

**Stanislaus County
Economic Development Advisory Committee (EDAC)
Meeting Minutes**

June 25, 2025
1010 10th Street, Room 1013, Modesto, CA 95354

- ☒ Deputy County Counsel: Jesus Mendoza
- ☒ Deputy Executive Officer: Erica Inacio
- ☒ Executive Assistant (Recorder): Mila Romo

Voting Members or Alternate Present Marked with an X:

Voting Member

- ☒ Cerina Otero – Seat 2 (City of Ceres)
- ☒ Randy Crooker – Seat 3 (City of Hughson)
- ☒ Susan Zwahlen – Seat 4 (City of Modesto)
- ☐ Gisel Pimentel – Seat 5 (City of Newman)
- ☒ Joshua Mann – Seat 6 (City of Riverbank)
- ☒ Anthony Sims – Seat 7 (City of Turlock)
- ☐ Elizabeth Talbot – Seat 8 (City of Waterford)
- ☒ Kayleigh Gilbert – Seat 9 (City of Oakdale)
- ☒ Carlos Roque – Seat 10 (City of Patterson)
- ☒ John Ismail – Seat 11 (District 1)
- ☒ Doris Foster – Seat 12 (District 2)
- ☒ Christine Schweininger – Seat 13 (District 3)
- ☒ Cecil Russell – Seat 14 (District 4)
- ☐ Harpreet Singh – Seat 15 (Community)
- ☐ Rosalinda Vierra – Seat 16 (Community)
- ☐ Jose Ibarra - Seat 17 (Community)
- ☒ Dillon Olvera - Seat 18 (Community)
- ☐ Vacant - Seat 19 (Community)
- ☒ Ali Arshad - Seat 20 (Community)
- ☐ David White - Seat 21 (Community)

Alternate Member

- ☐ Julian Aguirre – Seat 77 (City of Ceres)
- ☐ Julie Strain – Seat 77 (City of Hughson)
- ☐ David Wright – Seat 77 (City of Modesto)
- ☐ Scott Ball – Seat 77 (City of Newman)
- ☐ Melissa Holdaway – Seat 77 (City of Riverbank)
- ☐ Erica Phillips – Seat 77 (City of Turlock)
- ☐ Guadalupe Gutierrez – Seat 77 (City of Waterford)
- ☐ Jarod Pitassi – Seat 77 (City of Oakdale)
- ☐ Jessica Romero – Seat 77 (City of Patterson)

Present Member / Alternate, But Not Voting:

- ☐ Mani Grewal – Seat 1 (Board of Supervisors)
- ☒ Julian Aguirre
- ☒ Melissa Holdaway

Guests Present:

Audrey Taylor – Chabin Concepts; Amada Hughes – Stanislaus 2030; Yolanda Meraz – Stanislaus 2030.

- 1. Meeting called to order** at 3:00 p.m. by Chairman Carlos Roque
- 2. Roll Call:** Executive Assistant Mila Romo conducted a roll call. A quorum was met.
- 3. Welcome and Introductions:** Chairman Carlos Roque welcomed all.

4. Approval Of Minutes:

- Approval of Minutes from the EDAC Meeting from March 5, 2025.

A Motion was made to approve the EDAC Meeting Minutes from March 5, 2025.

Motion: Foster | Second: Russell | Unanimous (13 | 0) | Abstain: (0)

5. Public Comment: None

6. Correspondence: None

7. Conflict of Interest Declaration - Read by Chairman Roque. No conflicts were declared.

8. Action Items

A. Update on 2023 – 2028 Stanislaus County Comprehensive Economic Development Strategy (CEDS) and Related Actions:

Audrey Taylor from Chabin Concepts presented Draft Sections III and IV of the Comprehensive Economic Development Strategy (CEDS) report. The purpose of the meeting was to review, discuss, and accept these draft sections, which define the strategic direction, action plan, key stakeholders, performance tracking, and foundational infrastructure conditions for regional economic development.

Section III: Strategic Direction outlines the region's economic development vision and strategic priorities, aligned with the 2030 Blueprint. The goal is to foster a competitive, high-performing, and inclusive economy with five Strategic Goals:

1. Expand Investment-Ready Sites and Infrastructure
2. Strengthen and Diversify the Economic Base
3. Advance Workforce Participation and Career Pathways
4. Elevate Small Business and Entrepreneurial Ecosystems
5. Catalyze Equitable Growth through Local and Regional Collaboration

Section IV: Action Plan connects each goal to 1–4 actionable objectives. Each objective includes:

- Key actions
- A timeline and milestone chart identifying:
 - Implementation phases
 - Major activities
 - Potential stakeholders and lead agencies

Case studies are included to illustrate current initiatives and provide real-world models aligned with CEDS priorities. The Economic Development (ED) Ecosystem defines the network of entities involved in advancing the county's economic health. It includes:

- Local jurisdictions
- Educational institutions
- Industry partners
- Workforce and nonprofit organizations
- Chambers and community groups

The Performance Matrix outlines how progress will be measured, including:

- Quantitative outcomes (e.g., job creation, business starts)
- Strategic milestone tracking
- Accountability through stakeholder roles
- Regular review and updates to maintain alignment

Appendix C: Physical Conditions provides a snapshot of the county's infrastructure and environmental context, covering:

- Transportation
- Public services
- Energy systems
- Broadband
- Public spaces
- Environmental threats and climate resilience
- Capital improvements
- Economic opportunity sites

Appendix D: Economic Development Briefs. Each jurisdiction is responsible for reviewing and updating its local economic development brief, ensuring accuracy and relevance. These will be incorporated into the final report.

Several questions and comments were raised by committee members:

- Member Olivera inquired whether Stanislaus 2030 and BEAM Circular were invited to contribute. *Erica Inacio confirmed that outreach is underway, and their input will be included in the report.*
- Member Foster asked for clarification on Opportunity Sites. *Audrey Taylor explained these are locations that are "shovel ready" for business or development opportunities.*
- Member Arshad shared news that the Blue Diamond plant in Sacramento is closing and asked if this will be reflected in the report. *Audrey stated that if the closure has been publicly announced, the appropriate jurisdiction may include it in their section.*
- Mayor Zwalen expressed concern that the draft report does not fully reflect her city. *Audrey noted that all city representatives were contacted and sent a form to complete. Additionally, all EDAC members were called and interviewed. Both Turlock and Modesto will have an opportunity to submit further input for inclusion.*

Next Steps

- The committee agreed to extend the submission deadline by 10 days for jurisdictions to provide updated information.
- Following this, the full draft CEDS report will be released for 30-day public review then return for a Special meeting to approve the CEDS document prior to being presented to the Board of Supervisors.

A Motion was made for the EDAC Committee to accept DRAFT Sections III, IV and Appendix C. Also, to conduct a 10-business day review period for input or updates/corrections. Then all sections are packaged for a 30-day Public Notice and at the end of the 30-day Notice, any input is reviewed and documented for the CEDS report.

Motion: Dillon | Second: Schweininger | Unanimous (13 | 0) | Abstain:(0)

B. Discuss, scheduled Special meeting:

A special meeting should be scheduled to take place following a 30-day public viewing period of the Comprehensive Economic Development Strategy (CEDS) report. This report will be made publicly available on the County's website. Erica Inacio reviewed the project timeline and confirmed that the special meeting should be expected to occur in August. During this meeting, the Economic Development Advisory Committee (EDAC) will review and vote to approve the final version of the CEDS report. Upon approval by the EDAC committee, the report will be forwarded to the County Board of Supervisors for final consideration and official adoption.

A motion was made to hold a Special meeting in August.

Motion: Russell | Second: Sims | Unanimous (13 | 0) | Abstain: (0)

C. Term Limits:

On April 15, 2025, the Board of Supervisors approved updated bylaws that establish 4-year term limits for committee members. Erica Inacio highlighted the potential issue of all board members' terms ending simultaneously, which could lead to a complete turnover at one time. She recommended staggering term expirations based on each member's original appointment date to ensure continuity and maintain knowledge.

Member Schweininger noted that it would be challenging to recruit and appoint a large number of new members at once if all current members reach their term limits at the same time. The suggestion to stagger terminations will allow a manageable rotation of committee membership

A motion was made to delegate authority to Erica Inacio and or staff to determine each committee members represented termination/expiration date and come back for final approval at a later date.

Motion: Zwahlen | Second: Otero | Unanimous (13 | 0) | Abstain: (0)

9. Discussion Items:

A. Stanislaus 2030

Amanda Hughes and Yolanda Meraz from Stanislaus 2030 shared a PowerPoint presentation on the formation of a workgroup aimed at streamlining the permitting and licensing processes for small businesses across the County and its cities.

They also presented on their Childcare Expansion initiative, highlighting the high demand in low-income communities. The presentation included an overview of their implementation plan and progress as of May 29, 2025. Amanda and Yolanda emphasized their ability to support individuals who wish to start, sustain, or scale a business in Stanislaus County.

A Small Business Landscape overview revealed that 99.9% of all businesses in Stanislaus County have fewer than 500 employees and that 56.8% of the county's workforce is employed by small businesses.

They shared a summary of the Stanislaus County Ecosystem findings and their future vision for economic development. EDAC committee members were encouraged to join the workgroups.

Finally, they reviewed their Talent Development initiatives, the Stanislaus 2030 2024–2025 Initial Manufacturing Sector Workforce Plan, and shared key findings and objectives related to the manufacturing sector.

10. Committee Member Reports:

- Anthony Sims from City of Turlock shared that Friday June 27, 2025 the City will have their Annual Independence Day parade and car show followed by a Drone show.
- Ali Arshad that he had attended the Agriculture Legislative Day and it was well received.
- Erica Inacio shared that July 1st, Board of Supervisors Chairman Buck Condit will be delivering the State of the County in the Board chambers at 9 am.

11. Next Regular Meeting:

- Special Meeting To be determined.
- Wednesday, October 8, 2025, at 2:00 pm. Meeting will be held at Tenth Street Place, 1010 10th Street, Room 1013 (Green Room), Modesto, CA 95354 – It should be noted that this meeting may be cancelled or rescheduled to a different date as there are other conferences taking place on this day.

12. Adjournment: Meeting adjourned at 4:58 p.m.