

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**

July 13, 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*

<https://us06web.zoom.us/jc/87636591992>
+14086380968,,8212068981# US (San Jose)
Meeting ID: 821 206 8981

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 – May 11, 2026**

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

6.0 **Action Items**

6.1 **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 **Presentation:** Erika Li, Chief Deputy Director, Budgets, State of California
Department of Finance - Presentation on the enacted State Budget 2026-27

7.2. **Madera County Economic Development Commission Audit for Fiscal
Year 2025/2026**

The MCEDC Board of Commissioners will review the audit cost for Fiscal Year 2025-2026.

7.3 **Noble Law PC Attorney-Client Fee Agreement**

The MCEDC Board of Commissioners will review of the Noble Law PC Attorney-Client Fee Agreement.

8.0 **Written Communication**

8.1 *Letter in support of AB 1923*

8.2 *Letter in support of AB 1761*

9.0 **Open Discussion/Reports/Information**

9.1 **Commissioner Reports**

9.2 **Executive Director**

9.3 **Manager of Business Development & Marketing**

9.4 **Business Assistance/Office Manager**

10.0 **Next Meeting**

October 12, 2026

11.0 **Adjournment**

**MADERA COUNTY ECONOMIC DEVELOPMENT COMMISSION
BOARD OF COMMISSIONERS
ATTENDANCE 2025-26**

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

NM-no meeting held

NQ-no quorum

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

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

AND

REGULAR MEETING OF THE ECONOMIC DEVELOPMENT CORPORATION OF MADERA COUNTY BOARD OF DIRECTORS

M I N U T E S

May 11, 2026

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: *Ollia Ridge, Rob Poythress, Nathan Alonzo, Jordan Wamhoff, Maiknue Vang*

ABSENT: *John McCann, Waseem Ahmed, Elsa Mejia, Melissa Jones, Dennis Haworth*

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

1.0 CALL TO ORDER

The meeting was called to order at 3:17 p.m. by Chair Poythress.

2.0 PUBLIC COMMENT

None.

3.0 INTRODUCTIONS & RECOGNITIONS

Commissioner Mejia joined via zoom.

4.0 CONSIDERATION OF AGENDA

On motion by Commissioner Wamhoff and seconded by Commissioner Vang the agenda is approved as presented.

5.0 CONSENT CALENDAR

5.1 Madera County Economic Development Commission Minutes
-January 12, 2026

5.2 Madera County Economic Development Commission Financial Report
- April 2026

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

6.0 ACTION ITEMS

Action Items

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

On motion by Commissioner Wamhoff and seconded by Commissioner Ridge the budget for Fiscal Year 2026/2027 is approved. Motion carried.

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

On motion by Commissioner Vang and seconded by Commissioner Ridge, the terms of office for the MCEDC Board of Commissioners is approved as presented. Motion carried.

6.3 *Election of Officers*

On motion by Commissioner Wamhoff and seconded by Commissioner Ridge, Commissioner Poythress will serve as Chair and Commissioner Vang will serve as Vice-Chair for Fiscal Year 2026/2027. Motion carried.

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

On motion by Commissioner Wamhoff and seconded by Commissioner Vang, MCEDC Board of Commissioners will adjourn to the Economic Development Corporation of Madera County Board of Directors meeting at 3:24 pm. Motion carried. Returned to the MCEDC Board of Commissioners meeting at 3:44 pm.

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/REPORT/INFORMATION

9.1 *Commissioner Reports*

Commissioner Alonzo- (Utilities)- *reported PG&E will have their 5th rate reduction with a total of 24% savings for the average customer. They are not done cutting yet. Legislatively they need to have the wildfire victims fund renewed, extended and reformed to allow more money to go to the fund versus attorneys. Hoping by keeping the funds, it will stabilize the insurance market in California and stabilize stock in the utility market which is trading at 20-25% below what it should be. If the legislation passes it should correct itself. They are looking to get legislation passed to allow Diablo Canyon to operate at least until 2045, past the current date of 2030.*

Commissioner Wamhoff- (Board of Supervisors) - reported budget season talks are going well with the departments. It looks like there will be a balanced budget with a few cuts and adding a tiny bit to reserves. Although the economic condition hasn't changed much in the last several years they're hoping the tax basis will be growing with upcoming new projects. Policies are working their way through the planning commission, including short term vacations rentals and permitting.

Commissioner Vang - (Workforce Investment Board)- reported they are doing an unveiling and ribbon cutting for their Workforce on Wheels, mobile unit on May 20th. They're hoping to have the James Irvine Foundation there as they were the vendor they purchased the vehicle from and helped with the design of the unit. They have been designated as a high performing Workforce Board. With that, they have potential to receive up to \$100,000 depending on how many local high performing boards have applied. They have been able to secure a second round of the James Irvine Foundation dollars, a million dollars. They will use those funds to invest in a childcare entrepreneurship program and design and create a space in the center for a business resource center.

Commissioner Ridge -(Golden Valley Chamber)- reported Camarena Health has opened in the Ranchos and will have a ribbon cutting on May 26th. The Flatlanders Parade will be held on May 16th. They have partnered with the high school where there will be a car show after the parade. The Chamber is putting banners up on Avenue 12, thanks to the help of Supervisor Wamhoff.

Commissioner Mejia- (City of Madera)- reported on the Executive Committee's legislative day. She attended the ribbon cutting for Gonzalez Boxing on May 2nd. And a ribbon cutting for the Car Vault at the corner of Gateway and 6th.

Commissioner Poythress - (Madera Chamber of Commerce)- reported on a meeting he attended for the California Forward/California Leadership network. They are doing 3 of these meetings throughout the state. Discussions were had on, "how can the state support durable regional systems?" and "how can regions build durable collaborative structures?" Basically, they're looking to do big regional things. Conversations centered around Fresno, Tulare and Kings. He shared with them that he feels like Madera isn't part of their region, which shows the disconnect between Sacramento and the real world.

- 9.2 **Executive Director**- thanked those that attended the Economic Summit. She felt by changing it up, it would get people to want to come. Received really good feedback and welcomes more feedback, as she wants it to be bigger and better. She hates to see things stay stagnant. Looking ahead to the State of the County event in the fall, possibly switching up the location. Gave a review of the Executive Committee's legislative mission in March. MCEDC received an award at the annual CALED conference for the Business Highlights program. Attended CCVEDC's Atlanta mission where they had 6 Meetings, 3 site selectors and 3 with other service providers. Regarding Opportunity Zones, which basically cover the cities of Chowchilla and Madera. The cities will determine which eligible census tracts they'd like to include in the Zone. Attended the SR41 groundbreaking, and will be attending the 7-11 Travel Center ribbon cutting on May 15th. North Fork Casino is looking for a fall opening. Met with Valley Children's Healthcare discussing letters of support relating to hospitals. The State budget May Revise should be coming out around May 14th while the counties are waiting on their HR1 budget request. Reviewing legislative bills, where the only bill we have a position on that's active is AB1761. We're still monitoring all the other bills.

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

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

10.0 **NEXT MEETING** - *The next meeting of the Commission will be held July 13, 2026.*

11.0 **ADJOURNMENT**

The meeting was adjourned at 4:25 p.m.

Respectfully submitted,
Lois Leonard, Recording Secretary

P&L

	<u>Jun 26</u>
Ordinary Income/Expense	
Income	
4000 · Grants	
4040 · CDBG Grant-City of Madera	<u>825.85</u>
Total 4000 · Grants	825.85
4100 · City-County Contributions	
4130 · County of Madera	<u>22,957.26</u>
Total 4100 · City-County Contributions	22,957.26
4151 · Special Events	<u>8,313.72</u>
Total Income	<u>32,096.83</u>
Gross Profit	32,096.83
Expense	
5000 · Salaries	
5001 · Salaries- MCEDC	<u>28,000.04</u>
Total 5000 · Salaries	28,000.04
5100 · Employee Expense	
5110 · FICA ER	1,706.86
5120 · Medicare ER	399.18
5131 · ICMA Retirement	2,099.99
5150 · Insurance	
5151 · Dental	108.50
5152 · Medical	4,428.00
5153 · Vision	22.18
5150 · Insurance - Other	<u>1.23</u>
Total 5150 · Insurance	4,559.91
5160 · LT Disability	87.84
5195 · ED/Staff Cell Phones	<u>231.00</u>
Total 5100 · Employee Expense	9,084.78
5200 · Marketing	81.09
6160 · Organization Dues	120.00
6170 · Equipment Rental	437.04
6230 · Publications/Directories	180.00
6300 · Repair and Maintenance	
6301 · Office Maintenance	<u>499.16</u>
Total 6300 · Repair and Maintenance	499.16
6340 · Telephone	489.93
6390 · Utilities	1,195.33
6450 · Contract Service	
6454 · Legal Services	<u>1,035.00</u>
Total 6450 · Contract Service	1,035.00

6550 · Office Expense	
6560 · Payroll Expenses	86.35
6550 · Office Expense - Other	<u>606.46</u>
Total 6550 · Office Expense	692.81
6950 · CDBG Expense - Misc	90.00
7000 · Other Expenses	
7120 · Equipment Purchase	<u>2,138.03</u>
Total 7000 · Other Expenses	<u>2,138.03</u>
Total Expense	<u>44,043.21</u>
	-
Net Ordinary Income	<u>11,946.38</u>
	-
Net Income	<u><u>11,946.38</u></u>

MADERA COUNTY EDC
Profit & Loss Budget vs. Actual
July 2025 through June 2026

	TOTAL			
	Jul '25 - Jun 26	Budget	\$ Over Budget	% of Budget
Income				
4000 · Grants				
4040 · CDBG Grant-City of Madera	3,293.42	5,000.00	-1,706.58	65.87%
4060 · Brownsfield	0.00	0.00	0.00	0.0%
4070 · County Pandemic Grant Program	0.00	0.00	0.00	0.0%
4075 · County Microgrant Program	0.00	0.00	0.00	0.0%
4076 · City of Madera CDBG CV Grant	0.00	0.00	0.00	0.0%
Total 4000 · Grants	3,293.42	5,000.00	-1,706.58	65.87%
4100 · City-County Contributions				
4110 · City of Chowchilla	39,798.52	39,789.51	9.01	100.02%
4120 · City of Madera	194,614.52	194,614.51	0.01	100.0%
4130 · County of Madera	215,992.90	231,515.33	-15,522.43	93.3%
4135 · Marketing Plan Contributions	5,300.00	0.00	5,300.00	100.0%
Total 4100 · City-County Contributions	455,705.94	465,919.35	-10,213.41	97.81%
4149 · Private Memberships	10,000.00	3,000.00	7,000.00	333.33%
4150 · Miscellaneous Income	386.40			
4151 · Special Events	20,316.10	10,000.00	10,316.10	203.16%
4180 · Special Projects	0.00	0.00	0.00	0.0%
4200 · Interest Income	0.00	0.00	0.00	0.0%
4300 · Contracts	12,500.00			
Total Income	502,201.86	483,919.35	18,282.51	103.78%
	502,201.86	483,919.35	18,282.51	103.78%
Expense				
5000 · Salaries				
5001 · Salaries- MCEDC	267,633.71	256,765.58	10,868.13	104.23%
5000 · Salaries - Other	0.00	0.00	0.00	0.0%
Total 5000 · Salaries	267,633.71	256,765.58	10,868.13	104.23%
5100 · Employee Expense				
5110 · FICA ER	15,920.18	15,919.47	0.71	100.0%
5120 · Medicare ER	3,723.28	3,723.10	0.18	100.01%
5131 · ICMA Retirement	20,072.60	19,257.42	815.18	104.23%
5150 · Insurance				
5151 · Dental	1,302.00	1,350.00	-48.00	96.44%
5152 · Medical	51,488.56	52,858.85	-1,370.29	97.41%
5153 · Vision	266.16	275.00	-8.84	96.79%
5150 · Insurance - Other	14.76	14.76	0.00	100.0%
Total 5150 · Insurance	53,071.48	54,498.61	-1,427.13	97.38%
5160 · LT Disability	1,054.08	1,054.08	0.00	100.0%
5170 · Insurance - Worker's Comp	1,964.84	5,769.93	-3,805.09	34.05%
5180 · Staff Mileage	1,771.76	3,500.00	-1,728.24	50.62%
5190 · Staff Expense	1,458.55	2,500.00	-1,041.45	58.34%

MADERA COUNTY EDC
Profit & Loss Budget vs. Actual
July 2025 through June 2026

	TOTAL			
	Jul '25 - Jun 26	Budget	\$ Over Budget	% of Budget
5195 · ED/Staff Cell Phones	2,588.52	3,000.00	-411.48	86.28%
Total 5100 · Employee Expense	101,625.29	109,222.61	-7,597.32	93.04%
5200 · Marketing				
Chicago Mission	0.00	0.00	0.00	0.0%
ICSC	1,461.49	0.00	1,461.49	100.0%
Leg. Visit	899.41			
Mission	1,665.83	0.00	1,665.83	100.0%
SIOR	138.80	0.00	138.80	100.0%
West Pak	0.00	0.00	0.00	0.0%
5200 · Marketing - Other	46,074.02	42,000.00	4,074.02	109.7%
Total 5200 · Marketing	50,239.55	42,000.00	8,239.55	119.62%
5400 · Conference & Training	9,141.20	3,500.00	5,641.20	261.18%
6120 · Bank Service Charges	0.19	0.00	0.19	100.0%
6130 · Depreciation Expense	0.00	0.00	0.00	0.0%
6160 · Organization Dues	1,470.00	1,500.00	-30.00	98.0%
6170 · Equipment Rental	2,958.19	3,000.00	-41.81	98.61%
6230 · Publications/Directories	1,722.99	500.00	1,222.99	344.6%
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	24,265.80	26,000.00	-1,734.20	93.33%
6300 · Repair and Maintenance				
6301 · Office Maintenance	3,514.64	3,500.00	14.64	100.42%
6302 · Computer Repairs	216.49	0.00	216.49	100.0%
6300 · Repair and Maintenance - Other	0.00	0.00	0.00	0.0%
Total 6300 · Repair and Maintenance	3,731.13	3,500.00	231.13	106.6%
6331 · Commissioner Expense	149.18	200.00	-50.82	74.59%
6340 · Telephone	4,760.73	3,500.00	1,260.73	136.02%
6390 · Utilities	2,505.94	6,500.00	-3,994.06	38.55%
6450 · Contract Service				
6453 · Website Re-Design	0.00	0.00	0.00	0.0%
6454 · Legal Services	2,610.00	0.00	2,610.00	100.0%
6450 · Contract Service - Other	0.00	0.00	0.00	0.0%
Total 6450 · Contract Service	2,610.00	0.00	2,610.00	100.0%
6550 · Office Expense				
6560 · Payroll Expenses	2,271.35	0.00	2,271.35	100.0%
6550 · Office Expense - Other	2,022.92	2,000.00	22.92	101.15%
Total 6550 · Office Expense	4,294.27	2,000.00	2,294.27	214.71%
6555 · Insurance - Office	4,036.23	2,350.00	1,686.23	171.75%
6670 · Special Events Expense	21,348.04	9,500.00	11,848.04	224.72%
6950 · CDBG Expense - Misc	1,080.00	0.00	1,080.00	100.0%
6970 · RMDZ-expense	0.00	0.00	0.00	0.0%

MADERA COUNTY EDC
Profit & Loss Budget vs. Actual
July 2025 through June 2026

	TOTAL			
	Jul '25 - Jun 26	Budget	\$ Over Budget	% of Budget
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	2,138.03	0.00	2,138.03	100.0%
Total 7120 · Equipment Purchase	2,138.03	5,681.16	-3,543.13	37.63%
7000 · Other Expenses - Other	0.00	0.00	0.00	0.0%
Total 7000 · Other Expenses	2,138.03	5,681.16	-3,543.13	37.63%
Total Expense	505,775.42	483,919.35	21,856.07	104.52%
	-3,573.56	0.00	-3,573.56	100.0%
	-3,573.56	0.00	-3,573.56	100.0%

6.1

ECONOMIC DEVELOPMENT CORPORATION

of

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

B O A R D O F D I R E C T O R S

July 13, 2026

3:00 p.m.

Meeting will be held at:

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

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

<https://us06web.zoom.us/jc/87636591992>

+14086380968,,8212068981# US (San Jose)

Meeting ID: 821 206 8981

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, 413 W. Yosemite Avenue, Madera, CA 93637; Telephone (559) 675-7768; Fax (559) 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- Minutes of May 11, 2026

5.2- June 2026 Financials

6.0 **Action Items**

6.1 **EDCMC By-Laws**

*EDCMC Board of Directors will review and approve the revised
EDCMC By-Laws as drafted by MCEDC counsel.*

7.0 **Informational Items**

None.

8.0 **Adjournment**

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

May 11, 2026

MINUTES

PRESENT: Ollia Ridge, Rob Poythress, Nathan Alonzo, Jordan Wamhoff,
Maiknue Vang

ABSENT: John McCann, Waseem Ahmed, Elsa Mejia, Melissa Jones

STAFF: Kristina Gallagher, Lois Leonard, Elena Estrada

1.0 CALL TO ORDER

The meeting was called to order at 3:24 p.m. by Chair Poythress.

2.0 PUBLIC COMMENT

None.

3.0 INTRODUCTIONS & RECOGNITION

None.

4.0 CONSIDERATION OF AGENDA

No changes.

5.0 CONSENT CALENDAR

5.1 Meeting of July 10, 2010

On motion by Director Wamhoff and seconded by Director Ridge the minutes from the meeting of July 14, 2010 be approved as presented. Motion carried.

6.0 ACTION ITEMS

6.1 Election of Officers

On motion by Director Wamhoff and seconded by Director Vang MCEDC Board of Commissioners will serve as the Economic Development Corporation of Madera County Board of Directors including the officers of the MCEDC Board of Commissioners. Motion carried.

6.2 EDCMC By-Laws

Consensus of the Board of Directors, Executive Director Gallagher and Chair Poythress to work with the attorney to review and revise By-Laws if needed and be brought back to the Directors for review and approval.

6.3 EDCMC Sponsorships Application

Executive Director Gallagher reviewed the sponsorship application. No action taken.

7.0 ADJOURNMENT

On motion by Director Wamhoff and Director Vang the meeting was adjourned at 3:44 p.m.

Respectfully submitted,

Lois Leonard, Recording Secretary

Balance FY 25/26

	<u>Jun 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Citizens Business Bank	<u>92,267.88</u>
Total Checking/Savings	<u>92,267.88</u>
Total Current Assets	<u>92,267.88</u>
TOTAL ASSETS	<u>92,267.88</u>
LIABILITIES & EQUITY	
Equity	
Unrestricted Net Assets	75,855.07
Net Income	<u>16,412.81</u>
Total Equity	<u>92,267.88</u>
TOTAL LIABILITIES & EQUITY	<u>92,267.88</u>

Bylaws of the Economic Development Corporation of Madera County

Article I. Name, Purpose, and Offices

1. Name

The name of this corporation is the Economic Development Corporation of Madera County (the "Corporation").

2. Principal Office

The principal office of the Corporation for the transaction of business is located at the offices of the Madera County Economic Development Commission, 2425 West Cleveland Avenue, Suite 101, Madera, California 93637, or at such other location within the County of Madera as the Board of Directors may designate from time to time.

3. Purpose; Federal Tax-Exempt Limitations

1. The Corporation is organized and shall be operated exclusively for one or more purposes described in Section 501(c)(3) of the Internal Revenue Code (the "Code"), and shall satisfy the organizational and operational requirements applicable to organizations described in Code Section 501(c)(3). [§ 13B.200 Application for Recognition of Exemption Under I.R.C. § 501\(c\)\(3\) \[IRS Form 1023\]](#), [§ 13B.20 Establishing Exemption Under I.R.C. § 501\(c\)\(3\)](#).
2. No part of the net earnings of the Corporation shall inure to the benefit of any private shareholder or individual, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of its purposes. [§ 13B.200 Application for Recognition of Exemption Under I.R.C. § 501\(c\)\(3\) \[IRS Form 1023\]](#)
3. No substantial part of the activities of the Corporation shall consist of carrying on propaganda or otherwise attempting to influence legislation, except to the extent permitted under Code Section 501(c)(3) and applicable elections and limitations. [§ 13B.200 Application for Recognition of Exemption Under I.R.C. § 501\(c\)\(3\) \[IRS Form 1023\]](#)
4. The Corporation shall not participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of or in opposition to any candidate for public office. [§ 13B.200 Application for Recognition of Exemption Under I.R.C. § 501\(c\)\(3\) \[IRS Form 1023\]](#)
5. The Corporation shall not be empowered to engage, other than as an insubstantial part of its activities, in activities that are not in furtherance of one or more exempt purposes described in Code Section 501(c)(3). [§ 426 Federal Income Tax Exemptions for Nonprofit Organizations](#), [§ 13B.20 Establishing Exemption Under I.R.C. § 501\(c\)\(3\)](#).

Article II. No Members; Public Investors

1. No Members

The Corporation shall not have any members.

2. Effect of No Members

Any action that would otherwise require approval by members shall require only the approval of the Board of Directors, and all rights that would otherwise vest in members under the Nonprofit Public Benefit Corporation Law shall vest instead in the directors.

3. Public Investor (Recognition Category Only)

Public investor shall mean any business entity, or its representative, that makes a monetary charitable contribution to the Corporation exceeding \$1,000 annually, per fiscal year.

Article III. Board of Directors

1. Powers

Subject to the Articles of Incorporation and these Bylaws, the activities and affairs of the Corporation shall be conducted and all corporate powers shall be exercised by or under the direction of the Board of Directors. [§ 34A.10 Resolutions Authorizing Lease](#)

2. Number; Composition; Appointment; Term

- 1. The Corporation shall have no fewer than five (5) and no more than eleven (11) directors (the directors), who shall be known collectively as the Board of Directors (the board).**
- 2. Directors shall be designated and/or appointed by the Madera County Economic Development Commission and shall include the Executive Director of the Commission.**

3. Qualifications

Directors shall reside or do business in the County of Madera and shall have experience and/or interest in one or more of the following:

- 1. Decision-making problems and processes of local and other governmental entities.**

- 2. Economic development, including the attraction, creation, retention, and expansion of businesses.**

4. Meetings; Quorum; Voting (General)

The Board shall act at duly noticed meetings at which a quorum is present, except as otherwise permitted by law and these Bylaws.

5. Removal; Vacancies; Resignation

The Board may declare vacant the office of a Director upon the occurrence of any of the following events:

- 1. The Director has been declared of unsound mind by a final order of court.**
- 2. The Director has been convicted of a felony.**
- 3. The Director has missed three or more meetings annually.**
- 4. If an appointee from the MCEDC Board of Commissioners, when the Director is no longer part of the MCEDC.**

Any of the appointed members of the Board by the MCEDC Board of Commissioners may be removed by the MCEDC.

Any Director may resign effective upon giving written notice to the Chair, the Chief Executive Officer, the Secretary, or the Board, unless the notice specifies a later effective time; provided, however, that a Director shall not resign where the Corporation would then be left without a duly elected Director or Directors in charge of its affairs.

Vacancies on the Board shall exist upon the death, resignation, or removal of any Director and shall be filled for the unexpired balance of the predecessor's term in the same manner as that office was initially filled.

6. Compensation; Reimbursement

Directors shall not be personally liable for the debts, liabilities, or other obligations of the Corporation.

Article IV. Meetings of the Board

1. Regular Meetings

Regular meetings shall be held at least annually at a time and place as provided by the Board. Meetings may be called by the Board Chair or by any two (2) Directors.

2. Notice of Regular Meetings; Agenda Posting; Public Comment

1. Regular meetings may be held on ten (10) days' notice by first-class mail, postage prepaid, or on seven (7) days' notice delivered personally, or by telephone or email.
2. An agenda for regular meetings shall be posted at least seventy-two (72) hours in advance and shall provide for public comment.
3. Agendas of public meetings are disclosable public records and shall be made available upon request without delay, subject to applicable exemptions from disclosure. [Cal Gov Code § 54957.5](#)

3. Special Meetings

1. Special meetings may be held on four (4) days' notice by first-class mail, postage prepaid, or forty-eight (48) hours' notice delivered personally or by telephone or email.
2. Written notice shall be provided in compliance with Government Code section 54956.
3. An agenda for special meetings shall be posted in the manner stated in these Bylaws for regular meetings and shall provide for public comment.

4. Waiver of Notice

Notice of any meeting need not be given to any Director who signs a waiver of notice or a written consent to holding the meeting or an approval of the minutes thereof, whether before or after the meeting, or who attends the meeting without protesting, prior thereto or at its commencement, the lack of notice. All waivers, consents, and approvals shall be filed with the corporate records or made a part of the minutes.

5. Notice to Chief Executive Officer

Notice of all regular and special meetings shall be given to the Chief Executive Officer or the Chief Executive Officer's designee in the same manner as notice is given to Directors.

6. Quorum; Voting

1. A majority of the authorized number of Directors constitutes a quorum for the transaction of business.
2. Except as otherwise provided in the Articles, these Bylaws, or by law, every act or decision done or made by a majority of the Directors present at a meeting duly held at which a quorum is present shall be the act of the Board.

7. Presiding Officer; Secretary of Meeting

The Chair of the Board, or in the Chair's absence any Director selected by the Directors present, shall preside at meetings. The Secretary of the Corporation, or in

the Secretary's absence any person appointed by the presiding officer, shall act as secretary of the meeting.

8. Teleconference Participation

Directors may participate in a meeting through the use of a conference telephone or similar communications equipment, so long as all Directors participating can hear one another. Such participation shall constitute personal presence at the meeting. Any teleconferenced meeting or proceeding shall comply with Government Code section 54953.

9. Adjournment

A majority of the Directors present, whether or not a quorum is present, may adjourn any meeting to another time and place. If the meeting is adjourned for more than twenty-four (24) hours, notice of the adjournment shall be given prior to the time of the adjourned meeting to Directors who were not present at the time of adjournment.

Article V. Officers and Management

1. Officers; Multiple Offices

1. The officers of the Corporation shall be a Board Chair, a Chief Executive Officer, a Secretary, a Chief Financial Officer, and such other officers with such titles and duties as shall be determined by the Board and as may be necessary to enable the Corporation to sign instruments.
2. Any number of offices may be held by the same person, except neither the Secretary nor the Chief Financial Officer shall serve concurrently as the Chief Executive Officer.

2. Appointment of Officers

1. The Executive Director of the MCEDC shall be, or shall appoint, the Corporation's Chief Executive Officer.
2. The other officers of the Corporation shall be chosen by and shall serve at the pleasure of the Chief Executive Officer.

3. Chair of the Board

1. The Chair shall be elected by the Board from among its members for a term commencing July 1 of each year and ending June 30 of the following year, and shall serve until a successor is elected and qualified.
2. The Chair shall preside at all meetings of the Board and shall provide policy direction to corporate management.

3. **The Chair or the Chief Executive Officer shall provide a report of the Corporation's activities to the MCEDC Board of Commissioners quarterly.**

4. Chief Executive Officer

1. **Subject to the direction and control of the Board and the Chair, the Chief Executive Officer shall be the President and General Manager of the Corporation and shall have supervision, direction, and control of the affairs of the Corporation.**
2. **The Chief Executive Officer shall appoint all other persons to the offices named in this Article or by the Board from among MCEDC staff.**
3. **The Corporation shall not hire employees but shall contract with MCEDC for all necessary staff in order to carry out the responsibilities of the Corporation.**

5. Secretary

The Secretary shall keep or cause to be kept at the principal office (or such other place as the Board may order) a book of minutes of all meetings of the Board and shall perform such other duties as may be required by law or prescribed by the Board.

6. Chief Financial Officer

The Chief Financial Officer shall keep and maintain adequate and correct books and records of account, shall deposit monies and valuables in the name of the Corporation with depositories designated by the Board, shall disburse funds as ordered by the Board, and shall render accounts and reports as requested by the Chair, Chief Executive Officer, or Directors.

Article VI. Committees

1. Committees of the Board; Advisory Committees

The Board may establish such committees as it deems desirable to assist it in governing the affairs of the Corporation and may establish advisory committees to provide technical assistance and information to the Board.

Article VII. Fiscal Matters; Reports; Contracting; Records

1. Fiscal Year

The Corporation's fiscal year shall be from July 1 to June 30.

2. Annual Report and Audit

The Board shall cause an annual report to be prepared and submitted to it and the MCEDC Board of Directors no later than one hundred twenty (120) days after the close of the fiscal year, and the annual report shall include the information described in the Corporation's legacy bylaws, including specified transactions and indemnifications, together with a report from an independent certified public accountant based upon an audit of the Corporation's books and records.

3. Annual Budget

Prior to the commencement of each fiscal year, the Board shall consider and approve a budget for the year, which may be revised from time to time as necessary.

4. Procurement; Execution of Contracts; Service Policy Guideline

1. **Procurement of goods and services:** when acting within the approved budget, the Chief Executive Officer may authorize procurement of goods and services not to exceed \$10,000 per transaction; procurements in excess of \$10,000 shall be approved in advance by the Board; all procurement transactions in excess of \$5,000 shall be reported to the Board at its next regular meeting.
2. **Execution of contracts:** when acting within established Board policy, the Chief Executive Officer may execute contracts obligating the Corporation to perform services for third parties or to accept grants-in-aid, loans, or financial assistance from third parties not to exceed \$25,000.
3. **Technical assistance policy:** the Board shall approve a Service Policy Guideline to serve as the regulations for providing assistance within the limitations set forth in the adopted budget and elsewhere in these Bylaws.

5. Restrictions on Disbursements; Authorized Signatories; Bonding

Except as otherwise specifically determined by resolution of the Board or as otherwise required by law, corporate funds shall not be disbursed and checks, drafts, promissory notes, orders for the payment of money, and other evidence of indebtedness shall not be executed unless signed by at least two (2) persons selected by the Board, who shall be bonded in the amount of \$25,000 each against misuse; the Board shall select four (4) persons, two (2) from MCEDC staff and two (2) from the Board, as eligible signatories.

6. Public Records; Agenda Availability

To the extent agendas and writings are required to be made available as public records, they shall be made available upon request without delay, subject to applicable exemptions from disclosure. [Cal Gov Code § 54957.5](#)

Article VIII. Conflicts of Interest

1. Policy

The Board shall adopt and maintain a written conflict-of-interest policy addressing disclosure, recusal, and documentation for transactions and arrangements that may present actual or perceived conflicts of interest.

Article IX. Indemnification and Insurance

1. Indemnification; Liability Insurance

Subject to the limitations stated in the Corporation's legacy bylaws, the Board shall have authority to indemnify its officers, Directors, and agents against liability asserted against or incurred by them by reason of their activities on behalf of the Corporation, and to purchase and maintain insurance on behalf of any agent of the Corporation against such liability.

2. Non-Liability of Directors

Directors shall not be personally liable for the debts, liabilities, or other obligations of the Corporation.

Article X. Adoption; Amendments

1. Adoption and Effectiveness

These Bylaws shall become effective immediately upon adoption by the Corporation Board and the MCEDC Board of Commissioners.

2. Amendments

- 1. Bylaws may be altered, amended, or repealed and new bylaws adopted by a vote of a majority of the Directors present at any special or regular meeting at which a quorum is present; provided, however, that no alteration, amendment, or repeal shall be effective until it receives the approval of the MCEDC Board of Commissioners.**
- 2. No bylaw amendment shall be effective unless written notice of the meeting at which the amendment will be considered, and of the intention to change the bylaws at that meeting, is delivered to each Director at least ten (10) days prior to the date of such meeting.**
- 3. No bylaw amendment shall be effective if it violates the Corporation's nonprofit public benefit status or is inconsistent with the Corporation's purposes.**

Article XI. Dissolution

1. Distribution of Assets

Upon the dissolution of the Corporation, its assets shall be distributed for one or more exempt purposes within the meaning of Code Section 501(c)(3), or shall be distributed to the federal government, or to a state or local government, for a public purpose, consistent with the requirements applicable to organizations described in Code Section 501(c)(3). [§ 13B.200 Application for Recognition of Exemption Under I.R.C. § 501\(c\)\(3\) \[IRS Form 1023\]](#)

CONFLICT OF INTEREST POLICY FOR

Economic Development Corporation of Madera County

ARTICLE I: PURPOSE

The purpose of this Conflict of Interest Policy is to protect the interests of the Organization when it is contemplating entering into a transaction or arrangement that might benefit the private interest of an officer, director, committee member, key employee, or other interested person. This Policy is intended to supplement, but not replace, applicable state and federal laws governing conflicts of interest applicable to nonprofit and charitable organizations.

ARTICLE II: DEFINITIONS

Section 2.1 Interested Person

Any director, officer, committee member with governing board-delegated powers, or key employee who has a direct or indirect financial interest, as defined below, is an "Interested Person."

Section 2.2 Financial Interest

A person has a financial interest if the person has, directly or indirectly, through business, investment, or family relationship:

1. An ownership or investment interest in any entity with which the Organization has a transaction or arrangement;
2. A compensation arrangement with the Organization or with any entity or individual with which the Organization has a transaction or arrangement; or

3. A potential ownership, investment, or compensation interest in any entity or individual with which the Organization is negotiating a transaction or arrangement.

Compensation includes direct and indirect remuneration, as well as gifts or favors that are substantial in nature. A financial interest is not necessarily a conflict of interest. A conflict exists only when the appropriate governing body determines that a conflict exists.

ARTICLE III: DUTY TO DISCLOSE

In connection with any actual or possible conflict of interest, an Interested Person must disclose the existence and nature of the financial interest and all material facts to the Board of Directors or applicable committee.

ARTICLE IV: PROCEDURES FOR ADDRESSING CONFLICTS

Section 4.1 Determining Whether a Conflict Exists

After disclosure of the financial interest and all material facts, and after any discussion with the Interested Person, the Interested Person shall leave the meeting while the determination of a conflict of interest is discussed and voted upon. The remaining Board or committee members shall decide if a conflict of interest exists.

Section 4.2 Procedures for Addressing the Conflict

If a conflict of interest is determined to exist:

1. The Interested Person may make a presentation at the meeting, but after the presentation, the Interested Person shall leave the meeting during discussion and voting on the matter.
2. The Chairperson of the Board or committee may appoint a disinterested person or committee to investigate alternatives to the proposed transaction or arrangement.
3. After exercising due diligence, the Board or committee shall determine whether the Organization can obtain a more advantageous transaction or arrangement with reasonable efforts from a person or entity that would not create a conflict of interest.
4. If a more advantageous arrangement is not reasonably possible under circumstances not producing a conflict of interest, the Board or committee shall determine by majority vote of the disinterested directors whether the transaction or arrangement is in the Organization's best interest, for its own benefit, and fair and reasonable. The Board shall make its decision in accordance with these determinations.

ARTICLE V: VIOLATIONS OF THE POLICY

If the Board or committee has reasonable cause to believe a person has failed to disclose an actual or possible conflict of interest, it shall inform the person of the basis for such

belief and provide an opportunity to explain the alleged failure to disclose. If, after hearing the response and making further investigation as warranted, the Board or committee determines the person has failed to disclose an actual or possible conflict of interest, it may take appropriate disciplinary and corrective action, including removal from office or committee assignments, consistent with applicable law and the Organization's governing documents.

ARTICLE VI: RECORDS OF PROCEEDINGS

The minutes of the Board and all committees with Board-delegated powers shall contain:

1. The names of the persons who disclosed or otherwise were found to have a financial interest in connection with an actual or possible conflict of interest;
2. The nature of the financial interest;
3. Any action taken to determine whether a conflict of interest was present;
4. The Board's or committee's decision as to whether a conflict existed; and
5. The names of the persons present for discussions and votes relating to the transaction or arrangement, the content of the discussion, including alternatives considered, and a record of any votes taken.

ARTICLE VII: COMPENSATION

A voting member of the Board who receives compensation, directly or indirectly, from the Organization for services rendered is prohibited from voting on matters pertaining to that member's compensation. No voting member of any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from the Organization shall vote on matters pertaining to that member's compensation.

ARTICLE VIII: ANNUAL STATEMENTS

Each director, officer, and member of a committee with Board-delegated powers shall annually sign a statement affirming that such person:

1. Has received a copy of the Conflict-of-Interest Policy;
2. Has read and understands the Policy;
3. Has agreed to comply with the Policy; and
4. Understands the Organization is charitable and, in order to maintain its federal tax exemption, must engage primarily in activities that accomplish one or more of its tax-exempt purposes.

ARTICLE IX: PERIODIC REVIEWS

To ensure the Organization operates in a manner consistent with charitable purposes and does not engage in activities that could jeopardize its tax-exempt status, periodic reviews shall be conducted. The reviews may include:

1. Whether compensation arrangements and benefits are reasonable and based on competent survey information; and
2. Whether partnerships, joint ventures, and arrangements with management organizations conform to the Organization's written policies, are properly recorded, reflect reasonable investment or payment for goods and services, further charitable purposes, and do not result in impermissible private benefit or inurement.

ARTICLE X: USE OF OUTSIDE EXPERTS

When conducting periodic reviews or addressing conflict matters, the Organization may use outside advisors, attorneys, accountants, or other experts. Use of outside experts shall not relieve the Board of its responsibility for ensuring that all actions are taken in compliance with applicable law and fiduciary obligations.

CERTIFICATION

This Conflict-of-Interest Policy was adopted by the Board of Directors of Economic Development Corporation of Madera County on _____.

Secretary

BOARD MEMBER AND OFFICER

CONFLICT OF INTEREST DISCLOSURE FORM

Economic Development Corporation of Madera County

CONFIDENTIAL DISCLOSURE STATEMENT

To assist the Organization in identifying actual, potential, or perceived conflicts of interest, each director, officer, and key committee member is required to complete this annual disclosure form.

Please answer each question completely and attach additional pages if necessary.

SECTION 1: INDIVIDUAL INFORMATION

Name: _____

Position/Title: _____

Board Committee(s): _____

Date: _____

SECTION 2: FAMILY AND BUSINESS RELATIONSHIPS

List any family relationships, business relationships, or affiliations that could present an actual or potential conflict of interest with the Organization.

Name of Person or Entity	Relationship Description of Relationship
---------------------------------	---

SECTION 3: FINANCIAL INTERESTS

Do you or any immediate family member currently have a financial interest in any organization, business, vendor, contractor, consultant, or entity that does business with or seeks to do business with the Organization?

☐ Yes

☐ No

If yes, please describe:

SECTION 4: COMPENSATION OR BENEFITS

Do you or any immediate family member receive compensation, gifts, consulting fees, loans, commissions, or other financial benefits from any entity that has a relationship with the Organization?

☐ Yes

☐ No

If yes, please describe:

SECTION 5: GOVERNMENTAL OR REGULATORY MATTERS

Are you aware of any governmental, regulatory, legal, or contractual matter involving the Organization in which you may have a personal, professional, or financial interest?

☐ Yes

☐ No

If yes, please explain:

SECTION 6: OTHER POTENTIAL CONFLICTS

Please disclose any other circumstances, relationships, affiliations, or activities that could create an actual, potential, or perceived conflict of interest.

SECTION 7: CERTIFICATION

I certify that:

1. I have received and read the Organization's Conflict of Interest Policy.
2. I understand my obligation to disclose actual or potential conflicts of interest.
3. I agree to promptly disclose any conflict that may arise during my service to the Organization.
4. The information provided in this disclosure form is true, complete, and accurate to the best of my knowledge.

Signature: _____

Printed Name: _____

Date: _____

FOR ORGANIZATION USE ONLY

Date Received: _____

Reviewed By: _____

Board/Committee Action (if any):

Follow-Up Required:

☐ Yes

☐ No

Notes:

Item 7.2
Memo

July 13, 2026

To: Madera County Economic Development Board of Commissioners

From: Kristina Gallagher, Executive Director

Re: Audit

Subject

Madera County Economic Development Commission Audit for Fiscal Year 2025/26

Recommendation

Review the cost from Ralph E. McKinnis, CPA in the amount of \$5800.00 to perform an audit of the Madera County Economic Development Commission (MCEDC) financials for the 2025/26 Fiscal Year.

Background

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

Reason for Recommendation

The recommendation is based off the approved action from the MCEDC Executive Committee on August 13, 2025 that allows the MCEDC Executive Director the delegation of authority to enter into contracts for professional services under \$20,000.

Fiscal Impact

\$5800.00 to the General Fund. This amount is \$100.00 over the amount in the approved 2026/27 Budget.



MADERA COUNTY EDC
ECONOMIC DEVELOPMENT COMMISSION

May 29, 2026

RALPHE E. MCKINNIS
CERTIFIED PUBLIC ACCOUNTANT
1925 Howard Road, Suite E
Madera, California 93637

CLIENT'S COPY

This representation letter is provided in connection with your audit of the financial statements of Madera County Economic Development Commission, which comprise the respective financial position of the business-type activities as of June 30, 2025 and 2024, and the respective changes in financial position and, where applicable, cash flows for the years then ended and the related notes to the financial statements, for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of May 29, 2026, the following representations made to you during your audit.

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated September 24, 2025, including our responsibility for the preparation and fair presentation of the financial statements and for preparation of the supplementary information in accordance with the applicable criteria.
2. The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information required by generally accepted accounting principles to be included in the financial reporting entity.
3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
4. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
5. Significant assumptions we used in making accounting estimates are reasonable.

2425 W Cleveland Ave #101, Madera, CA 93637
(559) 675-7768

www.maderacountyedc.com

6. Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
7. All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed. No events, including instances of noncompliance, have occurred subsequent to the balance sheet date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements (or in the schedule of findings and questioned costs).
8. We are in agreement with the adjusting journal entries you have proposed, and they have been posted to the company's accounts.
9. The effects of all known actual or possible litigation, claims, and assessments have been accounted for and disclosed in accordance with U.S. GAAP.
10. Guarantees, whether written or oral, under which the Commission is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

11. We have provided you with:
 - a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters (and all audit or relevant monitoring reports, if any, received from funding sources).
 - b. Additional information that you have requested from us for the purpose of the audit.
 - c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
 - d. Minutes of the meetings of Madera County Economic Development Commission or summaries of actions of recent meetings for which minutes have not yet been prepared.
12. All material transactions have been recorded in the accounting records and are reflected in the financial statements.
13. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
14. We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - a. Management,

- b. Employees who have significant roles in internal control, or
 - c. Others where the fraud could have a material effect on the financial statements.
- 15. We have no knowledge of any allegations of fraud or suspected fraud affecting the entity's financial statements communicated by employees, former employees, regulators, or others.
- 16. We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
- 17. We have disclosed to you all known actual or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- 18. We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.

Government - specific

- 19. We have made available to you all financial records and related data (and all audit or relevant monitoring reports, if any, received from funding sources).
- 20. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 21. We have taken timely and appropriate steps to remedy fraud, violations of laws, regulations, contracts, or grant agreements, or abuse that you have reported to us.
- 22. We have a process to track the status of audit findings and recommendations.
- 23. We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- 24. We have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for the report.
- 25. The Commission has no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or equity.
- 26. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts; and we have identified and disclosed to you all laws, regulations and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.

27. There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
28. As part of your audit, you assisted with the preparation of the financial statements and related notes. We have designated an individual with suitable skill, knowledge, or experience to oversee your services and have assumed all management responsibilities. We have reviewed, approved, and accepted responsibility for those financial statements and related notes.
29. The Commission has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets, nor has any asset been pledged as collateral.
30. The Commission has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
31. We have followed all applicable laws and regulations in adopting, approving, and amending budgets.
32. The financial statements properly classify all funds and activities.
33. Components of net position (net investment in capital assets; restricted; and unrestricted) and equity amounts are properly classified and, if applicable, approved.
34. Investments, derivative instruments, and land and other real estate held by endowments are properly valued.
35. Provisions for uncollectible receivables have been properly identified and recorded.
36. Revenues are appropriately classified in the statement of activities.
37. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
38. Special and extraordinary items are appropriately classified and reported.
39. Capital assets are properly capitalized, reported, and, if applicable, depreciated.

Signed: _____

Title: _____

Item 7.3
Memo

July 13, 2026

To: Madera County Economic Development Board of Commissioners

From: Kristina Gallagher, Executive Director

Re: Noble Law PC Attorney-Client Fee Agreement

Subject

Review of the Noble Law PC Attorney-Client Fee Agreement.

Recommendation

Review the attorney-client fee agreement for Noble Law PC to act as legal counsel for the Madera County Economic Development Commission (MCEDC).

Background

By MCEDC By-Laws, the MCEDC is required to retain a legal counsel.

Reason for Recommendation

The recommendation is based off the approved action from the MCEDC Executive Committee on August 13, 2025 that allows the MCEDC Executive Director the delegation of authority to enter into contracts for professional services under \$20,000.

Fiscal Impact

For FY 2025/26, MCEDC paid \$2,610.00 from the General Fund to Noble Law PC for legal counsel. The amount in the approved 2026/27 budget is \$4,000.



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

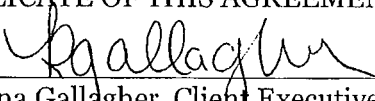
13. MODIFICATION BY SUBSEQUENT AGREEMENT. This Agreement may be modified by subsequent agreement of the parties only by an instrument in writing signed by both of them, or an oral agreement only to the extent that the parties carry it out.

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

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

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

Dated: 7/15/2025


Kristina Gallagher, Client Executive Director

Dated: _____

By: _____
Alan Fernandes, Shareholder, Noble Law PC



June 17, 2026

The Honorable Akilah Weber Pierson
Chair, Senate Health Committee
Capitol Office, 1021 O Street, Suite 3310
Sacramento, CA 95814

RE: AB 1923 (Soria) Distressed Hospital Loan Program - SUPPORT

Dear Senator Pierson:

The Madera County Economic Development Commission (MCEDC) respectfully requests your support for AB 1923 (Soria). AB 1923 would clarify the loan forgiveness process for participants in the Distressed Hospital Loan Program (DHLP), infuse the program with new funding for additional hospitals that face risk of closure, and expand the types of distressed hospitals that can qualify for funding.

For communities like Madera County, where the closure of Madera Community Hospital created a healthcare and economic crisis, continued investment in hospital stabilization is essential. Rural and safety-net hospitals serve as critical lifelines for emergency care, jobs, and regional economic stability. The reopening of Madera Community Hospital demonstrated the importance and effectiveness of the DHLP in preserving access to healthcare services for underserved communities throughout the Central Valley.

The bill would provide relief to California's most distressed hospitals by investing a new round of funding into the program to give loans to newly financially distressed hospitals and granting loan forgiveness for current recipients of distressed hospital loans to the extent that repayment would cause financial distress. This will help keep hospitals open and providing critical care for the communities that depend on them.

In January 2023, Madera Community Hospital (MCH) closed its doors and filed for bankruptcy, devastating access to healthcare for families across Madera County and the broader Central Valley. Overnight, thousands of residents lost their local emergency room, forcing patients to travel long distances for critical care and placing immense strain on neighboring hospitals and first responders. For a rural region with significant Medi-Cal enrollment and longstanding healthcare access challenges, the closure exposed just how fragile California's healthcare safety net has become.

Further, federal healthcare reductions included in H.R. 1 threaten to deepen the crisis by significantly undermining hospital financing, especially for safety-net providers that serve vulnerable and rural populations, without additional state action, communities like Madera County could once again face the loss of critical healthcare services.

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 2026 Legislative Principles that support 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.

For these reasons, MCEDC strongly supports AB 1923 (Soria). Thank you for your consideration of this letter. Please contact me at kgallagher@maderacountyedc.com or (559) 675-7768, should you have any questions.

Sincerely,

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

Kristina Gallagher
Executive Director

CC: The Honorable Members, Senate Health Committee
Melanie Moreno, Staff Director, Senate Health Committee
The Honorable Assemblymember Esmeralda Soria, AD 27



June 17, 2026

The Honorable Benjamin Allen
Chair, Senate Energy, Utilities and Communications Committee
Capitol Office, 1021 O Street, Suite 3350
Sacramento, CA 95814

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

Dear Senator Allen:

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 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, Senate Energy, Utilities and Communications Committee
Nidia Bautista, Chief Consultant, Senate Energy, Utilities and Communications 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: July Board Update

DATE: July 13, 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.

MCEDC is currently finalizing its 2025/26 Annual Report and is in the final stages of gathering information and data from a broad range of stakeholders, including local government agencies, developers, and community partners.

In May, the California Department of Finance released its latest population and housing estimates for California cities, counties, and the state. Madera County ranked second statewide in housing growth and third statewide in population growth, underscoring the county's continued momentum. MCEDC Commissioners met with California Department of Finance Director Joe Stephenshaw and Chief Deputy Director of Budget Erika Li during the MCEDC's legislative mission to Sacramento in the spring. Commissioners highlighted MCEDC's economic development efforts and spoke about both the opportunities and challenges facing Madera County. As a result of those discussions, Chief Deputy Director Li agreed to provide a virtual presentation during our July MCEDC Board Meeting on the Governor's recently signed 2026-27 State Budget. The presentation will offer a high-level overview of the final budget, and commissioners are encouraged to come prepared with questions.

The California Central Valley Economic Development Corporation (CCVEDC), for which MCEDC serves as Treasurer, held its annual meeting in Fresno County in mid-June to discuss organizational strategy and priorities for the coming year. Following the departure of San Joaquin and Stanislaus counties from the organization, CCVEDC is focusing on maintaining regional collaboration while operating within a sustainable budget. Based on member feedback, the organization has adopted several strategic priorities, including increasing missions within the Central Valley and Inland California, hosting more interactive virtual meetings focused on discussion rather than formal presentations, exploring participation in major trade shows in place of select out-of-state missions, and expanding sponsorship opportunities to strengthen organizational resources.

MCEDC is also pleased to welcome Brigitte Wohltman as its new Business Assistance and Office Manager. In her role, Brigitte will continue to provide administrative support to the Executive Director and will serve as the recording secretary for the Executive Committee, Board of Commissioners, and the Greater Madera County Industrial Association (GMCIA). She succeeds Lois Leonard, who retired after over 25 years of dedicated service to MCEDC.

Local Economic Development

MCEDC continued to support local economic development by working with businesses, promoting investment opportunities, and celebrating significant business and community milestones that showcase the strength and potential of Madera County.

On June 18th, Raley's, in partnership with Riverstone Development, officially broke ground on a new Raley's O-N-E Market at Riverwalk at Riverstone in Madera. The new 40,000-square-foot store will anchor a broader 61,000-square-foot retail expansion at Riverwalk at Riverstone, marking Raley's second location in Madera County. The store is targeted to open in spring 2027.

MCEDC also attended the ribbon-cutting ceremony for Neighborhood Barbershop, hosted by the Golden Valley Chamber of Commerce, celebrating the opening of another locally owned small business along Avenue 12 and the continued growth of the county's small business community.

Additionally, MCEDC participated in the ribbon-cutting ceremony for the Yosemite Travel Center, located at the southeast corner of State Route 41 and Tesoro Viejo Boulevard in the Tesoro Viejo community. The project features a 76-brand fuel station with six pumps providing 12 fueling positions for gasoline, diesel and ethanol, electric chargers along with a neighborhood market, Jamba Juice and a drive through car wash.

Another significant economic development milestone occurred when Dubai-based Kahraman Agro expanded its U.S. footprint by acquiring the former Gallo winery property at 31754 Avenue 9 in Madera County. The company plans to redevelop the site into a pistachio processing and packaging facility. According to Michael Matter of JLL, who represented the seller, the project is expected to create approximately 50 new jobs, further strengthening Madera County's position as a leader in the agricultural processing sector.

The City of Madera, along with the California Department of Transportation (Caltrans) and Cal Valley Construction will be holding the groundbreaking on July 16th at 10:00AM for the State Route 145 improvement project. The approximately \$27 million Downtown Revitalization Project is a transformative investment that will enhance the downtown core, improve transportation infrastructure, and support long-term economic development. As part of the project, Caltrans will construct three mini-roundabouts at C Street, D Street, and Lake Street while resurfacing more than 10 miles of State Route 145 through downtown from E Street to Fig Street. Construction is expected to begin in July and will result in temporary traffic impacts and detours. Upon completion, the project will create a safer, more accessible, and more attractive downtown that supports local businesses, residents, and visitors while encouraging continued investment.

MCEDC would also like to congratulate EVAPCO, Inc., an industry-leading, employee-owned manufacturer of heat transfer solutions, on celebrating its 50th anniversary in June 2026. The Madera facility, known as EVAPCO West (located at 1900 W. Almond Ave), also celebrated this major milestone, which reflects five decades of innovation, strong customer partnerships, sustained global growth, and the company's continued commitment to manufacturing excellence.

In the beginning of July, MCEDC attended a regional meeting hosted by the Yosemite Sequoia Resource Conservation & Development Council with the U.S. Department of Agriculture's Regional Forester in Prather, California. The meeting highlighted collaborative efforts underway across the region to strengthen wildfire resilience, expand biomass utilization, and advance cross-boundary fuel treatment projects. Participants discussed strategies to accelerate forest health initiatives and improve firefighter safety during wildfire events. The conversation centered on potential strategies to secure funding for projects, establish climate resilience districts, and advocate for state policies that would provide CEQA exemptions for biomass and fuel treatment shovel-ready projects.

Looking ahead, MCEDC plans to attend the California Association for Local Economic Development (CALED) Rural Economic Development Exchange in Winters, California on July 23rd. The conference will feature discussions on workforce housing, outdoor recreation, and wildfire resilience, providing valuable opportunities to share best practices and strengthen partnerships that support rural economic development throughout California.

State Legislature and Administration

State legislators adjourned for the summer recess on July 2nd and will reconvene on August 3rd to complete the final month of the second year of the 2025-26 Legislative Session.

At the end of June, Governor Gavin Newsom signed the 2026-27 State Budget and several accompanying budget trailer bills that enact changes to state law, largely concluding budget negotiations. However, the Administration and Legislature are expected to continue discussions on several unresolved issues through the end of the legislative session in August, including education finance and climate policy, particularly the Cap-and-Invest Program.

The 2026 Budget Act (AB 109) is balanced over the next two fiscal years (2026-27 and 2027-28) and includes \$28.8 billion in reserves across three accounts. This includes \$15.1 billion in the state's Budget Stabilization Account (the "Rainy Day Fund"), approximately \$3.9 billion more than at this time last year, \$9.2 billion in the Proposition 98 Reserve for K-14 education (following the complete withdrawal of that reserve in the 2025 Budget Act) and \$4.5 billion in the Special Fund for Economic Uncertainties, which serves as the state's general-purpose fiscal cushion. In addition, the state has deposited \$6.4 billion into the Projected Surplus Temporary Holding Account. While the final budget continues to project a structural deficit beginning in 2029-30, the outlook has improved significantly. The projected deficit has been reduced to \$8.4 billion, down from \$23 billion in the Governor's January budget proposal and \$35 billion projected by the Legislative Analyst's Office in November 2025.

State Budget highlights related to economic development/local government include:

Development Impact Fees. Trailer bill language (AB 179) limits local governments' ability to impose certain development impact fees on affordable housing projects receiving state funding. Beginning July 1, 2027, counties serving as lead applicants for state affordable housing grants must waive specified *non-utility* impact fees or risk a reduction in grant funding equal to the amount of the fees. If local governments choose not to waive these fees, the awarding state entity

is authorized to reduce the grant award by the amount of development impact fees that the county was required to waive pursuant to this statute. This applies for state affordable housing opportunities released after July 1, 2027. The requirement does not apply to fees imposed by school districts or other special districts.

Small Business Tax Relief. To encourage new business formation, the annual first-year franchise tax for limited liability companies (LLCs), limited partnerships (LPs), and limited liability partnerships (LLPs) is reduced from \$800 to \$400 for tax years 2027 through 2029. The change is expected to benefit approximately 250,000 new businesses annually.

CalCompetes. The budget approves a five-year extension of the CalCompetes Tax Credit program at \$180 million per year through the taxation trailer bill (SB 180).

Safety-net programs. H.R. 1 shifts significant fiscal responsibility for safety-net programs from the federal government to states and counties. In response, the state budget provides:

- \$250 million General Fund for public hospitals.
- \$420 million General Fund for county administration of Medi-Cal and CalFresh eligibility.
- The final budget provides no funding to help counties provide indigent health care for Californians who lose Medi-Cal coverage under H.R. 1.

Distressed Hospitals. \$90 million General Fund to provide grants to hospitals in significant distress and provides authority for the Department of Finance to augment this amount by up to \$50 million, for a potential total of up to \$140 million.

HHAP. The budget includes \$900 million for a round 7 of the Homeless Housing, Assistance and Prevention (HHAP) Program, which is \$400 million more than the funding level committed in last year's public resources trailer bill, SB 131 (Chapter 24, Statutes of 2025).

MCEDC encourages commissioners to review their respective associations' budget summaries and the [Assembly website](#) for a more comprehensive overview of the final state budget.

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 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. *The bill passed the Assembly Floor and is waiting for policy assignment in Senate Rules. MCEDC is 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 passed the Senate Committee on Energy, Utilities and Communications and is now set to be heard in the Senate Appropriations Committee on August 3rd. MCEDC is in support of this bill.*

AB 1923 (Soria) This bill would require the evaluation for loan forgiveness to consider a hospital's projected future financial performance, rather than solely its current financial condition. It would also revise eligibility by requiring the Department of Health Care Access to forgive loans for participants that received awards before the bill's effective date, provided they made a good-faith effort to comply with program requirements through January 1, 2026, and financial projections show they would become financially distressed due to loan repayments or other external factors, including the impacts of the federal One Big Beautiful Bill Act. *The bill passed the Senate Committee on Health and is now set to be heard in the Senate Appropriations Committee on August 3rd. MCEDC is in support of this bill.*

AB 2462 (Pellerin) The bill would have required manufacturers to ensure their products can be safely returned or disposed of at no cost to consumers, local facilities, retailers, and thrift stores. It would have updated the definition of “manufacturer” and raised civil penalties for noncompliance. *The bill did not make it out of the Assembly Appropriations Committee Suspense File and is now dead. MCEDC was actively watching this bill.*

SB 417 (Limón) This bill would authorize the issuance of \$11.25 billion in bonds under the State General Obligation Bond Law to fund affordable housing initiatives, if approved by voters. The recent amendments to the bill increased the bond authorization by \$1.25 billion for the Department of Veteran Affairs (CalVet) Home Loan Program, for a total bond authorization of \$11.25 billion. *The bill was signed by the Governor on June 25th and will be on the November 3rd General Election ballot. MCEDC was watching this bill.*

SB 690 (Caballero) This bill seeks to stop abusive lawsuits against California businesses and nonprofits under the California Invasion of Privacy Act (CIPA) for standard online business activities that are already regulated by the California Consumer Privacy Act (CCPA). This bill amends CIPA to clarify that business activities already regulated by the CCPA are not within the scope of CIPA. *The bill has been referred to the Assembly Appropriations Committee. MCEDC is actively watching this bill.*

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. Specifically, the bill requires an applicant seeking a CEQA exemption for an advanced manufacturing facility project, to demonstrate high road employment standards, utilize a skilled and trained workforce, pay prevailing wages, and enter into a community benefits agreement for community improvements and amenities. CALED 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 passed the Assembly Natural Resources Committee and the Assembly Labor and Employment Committee. The bill has been referred to the Assembly Appropriations Committee. MCEDC is joining the coalition referenced above in opposition to 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.



MADERA COUNTY EDC
ECONOMIC DEVELOPMENT COMMISSION

**Report of Activities: June
Meeting: July 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										
2607	Project Keystone	5/6/2026								RE Meeting with client
2606	Project Train	5/21/2026			MCEDC		X		Active	Arnoldo Rodriguez, City Manager, City of Madera RE Project Train
		5/7/2026							Active	Meeting with Client
		5/5/2026							Active	Client and Mayor Cece Gallegos and Arnoldo Rodriguez, City Manager RE Project Train
		4/27/2026							Potential	Client and Councilmember Jose Rodriguez RE Project Train
2605	Project Eagle	4/10/2026	Industrial		GoBiz				Potential	GoBiz
2604	Project Tree	2/24/2026	Industrial		MCEDC				Potential	Meeting with Client
2603	Project Flame	2/6/2026	Commercial		MCEDC				Potential	Meeting with Client
2602	Project Red	1/29/2026			MCEDC				Potential	Meeting with the County of Madera and client RE Project Red
2601	Project 18	1/27/2026	Agriculture		MCEDC	X			Active	Meeting with the County of Madera and client RE Project 18
		1/5/2026	Agriculture						Potential	Meeting with client
2025										
2517	Project 9	5/19/2026	Agriculture		MCEDC	X			Active	Call with broker
		12/17/2026	Agriculture						Potential	Virtual meeting w/client
2516	Project High	10/15/2025	Residential		MCEDC	X			Active	Follow up call
		10/14/2025	Residential						Potential	New development

2515	Project Micro	10/15/2025	Industrial		MCEDC		X		Active	Meeting with Will Tacket
		10/14/2025	Industrial						Potential	New business
2514	Project BlueSky	9/18/2025	Manufacturing		GoBiz				Potential	GoBiz Project
2513	Project Change	7/23/2025			MCEDC				Potential	Meeting RE Project Change
2512	Project Ocean	6/23/2026	Manufacturing		MCEDC	X			Active	Meeting with Madera County Workforce Development RE Project Ocean RE Job Fair/Workforce Training Programs
		5/29/2026	Manufacturing						Active	Meeting with client and County RE 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	GoBiz				Potential	Referral from Go-Biz
2510	Project Yosemite	5/21/2026			MCEDC		X		Active	Arnoldo Rodriguez, City Manager, City of Madera RE Project Yosemite
		5/14/2026							Active	Conference Call with client RE Project Yosemite
		4/30/2026							Active	Virtual Meeting with Client RE marketing/social media
		7/22/2025							Active	Call with Paul Collins RE Project Yosemite
		7/17/2025							Active	City meeting with Mayor Gallegos and Arnoldo Rodriguez 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			MCEDC			Potential	Virtual Meeting with Jamie Bax RE Project Honey
2508	Project Box	5/12/2025	Manufacturing	25,000 sq. ft.	GoBiz			Potential	Site Tour for Project Box
2507	Project 17	4/11/2025	Industrial	77 acres	MCEDC			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		MCEDC	X		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	6/3/2026	Commercial/Industrial	5 acres	MCEDC		X	Active	Virtual Meeting with Client and City of Madera Planning Department
		5/6/2026	Commercial/Industrial	5 acres				Active	Call with Will Tackett, Community Development Director, City of Madera
		5/6/2026	Commercial/Industrial	5 acres				Active	Call with Client
		8/26/2025	Commercial/Industrial	5 acres				Active	Call with Kulvinder Gil RE Project Green
		7/8/2025	Commercial/Industrial	5 acres				Active	Call with Kulvinder Gil RE Project Green
		6/12/2025	Commercial/Industrial	5 acres				Active	Lunch Meeting with Kulvinder Gill RE Project Green
		6/2/2025	Commercial/Industrial	5 acres				Active	Call with Placer Title RE Project Green
		3/3/2025	Commercial/Industrial	5 acres				Active	Conference Call with Kulvinder Gill and Kirk Atamian, REMAX RE Project Green
		2/27/2025	Commercial/Industrial	5 acres				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				Potential	Matthew Watson RE potential project

2501	Project 7	3/11/2025	Retail	50 acres	MCEDC	X			Active	Conference Call with Tim Seiler and Raj Panu RE HWY 99/AVE 7 Project
		2/5/2025	Retail	50 acres					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					Active	Tim Seiler and Raj Pannu RE potential project on Ave 7/HWY 99

Joint Powers Agency

Jurisdiction	Date	Activity	Staff	Project Assistance	Type Assistance*			Notes
					BA	BE	BR	
Chowchilla								
	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 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
Madera								
	6/4/2026	Meeting	KG					Arnoldo Rodriguez, City Manager
	5/29/2026	Virtual Meeting	KG					Hunden Partners and Arnoldo Rodriguez, City Manager, RE Planning
	5/21/2026	Call	KG					Arnoldo Rodriguez, City Manager, City of Madera RE Project Yosemite and Project Train
	5/15/2026	Ribbon Cutting	KG, EE					7/11 Ribbon Cutting
	5/7/2026	Meeting	KG					Monthly Meeting with Arnoldo Rodriguez, City Manager
	5/6/2026	Meeting	KG					Call with Will Tackett, Community Development Director, RE Project Green
	5/1/2026	Ribbon Cutting	KG, EE					SR 41 Groundbreaking
	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
	6/10/2025	Meeting	KG	X			Meeting with Madera City Planning Department RE Project Green
County							
	6/30/2026	Meeting	KG				Supervisor Bobby Macaulay RE Hunden Partners/Update
	6/18/2026	Groundbreaking	KG, EE				Raley's O.N.E Market
	6/16/2026	Meeting	KG, EE, LL				Madera County Board of Supervisors
	6/3/2026	Meeting	KG				Matt Treber, CAO, Madera County
	5/27/2026	Ribbon Cutting	KG, EE				Camarena Health Ribbon Cutting, Madera Ranchos
	5/6/2026	Monthly Meeting					Matt Treber, CAO, Madera County and Maiknue Vang, Executive Director, Madera County Workforce Board
	5/4/2026	Virtual Meeting	KG				S2J2 RE Energy Case Study
	5/1/2026	Groundbreaking	KG				State Route 41
	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 CalINFRA 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

Memberships & Partners

Name	Date	Activity	Contacts	Meetings/Leads	Notes
CCVEDC (California Central Valley Economic Development Corporation)					
	6/12/2026	Meeting			Annual Board Meeting
	6/4/2026	Virtual Meeting			Tochi RE Market Overview
	6/3/2026	Virtual Meeting			Forsythe and Assoc.
	5/12/2026	Virtual Mission			CA Central Valley EDC - AIR CRE
	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			Board Meeting
	1/16/2026	Meeting			Board Meeting
	11/24/2025	Meeting			CCVEDC with Terracon
	11/21/2025	Virtual Meeting			Board Meeting
	10/27 - 10/30/2025	Mission	5		Southern California Broker
	7/18/2025	Meeting			Monthly Meeting
	7/10/2025	Meeting			RE Budget
	6/23-6/26/2025	Mission			Dallas, TX
SIOR (Society of Industrial and Office Realtors)					
Team CA					
	6/23/2026	Virtual Meeting			RE Industrial Information
	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
NAIOP					
CALED (California Association of Local Economic Development)					
	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
ICSC (International Council of Shopping Centers)					
	3/23 - 3/25/2026	Conference			Monterey
	9/27 - 9/30/25	Conference			ICSC Western - Palm Springs

Affiliations

Name & Date	Event/Activity	Staff
Governor's Office of Business and Economic Development (GO-Biz)		
6/10/2026	Virtual Meeting with City of Chowchilla	KG
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
Greater Madera County Industrial Association (GMCIA)		
6/10/2026	Meeting with Arnoldo Rodriguez, City Manager, City of Madera	KG, LL
5/13/2026	Meeting	KG, LL

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
Madera County Workforce Investment Board		
6/10/2026	Madera County Workforce Development Board Business Services Division Meeting	EE
5/20/2026	Workforce Mobile Unit Ribbon Cutting	EE
5/13/2026	Madera County Workforce Development Business Services Division Meeting	EE
5/12/2026	Madera County Workforce Development Marketing Meeting RE Job Seeker Self-Assessment	EE
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
Eastern Madera County Foundation		
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

Chambers

Name	Date	Activity	Staff	Leads	Notes
Madera Chamber					
	5/28/2026	Ribbon Cutting	EE		Cali Kutz - Ribbon Cutting
	5/8/2026	Ribbon Cutting	EE		Car Vault Grand Opening, City of Madera
	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		EECU ATM
	6/10/2025	Virtual Meeting	KG		Debi Bray, Madera Chamber RE Project Yosemite
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
Golden Valley Chamber					
	6/22/2026	Ribbon Cutting	KG		The Neighborhood Barbershop
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

Trade Shows/Conferences

Date	Name	Location	Notes	Staff
5/20 - 5/21/2026	Conference	Sacramento	CSAC Legislative Conference	KG
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
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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
6/30/2026	Virtual Meeting		Business Journal RE Marketing	KG, EE
6/8/2026	Meeting		MCEDC Executive Committee	KG, EE, LL, BW
6/5/2026	Meeting		Business Journal RE Madera County/Logistics	KG
6/1/2026	Interviews		MCEDC Office Manager position	KG, EE, LL
5/28/2026	Quarterly Meeting		Madera County Department of Social Services	KG, LL
5/27 - 5/28/2026	Interviews		MCEDC Office Manager Interviews	KG, LL
5/19/2026	Virtual Meeting		GoToWebinar	EE
5/18/2026	Lunch		Darren Rose, Executive Director, BIA Madera/Fresno	KG
5/11/2026	Meeting		MCEDC Board of Commissioners Meeting and Economic Development Corporation of Madera County	KG, EE, LL
5/7/2026	Dinner		BIA Madera/Fresno Trade Show and Dinner	KG
5/7/2026	Meeting	BR	PG&E Update - Economic Development Rate	KG
5/5/2026	Meeting		Client RE Project	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

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: Brigitte Wohltman, Business Assistance & Office Manager
DATE: July 13, 2026
SUBJECT: Staff Report

CDBG RLF PROGRAM STATUS

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

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>5/01/26 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