

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

September 21, 2026

3:00 pm

Meeting will be held at:

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

(This meeting is open to the public. The public may attend in person or participate via zoom.)

Join Zoom Meeting

<https://us06web.zoom.us/j/8212068981?omn=83450293160>

Meeting ID: 821 206 8981

One tap mobile

+14086380968,8212068981# US (San Jose)

+16694449171,8212068981# US

A G E N D A

REASONABLE ACCOMMODATION FOR ANY INDIVIDUAL WITH A DISABILITY

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

1.0 Call to Order

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

3.0 Introductions and Recognitions

4.0 Consideration of Agenda

5.0 Consent Calendar

**5.1 Madera County Economic Development Commission
Executive Committee Minutes – August 10, 2026**

**5.2 Madera County Economic Development Commission
Financial Report- August 2026**

6.0 Written Communication

6.1 Support Opportunity Zone Off List Tract 06039001100

6.2 Support Opportunity Zone Tract 06039000301

**6.3 Support Opportunity Zone Tracts 06039000702, 06039000901,
and 06039000510**

6.4 Support Opportunity Zone Tracts 06039000518 and 06039000201

6.5 AB 1761- Request for Signature

7.0 *Open Discuss/Reports/Information*

7.1 Executive Committee Members

7.2 Executive Director

7.3 Manager of Business Development and Marketing

7.4 Business Assistance/Office Manager

8.0 Next Meeting

The next meeting will held on October 12, 2026.

9.0 Adjournment

MADERA COUNTY ECONOMIC DEVELOPMENT COMMISSION
EXECUTIVE COMMITTEE
2026-2027

ATTENDANCE

2026	July	August	Sept	Oct	Nov	Dec
Rob Poythress <i>Madera Chamber</i>	BC	X				
Jordan Wamhoff <i>Board of Supervisors</i>	BC	X				
Waseem Ahmed <i>City of Chowchilla</i>	BC	X				
Elsa Mejia <i>City of Madera</i>	BC	X				

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

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

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

August 10, 2026
MINUTES

PRESENT: *Maiknue Vang, Waseem Ahmed, Leticia Gonzalez, Elsa Mejia*

ABSENT: *Jordan Wamhoff, Rob Poythress*

STAFF: *Kristina Gallagher, Brigitte Wickard, Elena Estrada*

1.0 CALL TO ORDER

The meeting was called to order at 3:01 p.m. by Vice Chair Maiknue Vang.

2.0 PUBLIC COMMENT- *None.*

3.0 INTRODUCTIONS & RECOGNITION – *None.*

4.0 CONSIDERATION OF AGENDA- *As presented.*

5.0 CONSENT CALENDAR

**5.1 Madera County Economic Development Commission
Executive Committee Minutes – June 8, 2026**

**5.2 Madera County Economic Development Commission
Financial Report- July 2026**

On motion by Commissioner Ahmed, seconded by Commissioner Gonzalez, the consent calendar is approved as presented. Motion carried.

6.0 WRITTEN COMMUNICATION

6.1 Letter in Support of AB1761

7.0 OPEN DISCUSSION/REPORTS/INFORMATION

7.1 Executive Committee Members

Vice Chair Vang (Workforce Investment Board) – *Nothing to report*

Commissioner Mejia (City of Madera) – *Nothing to report*

Commissioner Gonzalez (Board of Supervisors) – *Nothing to report*

Commissioner Ahmed (City of Chowchilla) –

Commissioner Ahmed stated that the city will be having an upcoming election, and Commissioner Ahmed is running for Mayor.

Executive Director Gallagher (Madera County EDC) –

MCEDC is in the process of finalizing its annual update and is relying heavily on partners, including brokers, for data.

Planning is also beginning for this year's State of the County event.

Executive Director Gallagher has been in communication with Supervisor Macaulay about different topics and potential improvements to the event. As with the Economic Summit, Executive Director Gallagher welcomes feedback and suggestions.

On the industrial side, CoStar reports a 7.7% vacancy rate within the Madera Suburban Submarket, compared to 0.8% last year. There is also positive development activity, including a new 50,000-square-foot building that is fully leased to Happy Tree Nuts and Vivint Security, and there may be additional development in that area next year.

Executive Director Gallagher has also been in communication with JBT regarding upcoming layoffs expected to begin in September and continue through December. MCEDC is aware of manufacturing companies currently seeking employees and is working to connect available employment opportunities with affected workers.

The retail sector is showing improvement, with vacancies declining by 1.2% from last year.

The submarket report MCEDC from CoStar did not include growth along Highway 41, eastern Madera County, areas north of Berenda, or the City of Chowchilla. As a result, the reported figures do not capture all economic activity and development occurring throughout the county.

7.2 Manager of Business Development and Marketing- *As reported.*

7.3 Business Assistance/Office Manager- *As reported.*

8.0 NEXT MEETING- *The next meeting will be held on September 14, 2026.*

9.0 ADJOURNMENT- *The meeting was adjourned at 3:30 p.m.*

Respectfully submitted, Brigitte Wickard, Recording Secretary

P&L

	<u>Aug 26</u>
Ordinary Income/Expense	
Income	
4100 · City-County Contributions	
4130 · County of Madera	<u>28,866.30</u>
Total 4100 · City-County Contributions	<u>28,866.30</u>
Total Income	<u>28,866.30</u>
Gross Profit	28,866.30
Expense	
5000 · Salaries	
5001 · Salaries- MCEDC	<u>21,299.18</u>
Total 5000 · Salaries	21,299.18
5100 · Employee Expense	
5110 · FICA ER	1,291.39
5120 · Medicare ER	302.03
5131 · ICMA Retirement	1,597.42
5150 · Insurance	
5151 · Dental	94.00
5152 · Medical	3,941.00
5153 · Vision	17.94
5150 · Insurance - Other	<u>1.23</u>
Total 5150 · Insurance	4,054.17
5160 · LT Disability	108.66
5170 · Insurance - Worker's Comp	-515.60
5190 · Staff Expense	<u>66.50</u>
Total 5100 · Employee Expense	6,904.57
5200 · Marketing	974.25
6160 · Organization Dues	340.00
6170 · Equipment Rental	252.65
6290 · Rent	3,072.23
6300 · Repair and Maintenance	
6301 · Office Maintenance	<u>149.42</u>
Total 6300 · Repair and Maintenance	149.42
6340 · Telephone	345.05
6390 · Utilities	88.52
6450 · Contract Service	
6454 · Legal Services	<u>810.00</u>
Total 6450 · Contract Service	810.00
6550 · Office Expense	<u>509.16</u>
Total Expense	<u>34,745.03</u>
Net Ordinary Income	<u>-5,878.73</u>
Net Income	<u><u>-5,878.73</u></u>

Budget vs Actual

	<u>Aug 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
4000 · Grants				
4040 · CDBG Grant-City of Madera	0.00	0.00	0.00	0.0%
4060 · Brownsfield	0.00	0.00	0.00	0.0%
4076 · City of Madera CDBG CV Grant	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total 4000 · Grants	0.00	0.00	0.00	0.0%
4100 · City-County Contributions				
4110 · City of Chowchilla	0.00	0.00	0.00	0.0%
4120 · City of Madera	0.00	0.00	0.00	0.0%
4130 · County of Madera	28,866.30	0.00	28,866.30	100.0%
4135 · Marketing Plan Contributions	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total 4100 · City-County Contributions	28,866.30	0.00	28,866.30	100.0%
4149 · Private Memberships	0.00	0.00	0.00	0.0%
4151 · Special Events	0.00	0.00	0.00	0.0%
4180 · Special Projects	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total Income	<u>28,866.30</u>	<u>0.00</u>	<u>28,866.30</u>	<u>100.0%</u>
Gross Profit	28,866.30	0.00	28,866.30	100.0%
Expense				
5000 · Salaries				
5001 · Salaries- MCEDC	21,299.18	0.00	21,299.18	100.0%
5000 · Salaries - Other	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total 5000 · Salaries	21,299.18	0.00	21,299.18	100.0%
5100 · Employee Expense				
5110 · FICA ER	1,291.39	0.00	1,291.39	100.0%
5120 · Medicare ER	302.03	0.00	302.03	100.0%
5131 · ICMA Retirement	1,597.42	0.00	1,597.42	100.0%
5150 · Insurance				
5151 · Dental	94.00	0.00	94.00	100.0%
5152 · Medical	3,941.00	0.00	3,941.00	100.0%
5153 · Vision	17.94	0.00	17.94	100.0%
5150 · Insurance - Other	<u>1.23</u>	<u>0.00</u>	<u>1.23</u>	<u>100.0%</u>
Total 5150 · Insurance	4,054.17	0.00	4,054.17	100.0%
5160 · LT Disability	108.66	0.00	108.66	100.0%
5170 · Insurance - Worker's Comp	-515.60	0.00	-515.60	100.0%
5180 · Staff Mileage	0.00	0.00	0.00	0.0%
5190 · Staff Expense	66.50	0.00	66.50	100.0%
5195 · ED/Staff Cell Phones	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total 5100 · Employee Expense	6,904.57	0.00	6,904.57	100.0%
5200 · Marketing				
Chicago Mission	0.00	0.00	0.00	0.0%
ICSC	0.00	0.00	0.00	0.0%
Mission	0.00	0.00	0.00	0.0%

SIOR	0.00	0.00	0.00	0.0%
West Pak	0.00	0.00	0.00	0.0%
5200 · Marketing - Other	<u>974.25</u>	<u>0.00</u>	<u>974.25</u>	<u>100.0%</u>
Total 5200 · Marketing	974.25	0.00	974.25	100.0%
5400 · Conference & Training	0.00	0.00	0.00	0.0%
6120 · Bank Service Charges	0.00	0.00	0.00	0.0%
6160 · Organization Dues	340.00	0.00	340.00	100.0%
6170 · Equipment Rental	252.65	0.00	252.65	100.0%
6230 · Publications/Directories	0.00	0.00	0.00	0.0%
6250 · Postage and Delivery	0.00	0.00	0.00	0.0%
6260 · Printing and Reproduction	0.00	0.00	0.00	0.0%
6270 · Newsletter	0.00	0.00	0.00	0.0%
6290 · Rent	3,072.23	0.00	3,072.23	100.0%
6300 · Repair and Maintenance				
6301 · Office Maintenance	149.42	0.00	149.42	100.0%
6302 · Computer Repairs	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total 6300 · Repair and Maintenance	149.42	0.00	149.42	100.0%
6331 · Commissioner Expense	0.00	0.00	0.00	0.0%
6340 · Telephone	345.05	0.00	345.05	100.0%
6390 · Utilities	88.52	0.00	88.52	100.0%
6450 · Contract Service				
6453 · Website Re-Design	0.00	0.00	0.00	0.0%
6454 · Legal Services	810.00	0.00	810.00	100.0%
6450 · Contract Service - Other	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total 6450 · Contract Service	810.00	0.00	810.00	100.0%
6550 · Office Expense				
6560 · Payroll Expenses	0.00	0.00	0.00	0.0%
6550 · Office Expense - Other	<u>509.16</u>	<u>0.00</u>	<u>509.16</u>	<u>100.0%</u>
Total 6550 · Office Expense	509.16	0.00	509.16	100.0%
6555 · Insurance - Office	0.00	0.00	0.00	0.0%
6670 · Special Events Expense	0.00	0.00	0.00	0.0%
6950 · CDBG Expense - Misc	0.00	0.00	0.00	0.0%
6970 · RMDZ-expense	0.00	0.00	0.00	0.0%
6980 · Audit	0.00	0.00	0.00	0.0%
7000 · Other Expenses				
7120 · Equipment Purchase				
7122 · Comp Equip/Tech Upgrade	0.00	0.00	0.00	0.0%
7120 · Equipment Purchase - Other	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total 7120 · Equipment Purchase	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total 7000 · Other Expenses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total Expense	<u>34,745.03</u>	<u>0.00</u>	<u>34,745.03</u>	<u>100.0%</u>
Net Ordinary Income	<u>-5,878.73</u>	<u>0.00</u>	<u>-5,878.73</u>	<u>100.0%</u>
	<u><u>-5,878.73</u></u>	<u><u>0.00</u></u>	<u><u>-5,878.73</u></u>	<u><u>100.0%</u></u>



MADERA COUNTY EDC
ECONOMIC DEVELOPMENT COMMISSION

August 14, 2026

The Honorable Scott Bessent
Secretary of the Treasury
U.S. Department of the Treasury
1500 Pennsylvania Avenue NW
Washington, DC 20220

The Honorable Governor Gavin
Newsom
State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

RE: Opportunity Zone Off List Tract 06039001100 - SUPPORT

Dear Secretary Bessent and Governor Newsom:

The Madera County Economic Development Commission (MCEDC) supports the County of Madera's request for the inclusion of the Off-List Opportunity Zone Census Tract 06039001100 and urges the Administration to select this tract for submission to the U.S. Treasury for final approval.

MCEDC is a Joint Powers Authority established by the County of Madera and the Cities of Madera and Chowchilla. Our mission is to advance economic growth, business development, employment opportunities, and a strong tax base while enhancing the quality of life throughout Madera County.

Census Tract 06039001100 – Housing and Workforce Hub

The tract encompasses a significant planning area in southern Madera County, including the Rolling Hills and Rio Mesa communities. The tract represents an important opportunity for strategic investment in a rural area that is connected to the broader Madera-Fresno regional economy. Its location provides opportunities for residential, commercial, agricultural, logistics, clean-energy, and employment-generating development, while continued infrastructure investment can help support and accommodate future growth.

The tract's rural characteristics are particularly relevant to the Opportunity Zone 2.0 program. Targeted investment in Census Tract 06039001100 can help expand the local employment base, strengthen the County's tax base, support new housing and commercial opportunities, and advance infrastructure needed to accommodate long-term economic growth. Importantly, investment in this area can complement, not displace, the agricultural and rural communities that contribute significantly to Madera County's economy and identity.

Designation of Census Tract 06039001100 as an Opportunity Zone would provide an important tool for attracting private capital to projects that may otherwise face challenges in securing investment. The designation would strengthen Madera County's ability to compete for investment while supporting the Administration's goals of expanding economic opportunity, encouraging rural investment, and promoting inclusive economic growth throughout California.

For these reasons, MCEDC strongly supports the County of Madera's request to include Census Tract 06039001100 as an Opportunity Zone 2.0 tract and respectfully requests that the Administration select the tract for submission to the U.S. Department of the Treasury for final approval.

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

Sincerely,

A handwritten signature in blue ink that reads "kgallagher". The signature is written in a cursive, lowercase style.

Kristina Gallagher
Executive Director

CC: The Honorable County Supervisors, Madera County
Jamie Bax, Chief of Development Services, Community and Economic
Development, Planning, Madera County



MADERA COUNTY EDC
ECONOMIC DEVELOPMENT COMMISSION

August 18, 2026

The Honorable Governor Gavin Newsom
1021 O Street, Suite 9000
Sacramento, CA 95814

RE: Opportunity Zone Tract 06039000301 - SUPPORT

Dear Governor Newsom:

The Madera County Economic Development Commission (MCEDC) supports the City of Chowchilla's support for Opportunity Zone Census Tract 06039000301, which is Chowchilla's only eligible census tract based on the California Department of Finance website. While Census Tract 06039000301 has not been identified as a "recommended" tract, the City of Chowchilla strongly urges the Administration to designate the tract as recommended and include it in California's final submission to the U.S. Department of the Treasury.

MCEDC is a Joint Powers Authority established by the County of Madera and the Cities of Madera and Chowchilla. Our mission is to advance economic growth, business development, employment opportunities, and a strong tax base while enhancing the quality of life throughout Madera County.

Census Tract 06039000301: Housing and Workforce Development Hub

Census Tract 06039000301 contains significant opportunity sites identified for residential development that can help the City of Chowchilla meet its Regional Housing Needs Allocation (RHNA). Development within the tract would expand housing choices for workers, families, and students while improving housing affordability, labor stability, and workforce retention. These investments directly support the Housing and Education & Skilled Workforce sectors and contribute to the region's long-term economic competitiveness.

The tract also benefits from public investment in parks and infrastructure that supports implementation of the City's Housing Element and RHNA strategy. These investments can help reduce development costs and project risk for private residential development, creating a stronger environment for investment and serving as a catalyst for housing, education, and skilled workforce development.

Designation of Census Tract 06039000301 as an Opportunity Zone would provide an important tool to attract private investment to a community with significant housing and workforce needs. It would complement the City of Chowchilla's existing planning and infrastructure investments and help advance broader economic and community development goals throughout Madera County.

For these reasons, MCEDC respectfully supports the City of Chowchilla's request for the inclusion of Opportunity Zone Census Tract 06039000301 and urges the Administration to select this tract for inclusion in California's final submission to the U.S. Department of the Treasury for approval.

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

Sincerely,

A handwritten signature in blue ink that reads "kgallagher". The signature is written in a cursive, lowercase style.

Kristina Gallagher
Executive Director

CC: The Honorable City Councilmembers, City of Chowchilla
Rod Pruett, City Administrator, City of Chowchilla



August 26, 2026

The Honorable Governor Gavin Newsom
1021 O Street, Suite 9000
Sacramento, CA 95814

RE: Opportunity Zone Tracts 06039000702, 06039000901, and 06039000510 - SUPPORT

Dear Governor Newsom:

The Madera County Economic Development Commission (MCEDC) supports the City of Madera's request for the inclusion of the recommended Opportunity Zone Census Tracts 06039000702, 06039000901, and 06039000510 and urges the Administration to select these tracts for submission to the U.S. Treasury for final approval.

MCEDC is a Joint Powers Authority established by the County of Madera and the Cities of Madera and Chowchilla. Our mission is to advance economic growth, business development, employment opportunities, and a strong tax base while enhancing the quality of life throughout Madera County.

Census Tract 06039000702: Industrial & Manufacturing

This tract provides a strong opportunity to advance Industrial & Manufacturing Employment under the California Jobs First State Blueprint. With available development sites, existing industrial facilities, appropriate zoning, and proximity to State Route 99 and regional transportation networks, including rail, the tract is well positioned for advanced manufacturing, food processing and cold storage, agricultural technology, warehousing, distribution, and other value-added industries that build on Madera's agricultural economy.

Census Tract 06039000901: Mixed-Use Downtown Corridor

This tract presents an opportunity to transform vacant and underutilized commercial properties along Yosemite Avenue/State Route 145 into a vibrant mixed-use employment and neighborhood-serving commercial district. Its proximity to Downtown Madera, Housing Element (RHNA) opportunity sites, and the Millview Park & Sports Complex creates opportunities for professional offices, restaurants, retail, business incubators, maker spaces, live-work uses, hospitality, and recreation-oriented businesses. This revitalization would create jobs, expand the tax base, strengthen neighborhood vitality, and reinforce Downtown Madera as a resilient and walkable economic center.

Census Tract 06039000510: Healthcare & Life Sciences

This tract provides an opportunity to develop a regional healthcare and life sciences hub centered around Madera Community Hospital. Continued investment in the hospital and surrounding medical campus can expand healthcare delivery, emergency and outpatient services, diagnostic laboratories, specialty care, rehabilitation, medical offices, and healthcare workforce training. Developing a coordinated medical district would create high-quality jobs, improve access to healthcare, strengthen workforce resilience, diversify the economy, and expand the local tax base.

For these reasons, MCEDC supports the City of Madera's request for the inclusion of Opportunity Zone Census Tracts 06039000702, 06039000901, and 06039000510 and respectfully requests that these tracts be selected for submission to the U.S. Treasury for final approval.

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

Sincerely,

A handwritten signature in blue ink that reads "kgallagher". The signature is written in a cursive, lowercase style.

Kristina Gallagher
Executive Director

CC: The Honorable City Councilmembers, City of Madera
Arnoldo Rodriguez, City Manager, City of Madera



August 28, 2026

The Honorable Governor Gavin Newsom
1021 O Street, Suite 9000
Sacramento, CA 95814

RE: Opportunity Zone Tracts 06039000518 and 06039000201 - SUPPORT

Dear Governor Newsom:

The Madera County Economic Development Commission (MCEDC) supports the County of Madera's request for the inclusion of the eligible Opportunity Zone Census Tracts 06039000518 (Parksdale) and 06039000201 (Fairmead) and urges the Administration to select these tracts for submission to the U.S. Treasury for final approval.

MCEDC is a Joint Powers Authority established by the County of Madera and the Cities of Madera and Chowchilla. Our mission is to advance economic growth, business development, employment opportunities, and a strong tax base while enhancing the quality of life throughout Madera County.

Census Tract 06039000518 (Parksdale) – Workforce and Housing Hub

Unincorporated Parksdale lacks the commercial and industrial employers needed to provide residents with living-wage opportunities. Poverty is especially severe among residents who are underemployed or not working, underscoring a critical disconnect between the local workforce and available jobs. Despite a young and industrious population, decades of limited private investment have constrained economic growth. An Opportunity Zone 2.0 designation can help close this gap by attracting private equity to create needed housing, retail, commercial services, and quality jobs, turning the County's housing and environmental justice goals into tangible economic investment.

Census Tract 06039000201 (Fairmead) – Affordable Housing Hub

Public infrastructure alone cannot create long-term economic self-sufficiency. While the County has secured critical water, sewer, and complete-street investments, private capital is still needed to build the housing, retail, and businesses the community needs. In fact, 79% of Fairmead residents identified a local grocery store or retail services as their most critical unmet need.

An Opportunity Zone 2.0 designation would provide the federal tax incentives necessary to attract private investment and deliver affordable housing, neighborhood-serving retail, and clean light-industrial development along transit corridors.

For these reasons, MCEDC supports the County of Madera's request for the inclusion of Opportunity Zone Census Tracts 06039000518 and 06039000201, and respectfully requests that these tracts be selected for submission to the U.S. Treasury for final approval.

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

Sincerely,

A handwritten signature in blue ink that reads "kgallagher". The signature is written in a cursive, lowercase style.

Kristina Gallagher
Executive Director

CC: The Honorable Madera County Board of Supervisors
Jamie Bax, Chief of Development Services, Madera County Community
Economic Development Planning Division, County of Madera



September 8, 2026

The Honorable Governor Gavin Newsom
1021 O Street, Suite 9000
Sacramento, CA 95814

**RE: AB 1761 (Rogers) Electricity: calculation methodology: nonbypassable charges:
data disclosure. – REQUEST FOR SIGNATURE**

Dear Governor Newsom:

The Madera County Economic Development Commission (MCEDC) respectfully requests your signature on AB 1761 (Rogers), which would require the California Public Utilities Commission (CPUC) to ensure that all data serving as a basis for any decision or ruling issued by the CPUC for the determination of a calculation methodology for any nonbypassable charge imposed on customers of a load-serving entity (LSE) for costs associated with contracts for generation resources or electrical corporation-owned generation is made available to LSEs, member association, and ratepayer advocates on behalf of customers.

Electric Service Providers (ESPs) are private companies that sell electricity directly to large commercial customers, known as "direct access" customers, using the IOU's existing infrastructure. When customers leave an IOU for an ESP, they still owe a share of costs the IOU previously committed to on their behalf, such as long-term power contracts and power plant investments. This exit fee, called the PCIA, ensures that remaining IOU customers aren't stuck paying for obligations made for customers who have since departed. The PCIA is calculated as the difference between what the IOU actually paid for power and its current market value. It is updated annually and varies based on when a customer originally left the IOU.

In October 2025, one of Madera County's largest non-bundled direct access 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 CPUC-approved cost-recovery mechanisms and rate design changes that disproportionately impacted non-bundled direct access 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.

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

The MCEDC Executive Committee adopted a 2026 Legislative Principles document that specifically states that MCEDC supports economic vitality by expanding employment opportunities. MCEDC 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 strongly supports AB 1761 (Rogers) and respectfully requests your signature on the bill. 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 blue ink that reads "kgallagher".

Kristina Gallagher
Executive Director

CC: Brady Borcharding, Deputy Legislative Secretary, Office of Governor Gavin Newsom
The Honorable Assemblymember Chris Rogers, AD 02

TO: Executive Committee, Madera County Economic Development Commission

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

RE: August Update

DATE: September 21, 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 State of the County 2026

MCEDC is pleased to announce the 2026 State of the County, taking place Thursday, October 29th, from 11:30 a.m. to 1:30 p.m. at San Joaquin Wine Co. The event will feature presentations from key community leaders, including the Chair of the Madera County Board of Supervisors, the Mayor of the City of Madera, and the Mayor of the City of Chowchilla. Each speaker will provide an update on recent accomplishments, current initiatives, and future plans that will impact the economic landscape of Madera County.

The State of the County provides an opportunity to hear directly from local leaders, celebrate the progress being made throughout the region, and gain insight into what lies ahead for Madera County. MCEDC invites business professionals, community members, and local partners to join us for an informative and engaging discussion about the future of our community.

2025-26 Annual Report

MCEDC has published its 2025-26 Annual Report, which will be distributed to the MCEDC Executive Committee and Board, real estate brokers, developers, site selectors, and other key stakeholders. The report is publicly available in both print and digital formats through the MCEDC website and will also be available at check-in during the State of the County event.

The annual report provides an overview of MCEDC's progress, impact, and strategic direction over the past year. It highlights key accomplishments, new local businesses, and ongoing development projects throughout Madera County and the Cities of Madera and Chowchilla. By providing transparent, data-driven information, the report helps stakeholders better understand the County's economic landscape and supports informed decision-making for site selectors. It also serves as an important economic development tool, showcasing Madera County's potential and MCEDC's efforts to attract new investment and create opportunities throughout the County.

MCEDC would like to thank our local government jurisdictions, the Madera County Sheriff's Office, and our real estate and business partners for their assistance in providing additional information, data and photography for this year's report. Their contributions helped make this report a valuable resource for the community and our economic development partners.

Vacancy Rates - Overview

Following up on our conversation at the last Executive Committee meeting, MCEDC was able to obtain separate CoStar submarket reports for the various areas of Madera County. These reports include data for the Chowchilla submarket and the Outlying Madera County submarket, in addition to the Suburban Madera submarket data previously presented by MCEDC.

Outlying Madera County

- *Industrial:* The vacancy rate is 1.7%, compared to a five-year average of 1.5% and a 10-year average of 1.4%. Vacancy is forecast to end 2026 at 2.2%.
- *Retail:* The vacancy rate is 3.6%, compared to a five-year average of 3.0% and a 10-year average of 2.4%. Vacancy is forecast to end 2026 at 3.5%.

Chowchilla

- *Industrial:* There is currently no reported vacancy as of Q3 2026. This compares to a five-year average vacancy rate of 8.2% and a 10-year average of 7.6%. Vacancy is forecast to end 2026 at 0.5%.
- *Retail:* The vacancy rate is 6.2%, compared to a five-year average of 8.0% and a 10-year average of 6.7%.

Suburban Madera

- *Industrial:* The vacancy rate is 7.7% as of Q3 2026, compared to a five-year average of 2.9% and a 10-year average of 2.3%. Overall submarket vacancy is forecast to end 2026 at 8.0%.
- *Retail:* The vacancy rate is 4.7% as of Q3 2026, compared to a five-year average of 4.0% and a 10-year average of 4.6%. Overall submarket vacancy is forecast to end 2026 at 4.8%.

Local Economic Development

MCEDC continued to engage with communities and local partners throughout August, attending several ribbon-cutting and grand-opening events celebrating new schools, businesses, healthcare services, and community investments across Madera County.

In early August, MCEDC attended the ribbon-cutting ceremonies for Canyon Creek Elementary and King Husein School, celebrating continued investment in education and the growth of Madera County communities.

Canyon Creek Elementary, the second elementary school in the Riverstone master-planned community, reflects the continued growth of families and residential development in the area. The opening of the school provides additional educational opportunities for the growing number of families calling Riverstone home.

The King Husein K-8 School represents another significant investment in Madera's educational infrastructure. The school was named in honor of King Husein, founder of Madera-based Span Construction and Engineering, who donated 50 acres for the campus. The new school marks Madera Unified's first new campus since the 1990s and will serve as an important educational asset for the community.

In Chowchilla, MCEDC participated in ribbon-cutting ceremonies for the VA Telehealth Station and Rural Health Network Clinic, highlighting continued efforts to expand healthcare access and services for residents in the community.

The Business Journal's Family-Owned Business Awards (FOBA) honored multigenerational companies from Fresno, Kings, Madera, and Tulare counties on August 19th. Ponderosa Telephone Company, a fifth-generation family-owned and operated business in Madera County, received the Family Legacy Award, recognizing its longstanding commitment to family, community, and the region.

Additionally, MCEDC participated in the Eastern Madera County Foundation's Trolley Tour, providing an opportunity to learn more about ongoing business activity, development, and community investments throughout Eastern Madera County. During the tour, MCEDC visited Outbound Yosemite, toured updates to the Oakhurst Community Center and Sierra Senior Center, explored the Coarsegold Historic Village, and received updates on the North Fork Library and the Old Mill/Biomass site. The tour highlighted the continued investment and growth taking place throughout the County and provided valuable insight into projects that contribute to the economic vitality and quality of life of Eastern Madera County.

MCEDC also attended the California Association for Local Economic Development (CALED) Finance and Real Estate Summit in Lake Tahoe on September 16th-17th. The summit featured panels on financing tools available to local governments for infrastructure, legislative and ballot measure updates, permitting, downtown revitalization strategies, and sports and entertainment districts. The event provided an opportunity to connect with economic development professionals, real estate leaders, and industry partners while gaining valuable insight into financing, development, and investment opportunities.

Looking ahead, MCEDC will participate in the California Central Valley Economic Development Corporation (CCVEDC) mission trip in Stanislaus County. The trip will provide an opportunity to meet with local real estate brokers, learn more about current deals and development projects, and build relationships that can support future investment and business opportunities in Madera County.

State Legislative Update

State legislators adjourned the second year of the 2025-26 Legislative Session on September 1st, one day after the constitutional deadline of August 31st due to technical constitutional extensions.

One of the key measures closely followed by counties and utilities was SB 492 (Becker), which initially focused on shifting wildfire liability away from utilities. The Legislature and Administration reached a last-minute agreement that was amended into the bill. The amended bill did not limit public entity recovery or eliminate insurance subrogation, provisions viewed as favorable to insurance companies. SB 492 was eligible for consideration by the Assembly on September 1st after 7:26 a.m., however, it was never brought forward for a vote because it did not have the required two-thirds support for passage. As a result, SB 492 failed to advance during the regular legislative session. The Legislature may revisit the issue later this fall through an “extraordinary” or special session, or during the next legislative session, which begins in December.

For bills that passed the Legislature, the Governor has until September 30th to sign or veto legislation that reached his desk before the September 1st deadline.

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 have required the Commission, with the Transportation Agency, to compile research and make recommendations on a road user charge or mileage-based fee system. *The bill did not move out of the Senate Rules Committee and is now dead. MCEDC did not take a position on this bill.*

AB 1761 (Rogers) The bill would require the California Public Utilities Commission (CPUC) to ensure that all data serving as a basis for any decision or ruling issued by the CPUC for the determination of a calculation methodology for any nonbypassable charge imposed on customers of a load-serving entity (LSE) for costs associated with contracts for generation resources or electrical corporation-owned generation is made available to LSEs, member association, and ratepayer advocates on behalf of customers. *The bill has been enrolled and will be going to the Governor's Desk. MCEDC is in support of this bill.*

AB 1923 (Soria) This bill was gutted and amended on August 3rd. The previous version of the bill that dealt with the Distressed Hospital Loan Program was partially handled through the State Budget. Specifically, the final State Budget included \$90 million General Fund to provide grants to hospitals in significant distress and provided authority for the Department of Finance to augment this amount by up to \$50 million, for a potential total of up to \$140 million.

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 enrolled and will be going to the Governor's Desk. MCEDC is 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 has been enrolled and will be going to the Governor's Desk. MCEDC is joining the coalition referenced above in opposition to this bill.*

SB 935 (Choi) This bill makes permanent the authorization for local agencies to use the design-build contracting method by repealing the January 1, 2031, sunset date. The bill ensures that local agencies can continue using the design-build procurement method, which has streamlined project delivery, reduced costs, and encouraged innovation in public works for decades. By removing the existing 2031 sunset date, this bill provides long-term certainty for agencies planning critical infrastructure projects and avoids unnecessary disruptions to an effective contracting process. *The bill is now chaptered into law. MCEDC was watching the bill.*

Conclusion

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



MADERA COUNTY EDC

ECONOMIC DEVELOPMENT COMMISSION

Report of Activities

Meeting: September 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										
2612	Project Field	9/9/2026			MCEDC				Potential	
2611	Project Ball	8/31/2026			MCEDC				Active	Call with County of Madera RE Project Ball
									Active	Call with Client RE Project Ball
									Potential	Call with City of Madera RE Project Ball
2610	Project Community	7/7/2026			MCEDC	X			Potential	
2609	Project Tap	7/28/2026			MCEDC		X		Potential	Meeting with client RE Project Tap
2608	Project Compass	7/7/2026			MCEDC				Potential	Meeting with client Virtual Meeting with PG&E and client RE EDR Incentive
2607	Project Keystone	5/6/2026					X		Potential	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
		1/20/2026	Manufacturing						Active	Meeting with City of Madera and client RE Project Ocean
		12/16/2026	Manufacturing						Active	Meeting with PGE and Client RE Project Ocean
		11/17/2025	Manufacturing						Active	RE Project Ocean
		11/4/2025	Manufacturing						Active	RE Project Ocean
		10/31/2025	Manufacturing						Active	Call with client
		10/21/2025	Manufacturing						Active	Call with client
		10/21/2025	Manufacturing						Active	Call with PGE
		10/6/2025	Manufacturing						Active	Call with client
		8/19/2025	Manufacturing						Active	Call with PG&E RE Project Ocean/EDR
		7/29/2025	Manufacturing						Active	Follow up Call w/ PG&E RE Project Ocean
		7/21/2025	Manufacturing						Active	Meeting with PG&E RE Project Ocean
		7/11/2025	Manufacturing						Potential	Conference Call RE Project Ocean
2511	Project Rooftile	6/27/2025	Manufacturing	2 acres	GoBiz				Potential	Referral from Go-Biz
2510	Project Yosemite	7/20/2026			MCEDC		X		Active	Conference Call with client RE Project Yosemite
		5/21/2026							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								
	8/18/2026	Ribbon Cutting	KG, EE					Rural Health Network Clinic
	8/13/2026	Ribbon Cutting	KG, EE					VA Telehealth Station Grand Opening
	8/12/2026	Virtual Meeting	KG					Colliers and City of Chowchilla
	7/1/2026	Lunch	KG					Rod Pruett, City Administrator
	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
Madera								
	8/14/2026	Ribbon Cutting	KG, EE					King Husein School
	8/11/2026	Ribbon Cutting	EE					Love Inc. Grand Opening
	8/6/2026	Meeting	KG					Arnoldo Rodriguez, City Manager
	7/16/2026	Groundbreaking	KG, EE					SR 145 Downtown Madera Improvement Project
	7/15/2026	Meeting	KG					RE Revolving Loan Program
	7/9/2026	Meeting	KG					Arnoldo Rodriguez, City Manager
	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
County								

	8/25/2026	Lunch	KG					Madera County Compact Awards Luncheon
	8/7/2026	Meeting	KG, BW					Department of Social Services
	8/6/2026	Lunch	KG					Supervisor Rob Poythress
	8/5/2026	Meeting	KG					Matt Treber, CAO
	8/4/2026	Ribbon Cutting	KG, EE					Canyon Creek Elementary
	7/13/2026	Meeting	KG					RE EDBG RLF Program
	7/3/2026	Lunch	KG					Representatives from County of Madera, City of Madera and City of Chowchilla RE Update
	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

Memberships & Partners

Name	Date	Activity	Contacts	Meetings/Leads	Notes
CCVEDC (California Central Valley Economic Development Corporation)					
	8/21/2026	Meeting			Board Meeting
	8/19/2026	Lunch			Mark Mimms, Merced County RE CCVEDC
	7/17/2026	Meeting			Board Meeting
	7/14/2026	Meeting			Budget
	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
SIOR (Society of Industrial and Office Realtors)					
	5/1/2025	Mission			Annual Golf Tournament with Merced and Kern Counties
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			
NAIOP					

CALED (California Association of Local Economic Development)					
	7/22-7/23	Conference			2026 Summer Rural Economic Development Exchange
	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
ICSC (International Council of Shopping Centers)					
	3/23 - 3/25/2026	Conference			Monterey
	9/27 - 9/30/25	Conference			ICSC Western - Palm Springs
BIA (Building Industry Association of Fresno and Madera Counties)					
	8/3/2026	Meeting			Madera County Committee Meeting

Affiliations

Name & Date	Event/Activity	Staff
Governor's Office of Business and Economic Development (GO-Biz)		
7/28/2026	Virtual Meeting RE Opportunity Zones 2.0 Public Comment Guidance	KG
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
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
Madera County Workforce Investment Board		
8/12/2026	Madera County Workforce Development Meeting RE Website Review	EE
8/12/2026	Madera County Workforce Business Services Division Meeting	EE
7/15/2026	Meeting with Archer and Hound RE WOW Mobile Project	KG, EE
7/8/2026	Madera County Workforce Development Board Business Services Division Meeting	EE
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
Eastern Madera County Foundation		
8/20/2026	EMC Foundation Tour of Eastern Madera County	KG, EE
4/1/2026	Oakhurst Ecosystem	EE
1/28/2026	Meeting	KG
8/7/2025	2025 Trolley Tour	KG

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
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					
	7/2/2026	Ribbon Cutting	KG, EE		Yosemite Travel Center at Tesoro Viejo
	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
Coarsegold Chamber					
	3/27/2025	Event/Dinner	KG		Coarsegold Chamber Installation Dinner

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

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

Staff Calendar

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

Date	Activity	BA, PA, BR, BE	Notes	Staff
8/19/2026	Dinner		Business Journal Family Owned Business Awards	KG
8/18/2026	Virtual Meeting		GoToWebinar	EE
8/18/2026	Meeting		Jesus Escobedo, Citizen's Bank RE Small Business Loans/Information	KG, BW
8/13/2026	Virtual Meeting		CalRecycle RE RMDZ	KG, BW
8/11/2026	Meeting		Visit Yosemite Madera County RE Marketing/Partnership	KG, EE
8/10/2026	Meeting		MCEDC Executive Committee	KG, EE, BW
7/14/2026	Meeting		Representative from the CA Association of RMDZ Zone Administrators RE RMDZ program	KG
7/13/2026	Meeting		MCEDC Board of Commissioners	KG, EE, BW
7/8/2026	Meeting		U.S. Department of Agriculture, Federal Regional Forester and Madera County RE Biomass Projects/Wildfire Mitigation	KG
7/6/2026	Meeting		Tim Lambert, SBDC RE updates/business start-up information	KG
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 position	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

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 Wickard, Business Assistance & Office Manager
DATE: September 21, 2026
SUBJECT: Staff Report

CDBG RLF PROGRAM STATUS

- Madera County Business Assistance/Microenterprise Program Income Trust Fund Balance - \$667,757
- City of Madera Program Income Trust Fund Balance - \$383,342

LOAN STATUS

See attached

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

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

<u>CLIENT</u>	<u>STATUS</u>	<u>AGENCY</u>	<u>09/21/2026 Balance</u>
Jairo Sepulveda DDS., Inc.	Over 180 days	City of Madera	\$ 2,095.62
Galaxy Dance Academy	Current	City of Madera	\$ 18,567.97
GQ Investments	Over 30 days	City of Madera	\$ 50,564.20
Sierra News Online	Current	Madera County	\$22,416.83
Lunitas Boutique	Over 90 days	City of Madera	\$ 33,529.1