

Stanislaus County
Economic Development Action Committee (EDAC)
Meeting Minutes

March 5, 2025
1010 10th Street, Room 1013,
Modesto, CA 95354

- ☒ Chief County Counsel: Shaun Wahid
- ☒ Deputy Executive Officer (Secretary): Erica Inacio
- ☒ Executive Assistant (Recorder): Mila Romo

Voting Members or Alternate Present Marked with an X:

Voting Member

- ☒ Mani Grewal – Board of Supervisors
- ☒ Cerina Oterno – City of Ceres
- ☒ Randy Crooker – City of Hughson
- ☒ Susan Zwahlen – City of Modesto
- ☐ Gisel Pimentel – City of Newman
- ☒ Joshua Mann – City of Riverbank
- ☐ Amy Bublak – City of Turlock
- ☒ Elizabeth Talbott – City of Waterford
- ☒ Kayleigh Gilbert – City of Oakdale
- ☒ Carlos Roque – City of Patterson
- ☒ John Ismail – District 1
- ☒ Doris Foster – District 2
- ☐ Christine Schweininger – District 3
- ☒ Cecil Russell – District 4
- ☐ Harpreet Singh – Community
- ☐ Rosalinda Vierra – Community
- ☐ Jose Ibarra - Community
- ☐ Dillon Olvera - Community
- ☐ Vacant - Community
- ☒ Ali Arshad - Community
- ☒ David White - Community

Alternate Member

- ☐ Julian Aguirre – City of Ceres
- ☐ Julie Strain – City of Hughson
- ☐ David Wright – City of Modesto
- ☒ Scott Ball – City of Newman
- ☐ Melissa Holdaway – City of Riverbank
- ☐ Rebecka Monez – City of Turlock
- ☐ Guadalupe Gutierrez – City of Waterford
- ☐ Jarod Pitassi – City of Oakdale
- ☐ Jessica Romero – City of Patterson

Guests Present:

- Anthony Sims (City of Turlock); Ericka Phillips (City of Turlock); Audrey Taylor - Chabin Concepts

1. Meeting called to order at 2:00 p.m. by Chairman Carlos Roque

2. Roll Call:

- Recorder Mila Romo conducted a verbal roll call. A quorum was met.

3. Welcome and Introductions:

- Erica Inacio welcomed Committee members and public. Erica shared that there are 10 new members and one seat vacant on the Committee. She also introduced Anthony Sims and Ericka Phillips from the City of Turlock. She explained that they were formally appointed by the City of Turlock to be on the EDAC committee, but it has not been formally approved by the Board of Supervisors, therefore they were not able to participate in this month's meeting.

4. Approval Of Minutes:

- Approval of Minutes from the EDAC Meeting from October 2, 2024.

A Motion was made to approve the EDAC Meeting Minutes from October 2, 2024.

Motion: David White | Second: Cecil Russell | Unanimous (14 | 0) | Abstain: (0)

5. Public Comment:

- Comments were received from Mr. John X. Mataka and Mr. Miguel Donoso. Both referred to members having conflict of interest with the understanding that the Committee approves funding recommendations. It was explained that the Committee only advises, makes no funding decisions. Only the Board of Supervisors has the final authority to approve funding requests.

6. Correspondence:

- The Committee acknowledged receipt of an email received from Mr. Donoso dated February 21, 2025.

7. Conflict of Interest Declaration:

- No Committee member declared conflicts with the discussion items.

8. Discussion:

A. Approval of revisions to the 2009 Rules and Regulations (Bylaws):

- Erica Inacio provided history on the proposing revisions to the current Rules and Regulations for EDAC. On October 2, 2025, a Sub-Committee was formed per the direction of EDAC. This Sub-Committee consisted of the following members: David White, Doris Foster, Cecil Russell, Barbara Jensen, and Chairman Carlos Roque. The committee convened on November 6 and 20, 2024 to discuss revisions to the newly proposed draft bylaws. Every paragraph was carefully reviewed and updated collectively. After the final revisions were made, the updated document was reviewed by the County Counsel to ensure its legal compliance. Both the redline and final versions were provided to the Committee for their review prior to the meeting.

The Committee was informed that with their approval to the suggested revisions and updates, staff would present to the draft Bylaws to the Board of Supervisors for their approval. Once approved by the Board of Supervisors, the new Bylaws would go into effect.

A Motion was made to approve the revised EDAC Rules and Regulation (Bylaws) as presented.

Motion: Scott Ball| Second: Doris Foster | Unanimous (14 | 0) | Abstain:(0)

B. Presentation by Chabin Concepts on the Stanislaus County Comprehensive Economic Development Strategy Report:

- Audrey Taylor from Chabin Concepts, a consultant hired by the County to complete a comprehensive update to the CEDS, provided an update on where they are in conducting interviews and summarizing some of the themes, they have gathered from the data collected. Along with the Agenda, three handouts were provided:
 - Stanislaus County CEDS Strategy Framework
 - Where Are We Now?
 - PowerPoint Presentation

During the presentation at 2:52 p.m. Committee Member Grewal excused himself from the meeting.

The presentation from Chabin included a SWOT analysis and provided a draft goal. Attached are the documents referenced. To ensure timely completion of the comprehensive update, scheduled to be completed by June 30, 2025, the Committee was informed that a Special Meeting may need to be scheduled to review and approve the CEDS report one final time before its presented to the Board of Supervisors and submitted to the State.

9. Committee Member Reports:

- A.** Committee member David White provided an update on Volt Institute, sharing that they have received three EDA grants. These grants require a local match of funds, but with this support, Volt Institute has been able to purchase new equipment, offer training for individuals facing barriers to employment, provide translators for those with language barriers, and maintain a high graduation rate. The program boasts an impressive average placement rate of 91%, with graduates securing jobs that pay up to \$42 per hour. David also invited the Committee to tour the facility to view the equipment and classes in action.
- B.** Vice Chair Sue Zwalen provided an update on the City of Modesto, highlighting several initiatives aimed at supporting small businesses in the community. These include the Retail Strategies Partnership, Business Attraction and Retention Support, and the Small Business Loans Partnership. She also shared information on community outreach efforts focused on economic vitality, such as the Central Valley Real Estate Summit on April 24th and the EDD Job Fair on April 9th. Additionally, Sue discussed the City's forward planning, noting that they are in the final phase of the City's Economic Development Strategic Plan.
- C.** Committee member Elizabeth Talbott provided an update on the City of Waterford, sharing that the Yosemite Blvd/Highway 132 project, which involved the construction of sidewalks, curbs, and gutters, has now been completed. She also mentioned that additional funding has been secured to expand sidewalk paths leading to various schools. Furthermore, plans are in place to install additional water and sewer

infrastructure on the east side of the city along Highway 132 to support new housing developments.

10. Next Regular Meeting:

- Wednesday, October 8, 2025, at 2:00 p.m. Meeting will be held at 1010 Tenth Street, Room 1013 (Green Room), Modesto, CA 95354

11. Adjournment: Meeting Adjourned at 3:50 p.m.