTIONS & RECOGNITION-**

*Self-Introductions were made with Nathan Alonzo, PG&E, Local Government Affairs in attendance.*

**4.0    CONSIDERATION OF AGENDA**

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

## **5.0 CONSENT CALENDAR**

### **5.1 Madera County Economic Development Commission Minutes**

- October 13, 2025

### **5.2 Madera County Economic Development Financial Report**

- December 2025

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

## **6.0 ACTION ITEMS-**

None.

## **7.0 INFORMATIONAL ITEMS**

### **7.1 Presentation: Nathan Alonzo, PG&E, Local Government Affairs**

*Nathan gave an update on the work completed in Madera County and work to be completed in the future. They installed 27 weather stations and 5 high-definition cameras to allow for better prediction and response to wildfire risk and severe weather year round. They created a safety and infrastructure protection team (SIPT) which includes 48 SIPT engines, each staffed by former firefighters outfitted with wildland firefighting tools and equipment. They are in the process of strengthening the electrical system by moving powerlines underground and installing strengthened poles and covered powerlines. Reviewed the 2025-2027 undergrounding forecast and the 2025-2027 system upgrades forecast. He gave an overview of the vegetation management program and enhanced powerline safety settings. Reviewed rates and affordability and financial assistance programs along with customer resources and support. Gave an update on the 3 substations in Madera County. With the growth in Madera County, we will always have a need for more reliable power.*

## **8.0 WRITTEN COMMUNICATION**

None.

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

### **9.1 Commissioners Reports**

**Commissioner Poythress - (Madera Chamber)-** *reported the chamber held a number of events over the year. Planning several ribbon cuttings and sending information to employers.*

**Commissioner Ridge - (Golden Valley Chamber) –** *reported ticket sales are going really great for their annual crab feed. They started their Honorary Mayor fundraiser race in the Ranchos, which is always a lot of fun. They made a lot of money for their tree lighting fundraiser. Lots of building going on in their area.*

**Commissioner Wamhoff- (Board of Supervisors)** – reported the Board of Supervisors appointed Supervisor Macaulay as Chairman and Supervisor Wamhoff as Vice-Chair. They held their first board meeting of the year in Oakhurst. They have started budget talks and he noted the press reports regarding the county being in financial trouble is misleading. They are working towards a balanced budget without pulling from a reserve fund. Their audit is complete and is out for comment.

**Commissioner McCann - (Industry at Large)** – reported they are busy at Evapco. They hired two new managers, splitting HR and Safety. They expect to hire an additional 30-50 people in 2026 adding another shift for their new dry cooler line.

**Commissioner Vang- (Workforce Investment Board)**- reported they are restructuring their board and added a representative from Evapco and Auto Zone. Finalizing contracts to bring CNA training to Madera. Their school bus driver training program is going so well with Madera Unified they are replicating it with Golden Valley School District and Yosemite High School. It's a unique partnership. The district provides access to the equipment and buses while the training provider reimburses them for each participant with the workforce board creating the contract. She shared an upcoming Labor Law Update webinar. They still have training dollars they need to spend and distributed a training flyer to be shared.

**Commissioner Young - (Coarsegold Chamber)** – reported that Diane and Richard Boland sold Coarsegold Village to Chukchansi. With Diane retiring, they have decided to dissolve the chamber. They've had very poor membership and are unable to get volunteers for any events they were doing. And have had no nominations for a new board. It just seemed to be time. They investigated merging with the Oakhurst Chamber but nothing has transpired. They will give scholarships in May, bringing their balance to zero.

**Commissioner Ahmed- (City of Chowchilla)** – reported they had a ribbon cutting for Madera Auto Center. Auto Zone will hold a grand opening tomorrow and the chamber will have their annual installation dinner on the 24<sup>th</sup>.

**9.2 Executive Director Gallagher-** reported this report is a reiteration for the Executive Committee. Reflecting on 2025, we are the fastest growing county in terms of housing units. We were able to get Raley's One Market in Riverstone, City of Chowchilla had Auto Zone open, Madera Community Hospital officially reopened. 7 -11 Travel Center and Truck Stop broke ground at Ave 17 & 99 and in Chowchilla the opening of Madera Auto Center. Gimme Seaweed received a \$2.8 million Cal Competes Tax Credit. It's a big deal, since Madera hasn't received a credit since 2015 and 2017. Both times, the businesses were not able to retain those credits. Gimme Seaweed is still looking for a site. She worked really hard to help them by engaging with local legislators, getting letters of support and reaching out to the source including the Governor. Also setting up a meeting with GoBiz, putting the pressure on them. Gallagher was appointed by the Chair of the Board of Supervisors to be part of a Gateway Charter. They will meet quarterly. In December, attended CSAC mostly to see where their focus will be and priorities are in the new year. They're really going to focus on transportation funding and the future of transportation funding.

*She plans to focus on legislation in 2026, believing that economic development goes hand in hand with legislation. She is working on a principal's document that she will run by the Executive Committee for approval and then take to the board for an overview. She will attend the CALED-Rural Economic Development Exchange in mid-January and will attend the Chowchilla Chamber dinner installation. After speaking with a representative from the North Fork Rancheria regarding the most recent lawsuit, they believe they are in compliance and following federal rules. The project is still a go, and they plan to open in September 2026. The California Legislature reconvened on January 5<sup>th</sup> and has until January 31<sup>st</sup> to pass the two-year bills. The State budget has come out and she will need more time to review before giving an update on it. She read there is a \$2.4 billion shortfall and a \$22 Billion deficit in 27/28. All of this will be addressed in the May revise. At the last Executive Committee meeting they approved a Legislative Mission in March.*

**9.3 Manager of Business Development & Marketing-** *reported the website is being a bit revamped, adding pictures, a Q&A section and keeping the blog up to date.*

**9.4 Business Assistance/Office Manager-** *reported a loan for the City of Madera has been approved.*

#### **10.0 NEXT MEETING**

*The next meeting of the Commission will be held on April 13, 2026.*

#### **11.0 ADJOURNMENT**

*The meeting was adjourned at 4:17 p.m.*

Respectfully submitted,  
Lois Leonard, Recording Secretary

## P&amp;L

	<u>Apr 26</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>4100 · City-County Contributions</b>	
4130 · County of Madera	17,205.40
<b>Total 4100 · City-County Contributions</b>	17,205.40
4151 · Special Events	5,711.76
<b>Total Income</b>	<u>22,917.16</u>
<b>Gross Profit</b>	22,917.16
<b>Expense</b>	
<b>5000 · Salaries</b>	
5001 · Salaries- MCEDC	22,077.36
<b>Total 5000 · Salaries</b>	22,077.36
<b>5100 · Employee Expense</b>	
5110 · FICA ER	1,308.45
5120 · Medicare ER	306.01
5131 · ICMA Retirement	1,655.80
<b>5150 · Insurance</b>	
5151 · Dental	108.50
5152 · Medical	4,428.00
5153 · Vision	22.18
5150 · Insurance - Other	1.23
<b>Total 5150 · Insurance</b>	4,559.91
5160 · LT Disability	87.84
5170 · Insurance - Worker's Comp	644.50
5180 · Staff Mileage	40.46
5190 · Staff Expense	48.31
5195 · ED/Staff Cell Phones	231.06
<b>Total 5100 · Employee Expense</b>	8,882.34
<b>5200 · Marketing</b>	
ICSC	1,034.32
Leg. Visit	899.41
5200 · Marketing - Other	399.65
<b>Total 5200 · Marketing</b>	2,333.38
5400 · Conference & Training	-505.75
6170 · Equipment Rental	18.39
6230 · Publications/Directories	299.99
<b>6300 · Repair and Maintenance</b>	
6301 · Office Maintenance	200.00
<b>Total 6300 · Repair and Maintenance</b>	200.00
6331 · Commissioner Expense	10.98
6340 · Telephone	300.97
<b>6550 · Office Expense</b>	
6560 · Payroll Expenses	21.00

6550 · Office Expense - Other	225.00
Total 6550 · Office Expense	246.00
6670 · Special Events Expense	8,500.26
6950 · CDBG Expense - Misc	90.00
<b>Total Expense</b>	<b>42,453.92</b>
<b>Net Ordinary Income</b>	<b>-19,536.76</b>
<b>Net Income</b>	<b>-19,536.76</b>

Budget/Actual

	TOTAL			
	Jul '25 - Apr 26	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4000 · Grants				
4040 · CDBG Grant-City of Madera	2,467.57	5,000.00	-2,532.43	49.35%
4070 · County Pandemic Grant Program	0.00	0.00	0.00	0.0%
<b>Total 4000 · Grants</b>	<b>2,467.57</b>	<b>5,000.00</b>	<b>-2,532.43</b>	<b>49.35%</b>
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	175,957.48	231,515.33	-55,557.85	76.0%
<b>Total 4100 · City-County Contributions</b>	<b>293,164.00</b>	<b>465,919.35</b>	<b>-172,755.35</b>	<b>62.92%</b>
4149 · Private Memberships	10,000.00	3,000.00	7,000.00	333.33%
4150 · Miscellaneous Income	386.40			
4151 · Special Events	13,335.14	10,000.00	3,335.14	133.35%
<b>Total Income</b>	<b>319,353.11</b>	<b>483,919.35</b>	<b>-164,566.24</b>	<b>65.99%</b>
<b>Gross Profit</b>	<b>319,353.11</b>	<b>483,919.35</b>	<b>-164,566.24</b>	<b>65.99%</b>
<b>Expense</b>				
5000 · Salaries				
5001 · Salaries- MCEDC	217,556.31	256,765.58	-39,209.27	84.73%
5000 · Salaries - Other	0.00	0.00	0.00	0.0%
<b>Total 5000 · Salaries</b>	<b>217,556.31</b>	<b>256,765.58</b>	<b>-39,209.27</b>	<b>84.73%</b>
5100 · Employee Expense				
5110 · FICA ER	12,904.89	15,919.47	-3,014.58	81.06%
5120 · Medicare ER	3,018.09	3,723.10	-705.01	81.06%
5131 · ICMA Retirement	16,316.81	19,257.42	-2,940.61	84.73%
5150 · Insurance				
5151 · Dental	1,085.00	1,350.00	-265.00	80.37%
5152 · Medical	42,632.56	52,858.85	-10,226.29	80.65%
5153 · Vision	221.80	275.00	-53.20	80.66%
5150 · Insurance - Other	12.30	14.76	-2.46	83.33%
<b>Total 5150 · Insurance</b>	<b>43,951.66</b>	<b>54,498.61</b>	<b>-10,546.95</b>	<b>80.65%</b>
5160 · LT Disability	878.40	1,054.08	-175.68	83.33%
5170 · Insurance - Worker's Comp	1,964.84	5,769.93	-3,805.09	34.05%

5180 · Staff Mileage	901.87	3,500.00	-2,598.13	25.77%
5190 · Staff Expense	1,225.88	2,500.00	-1,274.12	49.04%
5195 · ED/Staff Cell Phones	2,126.56	3,000.00	-873.44	70.89%
<b>Total 5100 · Employee Expense</b>	<b>83,289.00</b>	<b>109,222.61</b>	<b>-25,933.61</b>	<b>76.26%</b>
5200 · Marketing	39,956.53	42,000.00	-2,043.47	95.14%
5400 · Conference & Training	6,394.52	3,500.00	2,894.52	182.7%
6160 · Organization Dues	1,090.00	1,500.00	-410.00	72.67%
6170 · Equipment Rental	2,266.00	3,000.00	-734.00	75.53%
6230 · Publications/Directories	1,542.99	500.00	1,042.99	308.6%
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	20,214.88	26,000.00	-5,785.12	77.75%
<b>6300 · Repair and Maintenance</b>				
6301 · Office Maintenance	2,697.48	3,500.00	-802.52	77.07%
6302 · Computer Repairs	216.49	0.00	216.49	100.0%
6300 · Repair and Maintenance - Other	0.00	0.00	0.00	0.0%
<b>Total 6300 · Repair and Maintenance</b>	<b>2,913.97</b>	<b>3,500.00</b>	<b>-586.03</b>	<b>83.26%</b>
6331 · Commissioner Expense	123.73	200.00	-76.27	61.87%
6340 · Telephone	3,736.74	3,500.00	236.74	106.76%
6390 · Utilities	1,230.26	6,500.00	-5,269.74	18.93%
6450 · Contract Service	0.00	0.00	0.00	0.0%
<b>6550 · Office Expense</b>				
6560 · Payroll Expenses	189.00	0.00	189.00	100.0%
6550 · Office Expense - Other	1,479.00	2,000.00	-521.00	73.95%
<b>Total 6550 · Office Expense</b>	<b>1,668.00</b>	<b>2,000.00</b>	<b>-332.00</b>	<b>83.4%</b>
6555 · Insurance - Office	2,386.83	2,350.00	36.83	101.57%
6670 · Special Events Expense	19,165.92	9,500.00	9,665.92	201.75%
6950 · CDBG Expense - Misc	900.00	0.00	900.00	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%
<b>7000 · Other Expenses</b>				
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%
<b>Total 7120 · Equipment Purchase</b>	<b>0.00</b>	<b>5,681.16</b>	<b>-5,681.16</b>	<b>0.0%</b>
7000 · Other Expenses - Other	0.00	0.00	0.00	0.0%
<b>Total 7000 · Other Expenses</b>	<b>0.00</b>	<b>5,681.16</b>	<b>-5,681.16</b>	<b>0.0%</b>
<b>Total Expense</b>	<b>404,500.63</b>	<b>483,919.35</b>	<b>-79,418.72</b>	<b>83.59%</b>
<b>Net Ordinary Income</b>	<b>-85,147.52</b>	<b>0.00</b>	<b>-85,147.52</b>	<b>100.0%</b>
<b>Net Income</b>	<b>-85,147.52</b>	<b>0.00</b>	<b>-85,147.52</b>	<b>100.0%</b>

## 6.1 Fiscal Year Budget 2026-2027

	TOTAL		
	Jul '26 - Jun 27	Budget	% of Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>4000 · Grants</b>			
4040 · CDBG Grant-City of Madera	0.00	5,000.00	0.0%
<b>Total 4000 · Grants</b>	0.00	5,000.00	0.0%
<b>4100 · City-County Contributions</b>			
4110 · City of Chowchilla	0.00	39,842.58	0.0%
4120 · City of Madera	0.00	194,268.20	0.0%
4130 · County of Madera	0.00	241,337.60	0.0%
<b>Total 4100 · City-County Contributions</b>	0.00	475,448.38	0.0%
4149 · Private Memberships	0.00	10,000.00	0.0%
4150 · Miscellaneous Income	0.00	0.00	0.0%
4151 · Special Events	0.00	10,000.00	0.0%
<b>Total Income</b>	0.00	500,448.38	0.0%
<b>Gross Profit</b>	0.00	500,448.38	0.0%
<b>Expense</b>			
<b>5000 · Salaries</b>			
5001 · Salaries- MCEDC	0.00	267,840.04	0.0%
5000 · Salaries - Other	0.00	0.00	0.0%
<b>Total 5000 · Salaries</b>	0.00	267,840.04	0.0%
<b>5100 · Employee Expense</b>			
5110 · FICA ER	0.00	16,606.08	0.0%
5120 · Medicare ER	0.00	3,883.68	0.0%
5131 · ICMA Retirement	0.00	20,088.00	0.0%
5150 · Insurance			
5151 · Dental	0.00	1,350.00	0.0%
5152 · Medical	0.00	57,166.36	0.0%
5153 · Vision	0.00	275.00	0.0%
5150 · Insurance - Other	0.00	14.76	0.0%
<b>Total 5150 · Insurance</b>	0.00	58,806.12	0.0%
5160 · LT Disability	0.00	1,250.00	0.0%
5170 · Insurance - Worker's Comp	0.00	3,150.00	0.0%
5180 · Staff Mileage	0.00	3,500.00	0.0%
5190 · Staff Expense	0.00	2,500.00	0.0%
5195 · ED/Staff Cell Phones	0.00	3,000.00	0.0%
<b>Total 5100 · Employee Expense</b>	0.00	112,783.88	0.0%
5200 · Marketing	0.00	42,000.00	0.0%
5400 · Conference & Training	0.00	3,500.00	0.0%
6160 · Organization Dues	0.00	1,500.00	0.0%
6170 · Equipment Rental	0.00	3,000.00	0.0%
6230 · Publications/Directories	0.00	1,700.00	0.0%

6250 · Postage and Delivery	0.00	250.00	0.0%
6260 · Printing and Reproduction	0.00	250.00	0.0%
6270 · Newsletter	0.00	2,000.00	0.0%
6290 · Rent	0.00	26,000.00	0.0%
6300 · Repair and Maintenance			
6301 · Office Maintenance	0.00	3,500.00	0.0%
6302 · Computer Repairs	0.00	300.00	0.0%
<b>Total 6300 · Repair and Maintenance</b>	<b>0.00</b>	<b>3,800.00</b>	<b>0.0%</b>
6331 · Commissioner Expense	0.00	200.00	0.0%
6340 · Telephone	0.00	3,500.00	0.0%
6390 · Utilities	0.00	5,300.00	0.0%
6450 · Contract Service			
6454 · Legal Services	0.00	4,000.00	0.0%
6450 · Contract Service - Other	0.00	0.00	0.0%
<b>Total 6450 · Contract Service</b>	<b>0.00</b>	<b>4,000.00</b>	<b>0.0%</b>
6550 · Office Expense			
6560 · Payroll Expenses	0.00	252.00	0.0%
6550 · Office Expense - Other	0.00	2,000.00	0.0%
<b>Total 6550 · Office Expense</b>	<b>0.00</b>	<b>2,252.00</b>	<b>0.0%</b>
6555 · Insurance - Office	0.00	2,350.00	0.0%
6670 · Special Events Expense	0.00	10,000.00	0.0%
6950 · CDBG Expense - Misc	0.00	0.00	0.0%
6970 · RMDZ-expense	0.00	0.00	0.0%
6980 · Audit	0.00	5,700.00	0.0%
7000 · Other Expenses			
7120 · Equipment Purchase			
7122 · Comp Equip/Tech Upgrade	0.00	2,522.46	0.0%
7120 · Equipment Purchase - Other	0.00	0.00	0.0%
<b>Total 7120 · Equipment Purchase</b>	<b>0.00</b>	<b>2,522.46</b>	<b>0.0%</b>
<b>Total 7000 · Other Expenses</b>	<b>0.00</b>	<b>2,522.46</b>	<b>0.0%</b>
<b>Total Expense</b>	<b>0.00</b>	<b>500,448.38</b>	<b>0.0%</b>
<b>Net Ordinary Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>

# **Madera County Economic Development Commission**

**2026 – 2027**

## **TERMS OF OFFICE**

**Jordan Wamoff**, representing the Madera County Board of Supervisors, appointed to serve at the pleasure of the Board. \*

**Waseem Ahmed** representing the City of Chowchilla, appointed to serve at the pleasure of the Council. \*

**Elsa Mejia**, representing the City of Madera, appointed to serve at the pleasure of the Council. \*

**Maiknue Vang**, representing the Madera County Workforce Investment Board, to serve a three year term, ending June 30, 2028.

\_\_\_\_\_, representing Public Utility, to serve a three-year term ending June 30, 2028.

**Melissa Jones**, representing the Bass Lake Chamber of Commerce, to serve a three-year term, ending June 30, 2027.

**John McCann**, representing Industry-at-Large, to serve a three-year term, ending June 30, 2027.

\_\_\_\_\_, representing the Oakhurst Area Chamber of Commerce, to serve a three-year term ending June 30, 2029.

\_\_\_\_\_, representing the North Fork Chamber of Commerce, to serve a three-year term ending June 30, 2029.

**Dennis Haworth**, representing the Chowchilla Chamber of Commerce, to serve a three-year term, ending June 30, 2027.

**Rob Poythress**, representing the Madera District Chamber of Commerce, to serve a three-year term, ending June 30, 2028.

**Ollia Ridge**, representing the Golden Valley Chamber of Commerce, to serve a three-year term, ending June 30, 2029.

\*Exempt from Terms of Office. Each new term of office shall be for three (3) years, with no limitation on the number of terms that such members of the Commission may serve. New members may be designated to fulfill uncompleted terms. 3/14/02



## **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.

B.1



**MADERA COUNTY EDC**  
ECONOMIC DEVELOPMENT COMMISSION

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April 10, 2026

The Honorable Mike Gipson  
Chair, Assembly Committee on Revenue and Taxation  
1020 N Street, Room 167A  
Sacramento, CA 95814

**RE: AB 2377 (Soria) Personal Income Tax Law and Corporation Tax Law: deductions: accelerated depreciation for new manufacturing operation - SUPPORT**

Dear Assemblymember Gipson:

The Madera County Economic Development Commission (MCEDC) supports AB 2377 (Soria), which would create a targeted accelerated depreciation incentive to encourage new manufacturing investment in California.

Specifically, for tax years 2027 through 2031, the bill would allow qualified taxpayers to take an accelerated depreciation deduction of 50% or 100% on qualifying property they place into service. To be eligible, the taxpayer must put at least \$1,000,000 of qualifying property into service within the state during the year and must certify under penalty of perjury that the property will be primarily used in the state for at least three years.

Manufacturing and advanced industry projects require substantial upfront capital investments in equipment, technology, and specialized facilities. While federal tax law allows businesses to recover these costs quickly through accelerated depreciation, California generally requires businesses to depreciate equipment over much longer schedules. This timing gap increases the effective cost of investing in California and can make it more difficult for our state to compete for major industrial projects.

AB 2377 helps address this challenge by allowing businesses to deduct a larger share of qualifying capital investments in the first year they are placed into service in California. The bill also provides enhanced incentives for investments located in high-need communities, helping ensure that the benefits of economic growth reach regions that have historically faced higher unemployment and poverty rates.

By improving early-year project economics, AB 2377 will help attract new manufacturing investment, support expansion of existing industries, and create high-quality jobs across the state. The bill also includes important safeguards, including minimum investment thresholds, in-state use requirements, and reporting to ensure accountability.


California's long-term economic competitiveness depends on our ability to attract and retain capital-intensive industries that drive innovation, productivity, and job creation. AB 2377 represents a thoughtful and targeted approach to strengthening the state's manufacturing base while prioritizing investment in communities that need it most.

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

The MCEDC Executive Committee adopted a 2026 Legislative Principles document that specifically states that MCEDC supports economic vitality by expanding employment opportunities. MCEDC further backs legislation that advances economic development activities aimed at promoting and attracting businesses to the region.

For these reasons, MCEDC respectfully supports AB 2377 (Soria). Thank you for your consideration of this letter. Please contact me at [kgallagher@maderacountyedc.com](mailto:kgallagher@maderacountyedc.com) or (559) 675-7768, should you have any questions.

Sincerely,



**Kristina Gallagher**  
*Executive Director*

CC: The Honorable Members, Assembly Committee on Revenue and Taxation  
Harrison Bowlby, Senior Consultant, Assembly Committee on Revenue and Taxation  
Wesley Whitaker, Senior Consultant, Assembly Committee on Revenue and Taxation  
The Honorable Assemblymember Esmeralda Soria, AD 27



April 10, 2026

The Honorable Buffy Wicks  
Chair, Assembly Appropriations Committee  
Capitol Office, 1021 O Street, Suite 8140  
Sacramento, CA 95814

**RE: AB 1761 (Rogers) Electricity: calculation methodology: data disclosure. - SUPPORT**

Dear Assemblymember Wicks:

The Madera County Economic Development Commission (MCEDC) supports AB 1761 (Rogers), which would require the Public Utilities Commission (PUC) to disclose data used by the PUC to calculate the Power Charge Indifference Adjustment (PCIA) costs, including cost inputs, forecasting assumptions and methodologies.

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

In October 2025, one of Madera County's largest non-bundled industrial employers was notified that its delivery costs would increase by approximately 20 percent. By December, that estimate rose to 43 percent. On January 29, the company was informed the increase would reach 125 percent, representing a six-fold escalation within just three months, which resulted in an estimated annual cost impact of \$6 million. Notably, these increases were not driven by higher energy usage, but by PUC-approved cost-recovery mechanisms and rate design changes that disproportionately impacted non-bundled B-20 customers.

These changes are now driving unprecedented delivery cost increases for non-bundled industrial customers resulting in a direct threat to manufacturing competitiveness in the Central Valley and to the family-supporting jobs these businesses provide.

The timing and lack of transparency surrounding these changes have only intensified their impact. Such volatility makes responsible budgeting, production planning, and capital investment extremely difficult, if not impossible. AB 1761 (Rogers) would bring much needed transparency to the PCIA calculation process, helping ensure that energy bills are fair, accurate, and understandable for California businesses.

The MCEDC Executive Committee adopted a 2026 Legislative Principles document that specifically states that MCEDC supports economic vitality by expanding employment opportunities. MCEDC also backs legislation that advances economic development activities aimed at promoting and attracting businesses to the region. Furthermore, MCEDC supports the advocacy efforts of aligned organizations, such as the California State Association of Counties (CSAC) and the League of California Cities (CalCities).

For these reasons, MCEDC respectfully supports AB 1761 (Rogers). Thank you for your consideration of this letter. Please contact me at [kgallagher@maderacountyedc.com](mailto:kgallagher@maderacountyedc.com) or (559) 675-7768, should you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "K. Gallagher".

**Kristina Gallagher**  
*Executive Director*

CC: The Honorable Members, Assembly Appropriations Committee  
Jay Dickenson, Chief Consultant, Assembly Appropriations Committee  
The Honorable Assemblymember Chris Rogers, AD 02

TO: Board of Commissioners, Madera County Economic Development Commission

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

RE: May Board Update

DATE: May 11, 2026

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

The first quarter of 2026 was particularly active and productive for the MCEDC. I would like to extend my sincere appreciation to everyone who attended the MCEDC Economic Summit on April 29<sup>th</sup>. The summit featured a panel discussion focused on the challenges and opportunities associated with building and doing business in California, with a particular emphasis on Madera County. Panelists highlighted the county's recent growth, noting Madera's emergence as a leader in housing development and its success in attracting commercial and industrial investment, largely due to its business-friendly local governments. The discussion also addressed broader challenges facing businesses across California, including the significant number of regulatory constraints that contribute to slower job growth and reduced competitiveness. From an industrial perspective, panelists emphasized the importance of developing shovel-ready sites, expanding entitled industrial land, and investing in critical infrastructure to position Madera County as a regional logistics hub capable of attracting major users. The overarching goal of the Economic Summit was to generate actionable insights, recognize what local governments are doing effectively, and identify strategies that can be applied to sustain and expand success across all sectors of the economy.

In March, the MCEDC Executive Committee traveled to Sacramento for its Legislative Mission Trip, engaging directly with state leaders who play a critical role in shaping California's economic landscape, including Joe Stephenshaw, Director of the California Department of Finance; Erika Li, Chief Deputy for Budgets at the Department of Finance; José Luis Solache Jr., Chair of the Assembly Committee on Economic Development, Growth, and Household Impact; Juan Carrillo, Chair of the Assembly Committee on Local Government; Tri Ta, Vice Chair of the Assembly Committee on Local Government; Esmeralda Soria, Chair of the Assembly Committee on Agriculture; and Anna Caballero, Chair of the Senate Committee on Agriculture, among others. The meetings served as a platform to introduce MCEDC's mission and to elevate the conversation around the opportunities and challenges facing Madera County, the City of Madera, and the City of Chowchilla. The goal of the meetings was to build rapport amongst state representatives, to ultimately position Madera County for continued success.

MCEDC also participated in the California Association of Local Economic Development (CALED) Annual Conference in Palm Springs, joining other local economic development agencies from across the state to exchange ideas and explore innovative strategies for community growth. During the conference, MCEDC was honored with CALED's "Innovation in Digital Media" Award, recognizing MCEDC's Local Business Highlights Initiative. This initiative, which was led by the MCEDC Board and specifically, the Coarsegold Chamber, has played a vital role in promoting, supporting, and elevating small businesses throughout Madera County,

as well as in the Cities of Madera and Chowchilla. The recognition not only celebrates the creativity behind the program but also underscores MCEDC's ongoing commitment to strengthening the local business community and amplifying the voices of the entrepreneurs who drive it.

In April, MCEDC participated in a mission trip to Atlanta, GA, organized by the California Central Valley Economic Development Corporation (CCVEDC), in partnership with Fresno, Merced, and Kings Counties. During the visit, MCEDC engaged with several site selection firms and brokerage companies to promote the Central Valley as a competitive destination for new investment opportunities. Discussions focused on California's incentive programs, the growth of data centers, advanced manufacturing opportunities, particularly those supporting the U.S. Department of Defense, and challenges related to foreign investment, especially from China. Several site selection firms highlighted recent legislative developments in Georgia, specifically Senate Bill 420 (April 2024), signed by Governor Brian Kemp. This legislation restricts certain foreign adversary-linked entities, including those associated with China, Cuba, Iran, North Korea, and Russia, from acquiring designated categories of land, particularly in proximity to military installations, subject to defined residency and ownership conditions. Participants noted that similar legislative measures have been enacted in states such as Florida, Alabama, Louisiana, and Arkansas, largely driven by national security concerns and ongoing debates surrounding foreign land ownership amid recent geopolitical developments. In response, CCVEDC emphasized that California, including Central Valley, currently does not impose comparable restrictions and remains open to business and investment.

Lastly, MCEDC attended the ICSC trade show in Monterey County, along the City of Chowchilla, where MCEDC engaged with retailers, developers, and industry leaders from across the region. This provided an opportunity to strengthen relationships and effectively communicate the advantages of doing business in the heart of Central Valley.

### 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 1<sup>st</sup>, 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 29<sup>th</sup>, 2026, the U.S. Census Bureau released the 2020-2024 ACS 5-Year Estimates, which was 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 [Novogradac OZ 2.0 map](#).

As an update, the U.S. Department of the Treasury (Treasury) officially issued guidance in April, regarding the procedure for nominating population census tracts to be designated as qualified opportunity zones (QOZ). [Revenue Procedure 2026-14](#), describes the nomination process and

also identifies the eligible population census tracts, including those that are comprised entirely of a rural area. To be eligible for QOZ designation for 2027, a census tract must qualify as a low-income community (LIC). Rev. Proc. 2026-14 identifies 25,332 population census tracts that are LICs eligible for nomination as a QOZ. Of those, 8,334 tracts are comprised entirely of a rural area. By law, the number of population census tracts in a State that may be designated as QOZs may not exceed 25% of the number of LICs in the State. If a State contains 25-99 LICs, then a total of 25 eligible population census tracts may be designated and if a State contains fewer than 25 LICs, then all eligible population tracts within the State may be designated.

*Outlined below are the officially designated qualified census tracts within Madera County:*

State	County	Census Tract Number	Rural Status
California	Madera County	6039000111	Rural
California	Madera County	6039000201	Rural
California	Madera County	6039000301	Rural
California	Madera County	6039000510	Non-rural
California	Madera County	6039000514	Non-rural
California	Madera County	6039000515	Non-rural
California	Madera County	6039000518	Non-rural
California	Madera County	6039000602	Non-rural
California	Madera County	6039000603	Non-rural
California	Madera County	6039000604	Non-rural
California	Madera County	6039000702	Non-rural
California	Madera County	6039000801	Non-rural
California	Madera County	6039000802	Non-rural
California	Madera County	6039000901	Non-rural
California	Madera County	6039000902	Non-rural
California	Madera County	6039000903	Non-rural

**Internal Revenue Service.** (2026). *Appendix to Revenue Procedure 2026-14 (Qualified Opportunity Zones / census tracts)*. <https://www.irs.gov/pub/irs-drop/rp-26-14-appendix.xlsx>

Per recent discussions with GO-Biz, the State now anticipates opening the nomination process for census tracts from local government jurisdictions in June or July, rather than the previously expected earlier April timeframe. The process will not operate on a first-come, first-served basis. While details have not yet been finalized, the nomination process is expected to be administered through an online portal on the GO-Biz website. This portal will allow a designated representative from each jurisdiction to submit nominated census 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 late May-early June. 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. For more information on OZ 2.0: <https://eig.org/ozs-guidance/>

### Local Economic Development

On May 1<sup>st</sup>, the MCEDC attended the groundbreaking ceremony for the SR 41 Expressway Project, officially the largest public works project in Madera County history. The \$130 million expansion will widen SR 41 between Avenue 10 and Avenue 15 to four lanes. The project also includes construction of a new southbound bridge over Avenue 11, installation of a new traffic

signal at Avenue 12, and modifications to the existing signal at Avenue 15. Funding for the project comes from road impact fees, a federal grant, discretionary federal funds, and property tax revenue generated by housing and commercial developments along the corridor. Construction will be carried out without closing any existing lanes and is scheduled for completion in May 2028.

On February 25<sup>th</sup>, 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.

Madera County has announced the release of the final Connecting Oakhurst Mobility Plan, now available for public review. This comprehensive study outlines strategies to improve safety, connectivity, and mobility throughout the Oakhurst community for residents, visitors, and all modes of travel. Developed through extensive community engagement and technical analysis, the plan identifies key infrastructure improvements, transportation enhancements, and long-term recommendations to support a more connected, accessible, and resilient Oakhurst. The plan is open for a 30-day public review period through May 13, 2026. Following the review period, the study will be presented to the Board of Supervisors for consideration and adoption. This effort establishes a design framework to guide future funding opportunities and the development of priority transportation projects. View the final plan here: [Connecting Oakhurst Mobility Study](#).

Looking ahead, MCEDC is scheduled to attend the California State Association of Counties (CSAC) Legislative Conference in Sacramento on May 20-22. This annual conference brings together county representatives from across California to engage with state legislators and leadership on key policy issues affecting local communities.

#### Projects of Interest

- The Neighborhood Market and Fuel Station at the Yosemite Travel Center, located on the southeast corner of State Route 41 and Tesoro Viejo Boulevard in the Tesoro Viejo community, is now officially open to visitors. Jamba Juice is expected to open soon.
- The 7-Eleven Travel Center and Truck Stop on Avenue 17, just off Highway 99, will hold its ribbon-cutting ceremony on May 15.
- Construction of the North Fork Mono Casino began in September 2024, with a planned opening in fall 2026. For background, an appellate court ruling in December 2025 invalidated the state's approval, and in April, the California Supreme Court declined to review the decision, leaving the project unauthorized under state law. Despite this, the North Fork Rancheria has stated construction will continue, citing federal approvals from 2012 and 2016 and asserting that its right to operate is governed by federal law. The tribe emphasized the project's potential to create approximately 1,000 jobs in Madera County and recently hosted its North Fork Mono Casino career fair.

- Outbound Yosemite, a 17-acre retreat featuring 104 cabins and more than 5,000 square feet of indoor and outdoor meeting space, is scheduled to open in September, although that date is subject to change.
- Valley Children’s Hospital has purchased Gunner Ranch, Inc., which is 277 acres of land adjacent to the hospital’s Madera County campus. The site is fully approved for future development.
- Construction of the new Riverstone fire station is set to begin in July, with completion expected by the end of next year. The station will be located on Road 40, just south of Avenue 12.
- The new 11,160 square foot Camarena Health facility in the Madera Ranchos off Avenue 12 is officially open.
- Raven and Pines Bookstore has officially celebrated its grand opening in Oakhurst. The new shop features a dedicated local interest section highlighting hiking trails and the history of Yosemite, and it plans to host a variety of community events in the future.
- The City of Chowchilla celebrated the ribbon cutting of the Chow Stand, a new concession facility at Edward Ray Park made possible through contributions from the Chowchilla Rotary Club, an anonymous donor, and the City.
- The City of Madera hosted a ribbon-cutting run and walk to celebrate nearly \$900,000 in trail upgrades at Town and Country Park, part of a broader effort of more than \$4 million to revitalize the city’s green spaces. Funding for the trail improvements came from a combination of local sources and \$1.5 million in state support.
- The City of Madera secured \$2 million in federal funding to support the final phase of sewer rehabilitation along Avenue 13. This phase will address the remaining section of the line from the intersection of Avenue 13 and Granada Avenue to Highway 99.
- In February, 76 Big Bear Market officially celebrated its grand opening on Almond Street in the City of Madera.
- During the first quarter of the year, the City of Chowchilla also marked several business milestones, including ribbon cuttings for Madera Auto Center and Mark IV Metal Products, as well as celebrating the official grand opening of the AutoZone Distribution Center.

### State Legislature and Administration

State legislators reconvened in Sacramento on Monday, April 6<sup>th</sup>, following the Legislative Spring Recess. April marked a particularly active period at the Capitol, as legislation moves toward the deadline to clear its house of origin by the end of May. During this time, bills are moving through policy committee hearings, Appropriations Committees are working through evaluating fiscal impacts, and budget subcommittees wrapped up most of their work in preparation for the Governor’s May Revision.

The Governor’s May Revision is due no later than May 14<sup>th</sup>, with Appropriations suspense file hearings scheduled for the same day. The deadline for each house to pass bills introduced in its own house is May 29<sup>th</sup>. In terms of the budget, while the revenues are coming in higher than anticipated this year, the Governor specifically stated that his May Revision will include spending reductions to ensure the budget remains balanced over multiple years.

Counties are closely watching for the May Revision announcement, with a focus on urging state leaders to support their multi-year, countywide [H.R. 1 budget request](#). The proposal calls for a \$1.9 billion investment in FY 2026/27, followed by \$4.5 billion in FY 2027/28. Without additional funding, critical safety net programs in the Central Valley, such as Medi-Cal and

CalFresh, face immediate risk. Any shortfall would place significant additional strain on county systems that are already operating under considerable pressure.

*On the legislative side, MCEDC is tracking a number of bills, including:*

*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 1<sup>st</sup>, 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 1<sup>st</sup>, 2027. *The bill passed the Assembly Floor and is waiting for policy assignment in Senate Rules. MCEDC is actively watching this bill.*

*AB 1761 (Rogers)* The bill would require the Public Utilities Commission (PUC) to disclose data used by the PUC to calculate the Power Charge Indifference Adjustment (PCIA) costs, including cost inputs, forecasting assumptions and methodologies. *The bill is on the Assembly Suspense File. MCEDC is in support of this bill.*

*AB 2377 (Soria)* The bill would have created a targeted accelerated depreciation incentive to encourage new manufacturing investment in California. Specifically, for tax years 2027 through 2031, the bill would have allowed qualified taxpayers to take an accelerated depreciation deduction of 50% or 100% on qualifying property, they place into service. To have been eligible, the taxpayer must have had to place at least \$1,000,000 of qualifying property into service within the state during the year and must have certified under penalty of perjury that the property will be primarily used in the state for at least three years. *The bill was held in the Assembly Revenue and Taxation Committee's Suspense File, and is now dead for the year. MCEDC was in support of this bill.*

*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. *The bill is on the Assembly Suspense File. MCEDC is actively watching this bill.*

*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), which is similar but not identical.* 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.

*SB 954 (Blakespear)* The bill repeals the CEQA exemption provided to advanced manufacturing facilities in last year's SB 131 Budget Trailer bill of 2025, and instead establishes an onerous and complex gauntlet of energy, siting, and labor requirements that these facilities must meet. CALED recently joined a coalition of various groups, including the Bay Area Council, the California Manufacturers and Technology Association, and Cal Chamber, opposed to SB 954. *The bill is on the Senate Suspense File. MCEDC is concerned and is actively watching this bill.*

## Conclusion

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



## Report of Activities May 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		
<b>2026</b>										
2606	Project Train	4/27/2026							Potential	Client Meeting
2605	Project Eagle	4/10/2026	Industrial						Poential	GoBiz
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
<b>2025</b>										
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	1/20/206	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 Gil RE Project Green
		7/8/2025	Commercial/Industrial	5 acres			X		Active	Call with Kulvinder Gil 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	2/7/2025	Residential/Commercial	1,032 acres			X		Active	Gunner Ranch West

	Ranch									
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	
<b>Chowchilla</b>								
	3/4/2026	Ribbon Cutting	EE					Chow Stand Grand Opening
	2/24/2026	Meeting	KG					City of Chowchilla Council RE MCEDC Budget
	1/30/2026	Lunch	KG, EE					Rod Pruet, 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 Pruet, City Administrator, and Denise Munoz, Director, City of Chowchilla
	11/18/2025	Lunch	KG					Mayor Kelly Smith, Rod Pruet and Denise
	7/10/2025	Meeting	KG					Chowchilla Meeting with Rod Pruet, 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 Pruet, 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
<b>Madera</b>								
	4/27/2026	Meeting	KG					Client and Councilmember Jose Rodriguez RE Project Train
	3/16/2026	Meeting	KG					Client RE Expansion Efforts
	3/5/2026	Meeting	KG					Arnoldo Rodriguez, City Manager, City of Madera RE Update/Check-In
	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 Arnoldo Rodriguez, City of Madera RE Monterey ICSC
<b>County</b>							
	4/7/2026	Meeting	KG				County Board of Supervisors RE MCEDC Budget
	4/2/2026	Lunch	KG				Supervisor Bobby McCaulay
	3/4/2026	Meeting	KG				Matt Treber, CAO, RE Update/Check-In
	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

### Memberships/ Partners

Name	Date	Activity	Contacts	Meetings/Leads	Notes
<b>CCVEDC (California Central Valley Economic Development Corporation)</b>					
	4/24/2026	Meeting			Board Meeting
	4/20 - 4/23/2026	Mission			Mission - Atlanta
	3/20/2026	Meeting			Board Meeting
	3/10/2026	Virtual Meeting			W/ Hopkins Group RE Introduction
	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
<b>SIOR (Society of Industrial and Office Realtors)</b>					
	5/1/2025	Mission			Annual Golf Tournament with Merced and Kern Counties
<b>Team CA</b>					
	11/5 - 11/7/2025	Conference			Meet the Consultants Conference
	9/25/2025	Virtual Meeting			RE One Big Beautiful Bill

	8/28/2025	Meeting			
	7/30/2025	Meeting			
	6/30/2025	Virtual Meeting			TEAM CA RE SEMICON West
	5/28/2025	Virtual Meeting			
<b>NAIOP</b>					
<b>CALED (California Association of Local Economic Development)</b>					
	4/15 - 4/17/2026	Conference			2026 Annual Conference
	3/4/2026	Virtual Meeting			RE GOBIZ
	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
<b>ICSC (International Council of Shopping Centers)</b>					
	3/23 - 3/25/2026	Conference			Monterey
	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
<b>Governor's Office of Business and Economic Development (GO-Biz)</b>		
4/14/2026	Business Ready Sites Program Webinar Series	EE
3/10/2026	Business Ready Sites Program Webinar Series	EE
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

Greater Madera County Industrial Association (GMCIA)		
4/8/2026	Meeting	KG, LL
3/11/2026	Meeting	LL
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
Madera County Workforce Investment Board		
4/8/2026	Madera County Workforce Development Business Services Division Meeting	EE
3/11/2026	Madera County Workforce Business Services Division Meeting	KG
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
<b>Eastern Madera County Foundation</b>		
4/1/2026	Oakhurst Ecosystem	EE
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
<b>Madera Chamber</b>					
	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
<b>Chowchilla Chamber</b>					
	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
<b>Oakhurst Chamber</b>					
	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
<b>Coarsegold Chamber</b>				
	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
4/27/2026	Economic Summit	San Joaquin Wine Co.	Moderator: Gabriel Dillard, Panelists: Tim Jones, Sarah Bohn, Josh Peterson, Michael Matter	PG&E, Valley Children's Healthcare, RedRock, MidValley Disposal, Precision Engineering, Kosmont Companies, Riverstone	187
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
10/31/2024	State of the County	Madera Municipal Golf Course	City of Chowchilla Mayor, & City of Madera Mayor, Rhonda Salisbury	Red Rock	

### Staff Calendar

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

Date	Activity	BA, PA, BR, BE	Notes	Staff
4/30/2026	Virtual Meeting		MCEDC and Client RE marketing/social media	KG, EE
4/21/2026	Virtual Meeting		GoToWebinar	EE
4/14/2026	Meeting		MCEDC Pre Meeting with panelists RE Economic Summit Panel	KG
4/1/2026	Forum		Western Growers California Gubernatorial Candidate Forum	KG
3/31/2026	Lunch		WHSE Partners	KG
3/18/2026	Meeting		4C Manufacturing & Economic Development	EE
3/17 - 3/18/2026	Meetings		MCEDC Legislative Day	KG
3/17/2026	Virtual Meeting		GoToWebinar	EE

3/9/2026	Meeting		MCEDC Executive Committee	KG, EE, LL
3/9/2026	Coffee		District Attorney's Office RE Introduction	KG
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, CALINFRA 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

**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:**       May 11, 2026  
**SUBJECT:**   Staff Report

**CDBG RLF PROGRAM STATUS**

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- **Madera County Business Assistance/Microenterprise Program Income Trust Fund Balance= \$666,257**
- **City of Madera Program Income Trust Fund Balance- \$ 380,842**

**LOAN STATUS**

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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	\$2,093.88
Galaxy Dance Academy	Over 180 days	City of Madera	\$18,542.64
GQ Investments	Current	City of Madera	\$48,522.21
Sierra News Online	Current	Madera County	\$23,515.74
Lunitas Boutique***	Current	City of Madera	\$34,080.33

\*\*\*- new loan client