



**MADERA IRRIGATION DISTRICT
BOARD OF DIRECTORS
GROUNDWATER SUSTAINABILITY AGENCY
SPECIAL MEETING
FEBRUARY 12, 2025**

MINUTES

Directors Present: David Loquaci, President
Brandon Bishel
Tim DaSilva
Brian Davis, Vice President
Carl Janzen

Directors Absent: None

Staff Present: T. Greci, General Manager (GM Greci)
D. Cadenazzi Nolan, Assistant General Manager (AGM Nolan)
A. Kwock Sandoval, Board Secretary / Executive Assistant

Others Present: General Counsel John Kinsey, Wanger Jones Helsley via Zoom

CALL TO ORDER / ROLL CALL

President Loquaci called the meeting to order at 9:30 a.m. at the business office of the District at 12152 Road 28 ¼, Madera, California 93637

APPROVAL OF AGENDA

MOTION: Director Davis / Director Janzen to approve the agenda as presented.

VOTE:

AYES: Director Bishel, Janzen, Davis, DaSilva, and Loquaci
NOES:
ABSTAIN:
ABSENT:

POTENTIAL CONFLICTS OF INTEREST: Closed Session

General Counsel Kinsey reported there were no potential conflicts of interest for Closed Session.

PUBLIC COMMENT: Closed Session

President Loquaci opened and closed public comment due to no public in attendance.

The Board convened to Closed Session at 9:32 a.m.

1. CLOSED SESSION

- 1a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – Pursuant to Government Code Section 54956.8

Property: 027-172-011, 027-172-014, and 027-172-015
Agency Negotiator: Thomas Greci and Dina Nolan
Negotiating Party: Five Rivers Land Company, LLC

- 1b. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9 (2 potential cases)
- 1c. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Potential initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9 (2 potential cases)
- 1d. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – Pursuant to Paragraph (1) of subdivision (d) of Section 54956.9; Petition for the Adjudication of Rights to the Fresno River, before the State Water Resources Control Board
- 1e. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – Pursuant to Paragraph (1) of subdivision (d) of Government Code Section 54956.9; Madera Irrigation District v. Smith-Adobe Ranch Family Limited Partnership, Case No. MCV081757
- 1f. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – Pursuant to Paragraph (1) of subdivision (d) of Government Code Section 54956.9; *NRDC v. Rogers*, U.S. District Court, Eastern District of California (Sacramento Division), Case No. 88-CV-1658-JAM-GGH
- 1g. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – Pursuant to Paragraph (1) of subdivision (d) of Government Code Section 54956.9; Madera Irrigation District v. Allstate Insurance Company, Case No. MCV090064

Closed Session ended at 10:05 a.m.

There was a short break from 10:05 a.m. – 10:15 a.m.

CALL TO ORDER REGULAR SESSION / PLEDGE OF ALLEGIANCE

President Loquaci called regular session to order at 10:15 a.m.

REPORT ON CLOSED SESSION

There were no reportable actions taken during Closed Session.

POTENTIAL CONFLICTS OF INTEREST

There was no potential conflict of interests noted.

PUBLIC COMMENT: Regular Session

President Loquaci opened and closed public comment due to no comments from the public in attendance.

2. NEW BUSINESS

- 2a. Discussion / possible direction on Vacant Land Purchase Agreement and Joint Escrow Instructions and Addendum for Madera County APNs 027-172-011, 027-172-014, and 027-172-015

DISCUSSION: AGM Nolan stated in November 2024 the Board of Directors approved the purchase of these parcels. Right after the approval, the District learned the property has a home on it that has occupants. The purchase agreement was never fully executed, and escrow was not opened. AGM Nolan stated the District tried to work with the real estate agent and court receiver as part of the bankruptcy proceedings of the owner to resolve the issues. However, the process will take a lot of time. AGM Nolan stated staff's recommendation at the moment is to not pursue the properties at this time.

Director Bishel asked what's the issue with waiting until the properties are available. AGM Nolan stated the District owns the adjacent property and it would slow down progress on it. Also, the District is a public agency and it would tie up funds for an unknown period of time. Director Davis stated we do not know how long the process could take to resolve. The Board's direction was to not pursue purchase of the properties.

PUBLIC COMMENT: President Loquaci opened public comment and closed public comment due to no public in attendance.

3. ADJOURNMENT

President Loquaci adjourned the meeting at 10:20 a.m.

APPROVED FOR THE BOARD:

Brian Davis

Brian Davis
Vice President

Date: 4/15/25

Andrea Kwook Sandoval

Andrea Kwook Sandoval
Secretary to the Board

