



CONTRA COSTA COUNTY

AGENDA

Governing Board of the Green Empowerment Zone

Supervisor John Gioia, Chair
Chuck Leonard, Vice Chair
Assemblywoman Lori D. Wilson, Vice Chair

Friday, November 21, 2025

9:30 AM

**1025 Escobar Conference Room A/B/C
Martinez | 1261 Travis Blvd., Ste 100,
Fairfield, CA | 145 South 300 West, Salt
Lake City, UT**

ZOOM LINK

<https://cccouny-us.zoom.us/j/88323737930>

Dial In 888 278 0254 US Toll-free Conference code: 841892

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

1. Roll Call and Introductions
2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
3. Review and Approve the Meeting Record from September 19, 2025. **[25-4929](#)**
Attachments: [09.19.25 Draft Green Empowerment Zone Meeting Minutes](#)
4. RECEIVE Update on Frequency of Governing Board Meetings **[25-4930](#)**
5. RECEIVE Update on Filling of the Executive Committee **[25-4931](#)**
6. RECEIVE Update on SB227 and the Process for Filling Seven (7) Environmental and Environmental Justice Seats **[25-4932](#)**
Attachments: [California-2025-SB227-Chaptered](#)
[DRAFT_GEZ_Application_and_Process](#)

-
7. RECEIVE Update on Green Empowerment Zone Website and the TeamCalifornia Site Selectors' Conference [25-4933](#)

Attachments: [MTC25 Program](#)
[CCC Lookbook](#)
[GEZ Website Launch](#)

8. The next meeting is currently scheduled for January 2026.
9. Adjourn

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 1025 Escobar, during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact: Alyson Greenlee, 925-655-2783 or Alyson.Greenlee@dcd.cccounty.us



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4929

Agenda Date: 11/21/2025

Agenda #: 3.

Advisory Board: Governing Board of the Green Empowerment Zone
Subject: Review and Approve the Meeting Record from September 19, 2025
Presenter: County Staff
Contact: Alyson Greenlee, Economic Development Manager, 925-655-2783

Information:

The draft September 19, 2025 meeting record is attached.

Referral History and Update:

This is a standing agenda item.

Recommendation(s)/Next Step(s):

Consider the following actions related to the Green Empowerment Zone:

- Review and Approve the Meeting Record from September 19, 2025.

Meeting Minutes – Draft
Governing Board of the Green Empowerment Zone (GEZ)

Supervisor John Gioia, Chair
Assemblymember Lori Wilson, Vice Chair
Chuck Leonard, Vice Chair

Friday, September 19, 2025

9:30 AM

**1025 Escobar
Room 110A/B/C
Martinez, CA 94553**

ZOOM:

<https://ccccounty-us.zoom.us/j/88323737930>

(888) 278-0254

Conference Code: 841892

1. The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in.
2. Agenda Items: Items may be taken out of order based on the business of the day and preference of the Governing Board.

1. Call to Order and Roll Call.

Chair John Gioia called the meeting to order.

2. Public comment on items not on agenda
3. Review and Approve the Meeting Records of the July 10, 2025, Meeting.

There is a quorum to review and approve the Meeting Record from July 10, 2025.

A motion was made to approve July 10, 2025, minutes. All were in favor.

4. RECEIVE update on Managing Community Investments from Bay Area Air District

Emi Wang presented on Managing Community Investments with its purpose with the responsibility to structure and develop programming and infrastructure under the disbursement of the penalty funds back into impacted communities

- o Air District was formed in 1955, with a mission to improve air quality and improve public health*
- o The Air District collects penalties from entities that violate the regulations*
- o May 2024, the Board approved the Community Benefits Penalty Funds Policy*

- o *December 2024, the Board approved staff positions for a new Community investments Office*
- o *Most penalties are over \$1 million and are paid by petroleum refineries and related industry*
- o *Over 90% of the penalties collected in recent years are from petroleum sector*
- o *Community Benefits penalty Funds Policy and related settlement funds have generated over \$124 million*
- o *Funds Goals: Regional Community Benefits Fund and Local Community Benefits Fund*
- o *Richmond Air Quality Fund*
- o *Currently Benicia gets the largest amount from the Local Community Benefits fund at \$58 million followed by Richmond at \$20 million*
- o *Next Steps: Draft Program Guidelines for Benicia and Richmond Area Funds, 30-day comment period in October, and then open application in January 2026*

5. **RECEIVE** update on Technology Research and Stakeholder Engagement (UC Labor Center)

The Labor Center provided an update on technology research. The focus on certain manufacturing technologies does not rule out others. This gives the GEZ the opportunity to dive deeper into tech that may be more fruitful based upon initial market research. The research will inform:

- 1. Tech specific policy approaches*
- 2. Matching industry needs and GEZ assets*
- 3. Strategies for high road projects by industry*
- 4. industry outreach and attraction efforts*

Labor Center staff have been contacting employers in the key CEM fields to better understand the industry. This new employer perspective will hopefully assist in redefining the policy approaches.

CEM Priority Tech

Batteries

Electric Grid Components

Zero Emission Vehicles

Electric Vehicle Chargers

Heat Pumps

Offshore Wind

Electrolyzers (Green Hydrogen)

Update: Technical Assistance

The Labor Center's no-cost, confidential T.A. program is live with a link available at <https://laborcenter.berkeley.edu/technical-assistance-for-a-high-road-economy/>

Update: Stakeholder Engagement

Three separate studies (Site/Infrastructure, Workforce, and Environmental) are underway, each with their own Scope and Stakeholders.

Goal: Interim Report and Recommendations by mid-2026

6. RECEIVE Legislative Update on the Green Empowerment Zone

Bill has passed both houses and the Governor has until October 12th to sign it. The bill adds 7 seats for the EJA community. SB 227 extended the GEZ to 2040. The Steering Committee also can now become the Executive Committee. This Executive Committee will be elected amongst the GEZ body once the EJA seats are filled. The Governing Board was encouraged to develop deliverables (propping startup, bringing businesses, etc.) that can be presented to the State as the GEZ progresses.

SB 587, the Manufacturer's Tax Credit, is still in the works and are confident that it will pass.

7. RECEIVE Staff Report on Green Empowerment Zone Website Design

The Green Empowerment Zone website is being developed and will be launched in November. Governing Board members were asked to continue to provide staff and Golden Shovel with necessary information to build website.

8. Adjourn

The date for the next meeting of the Governing Board of the Green Empowerment Zone will be Friday, November 21, 2025.

Chair Gioia adjourned the meeting.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4930

Agenda Date: 11/21/2025

Agenda #: 4.

Advisory Board: Governing Board of the Green Empowerment Zone
Subject: RECEIVE Update on Frequency of Governing Board Meetings
Presenter: Chair, Supervisor John Gioia
Contact: County Staff, Alyson Greenlee, 925-655-2783

Information:

The Chair has requested this item.

Referral History and Update:

Pursuant to the Green Empowerment Zone clean up legislation, Senate Bill 227 (Grayson), the board shall meet at least four times per year. Additional meetings may be called at the discretion of the chair or of a majority of the executive committee.

Recommendation(s)/Next Step(s):

Receive Update on the Frequency of Governing Board Meetings.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4931

Agenda Date: 11/21/2025

Agenda #: 5.

Advisory Board: Governing Board of the Green Empowerment Zone

Subject: RECEIVE Update on Filling of the Executive Committee

Presenter: Chair, Supervisor John Gioia

Contact: County Staff, Alyson Greenlee, 925-655-2783

Information:

The Chair has requested this item.

Referral History and Update:

Pursuant to the Green Empowerment Zone clean up legislation, Senate Bill 227 (Grayson), the board shall appoint an executive committee, on or before January 1, 2026, that shall be composed of the chair, deputy chairs, and up to seven members of the board of directors approved by a majority vote.

The committee shall develop metrics that shall be reported to the Legislature and state departments and agencies gauging the progress of the zone that shall include, but not be limited to, all of the following:

- (A) The number of jobs gained and lost in each sector of the economy.
- (B) The average wage of the jobs gained in each sector of the economy.
- (C) The number and types of grants solicited and received by, or on behalf of, the zone.
- (D) The type and amount of workforce training conducted in the zone, by whom it was provided, and the amount of capital investment attached to provision of that training.

Commencing on July 1, 2026, and on or before January 1 of each year thereafter, the Green Empowerment Zone shall post the report on its internet website and submit a letter to the Legislature informing the Legislature that the report has been posted.

Recommendation(s)/Next Step(s):

RECEIVE Update on Filling of the Executive Committee.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4932

Agenda Date: 11/21/2025

Agenda #: 6.

Advisory Board: Governing Board of the Green Empowerment Zone

Subject: RECEIVE Update on SB227 and the Process for Filling Seven (7) Environmental and Environmental Justice Seats

Presenter: Staff to the Green Empowerment Zone

Contact: County Staff, Alyson Greenlee, 925-655-2783

Information:

See attached SB227 Legislation & Application for Green Empowerment Zone.

Referral History and Update:

SB227 was approved by the Governor on October 1, 2025, finetuning some of the original language in AB 844 for the Green Empowerment Zone as summarized below:

- It extends authorization for the Green Empowerment Zone to January 1, 2040, and authorizes the expansion of the Green Empowerment Zone to include 4 additional cities, including the Cities of El Cerrito, Pinole, Richmond, and San Pablo, upon adoption of a resolution by each city. It makes changes to the stakeholder groups who serve on the board of directors, including increasing the number of stakeholder groups to 8 by adding a category for 7 directors who live or work in the Green Empowerment Zone and who represent environmental or environmental justice organizations or interests. It also provides a process for a legislative body of a city or county included within the Green Empowerment Zone to remove the land within its jurisdiction from the empowerment zone.
- It changes the name of the steering committee to the executive committee and prescribes the membership of the executive committee. It eliminates the deadline for the executive committee to develop and report the metrics described in the legislation, but requires the Green Empowerment Zone, commencing July 1, 2026, and annually thereafter, to post information on those metrics on its internet website, as specified.
- It makes legislative findings and declarations as to the necessity of a special statute for the County of Contra Costa.

It takes effect immediately as an urgency statute (See SB227 Legislation Attached).

County staff anticipates the following process to fill the seats for the seven (7) directors who live or work in the Green Empowerment Zone and who represent environmental or environmental justice organizations:

- County staff anticipate releasing an application to fill the seats for the seven (7) directors who live or work in the Green Empowerment Zone and who represent environmental or environmental justice organizations.
- Interested applicants should complete the attached application. The application needs to be received by

no later than Friday, December 19, 2025, at 5PM.

- Applicants will be screened by the Department of Conservation & Development and depending on the number of applications, candidates may also be invited to an interview.
- The final decisions will be made by the Green Empowerment Zone Governing Board. Appointments will be made at the next meeting of the Green Empowerment Zone Governing Board (See Draft Green Empowerment Zone Application and Process Attached).

Recommendation(s)/Next Step(s):

RECEIVE Update on SB227 Cleanup Legislation and the Process for Filling Seven (7) Environmental and Environmental Justice Seats.

Senate Bill No. 227

CHAPTER 213

An act to amend Sections 7599.100, 7599.101, and 7599.103 of, and to amend, renumber, and add Section 7599.104 of, the Government Code, relating to local government, and declaring the urgency thereof, to take effect immediately.

[Approved by Governor October 01, 2025. Filed with Secretary of State October 01, 2025.]

LEGISLATIVE COUNSEL'S DIGEST

SB 227, Grayson. Green Empowerment Zone for the Northern Waterfront area of the County of Contra Costa.

Existing law, until January 1, 2028, authorizes the establishment of a Green Empowerment Zone for the Northern Waterfront area of the County of Contra Costa for the purpose of building upon the comparative advantage provided by the regional concentration of highly skilled energy industry workers by prioritizing access to tax incentives, grants, and loan programs, among other incentives. Existing law authorizes the Green Empowerment Zone to be composed of 9 specified cities and the County of Contra Costa, upon adoption of a resolution by the city or county, and provides for the Green Empowerment Zone to be governed by a board of directors comprised of representatives from 7 stakeholder groups, as specified.

This bill would extend the authorization for the Green Empowerment Zone to January 1, 2040, and would authorize the expansion of the Green Empowerment Zone to include 4 additional cities, including the Cities of El Cerrito, Pinole, Richmond, and San Pablo, upon adoption of a resolution by each city. The bill would make changes to the stakeholder groups who serve on the board of directors, including increasing the number of stakeholder groups to 8 by adding a category for 7 directors who live or work in the Green Empowerment Zone and who represent environmental or environmental justice organizations or interests. The bill would also provide a process for a legislative body of a city or county included within the Green Empowerment Zone to remove the land within its jurisdiction from the empowerment zone.

Existing law requires a board chair and 2 deputy chairs to be selected by majority vote of the board of directors to serve 2-year terms. Existing law authorizes an individual to serve as chair or deputy chair more than once, but prohibits an individual from serving consecutive terms.

This bill, instead, would authorize an individual selected to serve a 2-year term to be re-selected by a majority vote of the board of directors for up to three additional terms.

Existing law requires the board to appoint a steering committee, and required the steering committee, on or before January 1, 2023, to develop metrics to be reported to the Legislature and state departments and agencies to gauge the progress of the Green Empowerment Zone, as specified. Existing law requires the Green Empowerment Zone to annually post information on those metrics on its internet website, as specified.

This bill would change the name of the steering committee to the executive committee and would prescribe the membership of the executive committee. The bill would eliminate the deadline for the executive committee to develop and report the metrics described above, but would require the Green Empowerment Zone, commencing July 1, 2026, and annually thereafter, to post information on those metrics on its internet website, as specified.

This bill would make legislative findings and declarations as to the necessity of a special statute for the County of Contra Costa.

This bill would declare that it is to take effect immediately as an urgency statute.

Digest Key

Vote: 2/3 Appropriation: no Fiscal Committee: no Local Program: no

Bill Text

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 7599.100 of the Government Code is amended to read:

7599.100. (a) A Green Empowerment Zone for the Northern Waterfront area of the County of Contra Costa may be established. The geography of the zone shall extend to the territories of the cities listed in subdivision (c) and the unincorporated areas of the County of Contra Costa north of State Highway 4. The board of directors may, by majority vote, change the geography of the Green Empowerment Zone.

(b) The purpose of the Green Empowerment Zone is to build upon the comparative advantage provided by the regional concentration of highly skilled energy industry workers by prioritizing access to tax incentives, grants, loan programs, workforce training programs, and private sector investment in the renewable energy sector.

(c) The Green Empowerment Zone may include all of the following cities and the county upon the adoption of a resolution by the legislative body of each city and county that states the intent of the city or county to participate in the Green Empowerment Zone:

- (1) The City of Antioch.
- (2) The City of Benicia.
- (3) The City of Brentwood.
- (4) The City of Concord.
- (5) The City of El Cerrito.
- (6) The City of Hercules.
- (7) The City of Martinez.
- (8) The City of Oakley.
- (9) The City of Pinole.
- (10) The City of Pittsburg.
- (11) The City of Richmond.
- (12) The City of San Pablo.
- (13) The City of Vallejo.

(14) The County of Contra Costa.

(d) The board of directors may vote to include additional jurisdictions in the membership of the Green Empowerment Zone.

(e) (1) The legislative body of a city or county listed in subdivision (c) may remove the land within its jurisdiction from the empowerment zone by adopting a resolution stating that it no longer wishes to participate.

(2) The resolution ending participation in the empowerment zone shall identify a final date for inclusion in the empowerment zone, which shall be no later than 60 days from the adoption of the resolution.

(3) Any benefits or incentives awarded before the adoption of a resolution removing the jurisdiction from the empowerment zone shall continue under the same terms and conditions as would have been applied if the jurisdiction were still in the empowerment zone for not fewer than two years.

SEC. 2. Section 7599.101 of the Government Code is amended to read:

7599.101. (a) The Green Empowerment Zone shall be governed by a board of directors composed of representatives from eight stakeholder groups who shall serve as voting directors and who shall participate in meetings and serve as liaisons with their appointing entities and related organizations, as follows:

(1) Fourteen local government directors, one from each of the cities and the county set forth in subdivision (c) of Section 7599.100 that have adopted a resolution expressing its intent to participate in the Green Empowerment Zone. Each city and county shall select one representative.

(2) (A) Five employer directors that represent large private employers in the fields of energy or manufacturing within the area of the Green Empowerment Zone or vested in the success of the Green Empowerment Zone, who are selected by the board.

(B) Employer size shall be based on data from the local workforce board and the boundaries of the empowerment zone at the time the director is selected.

(3) (A) Three state and regional directors, one from each of the following state or regional boards, commissions, or entities:

(i) The California Transportation Commission.

(ii) The California Workforce Development Board or a regional workforce development entity, as selected by the board of directors of the Green Empowerment Zone, that serves the Green Empowerment Zone.

(iii) The California Energy Commission.

(B) Each board, commission, or entity shall select a representative to the Green Empowerment Zone.

(4) Five small business and economic development directors who shall represent existing economic and business development organizations that serve the cities or the county listed in subdivision (c) of Section 7599.100. These small business and economic development representatives shall be nominated by the Association of Bay Area Governments and confirmed by the board.

(5) Three directors from universities, laboratories, foundations, or nonprofit entities with specialized expertise and knowledge of green energy. These university, laboratory, foundation, and nonprofit representatives shall be selected by the board.

(6) Five directors representing the largest private sector organized labor organizations whose membership works in the cities and the county listed in subdivision (c) of Section 7599.100. Each union shall select its own representative to the Green Empowerment Zone board.

- (7) Five directors representing workforce development and public and private educational entities that serve cities or the county listed in subdivision (c) of Section 7599.100, at least one of whom shall be a representative from the California State University and at least one of whom shall be a representative from the California Community Colleges. These workforce development and education representatives shall be nominated by the Association of Bay Area Governments and confirmed by the board.
- (8) Seven directors who live or work in the Green Empowerment Zone representing environmental or environmental justice organizations or interests, who shall be selected by the board.
- (b) Confirmation of a nominee for membership on the board of directors shall be by majority vote of the sitting members of the board.
- (c) Each member of the board shall have an alternate appointed by their appointing entity.
- (d) All stakeholder group representatives on the board of directors shall serve a two-year term and may be reappointed by their appointing body for up to three additional terms.
- (e) (1) No representative for a public stakeholder entity shall retain their seat on the board of directors after ceasing to hold the position that qualifies them to be an eligible representative for the board.
- (2) (A) The board member's eligibility from a private entity shall be determined by the board in consultation with the appointing entity if there is one.
- (B) The board shall have an approved policy for making the determination before taking any action to determine the eligibility of a board member pursuant to this subparagraph.
- (f) A vacancy on the board shall be filled for the unexpired term by the selection and appointment process used to appoint the director whose position has become vacant.
- (g) (1) A director who fails to attend at least 50 percent of the board meetings in any 12-month period is subject to removal from the board.
- (2) The board shall have an approved policy for making the determination before taking any action to determine the eligibility of a board member pursuant to this paragraph.
- (h) Every Member of the Legislature and of the United States Congress that represents a city listed in subdivision (c) of Section 7599.100, or their appointed representative, shall be an ex officio voting member of the board of directors.
- (i) A board chair and two deputy chairs shall be selected by a majority vote of the board. The chair and deputy chairs shall serve two-year terms and may be re-selected by a majority vote of the board for up to three additional terms. The chair and deputy chairs shall be chosen from among the following:
- (1) One member shall be a Member of the Legislature who represents one or more of the cities or the county listed in subdivision (c) of Section 7599.100.
- (2) One member shall be a representative from a local agency in a city or county listed in subdivision (c) of Section 7599.100.
- (3) One member shall be a representative whose residence and place of employment is within one or more of the cities or the county listed in subdivision (c) of Section 7599.100.
- (j) (1) The board shall meet at least four times per year.
- (2) Additional meetings may be called at the discretion of the chair or of a majority of the executive committee.

(k) The members of the board of directors shall serve without compensation.

(l) The board shall be subject to the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5).

(m) A member of the board of directors, including the chair, shall, upon identifying a conflict of interest, or a potential conflict of interest, regarding a matter before the board of directors of the Green Empowerment Zone, immediately and before consideration of the matter, do all of the following:

(1) Provide written notice to the chair regarding the interest that gives rise to the conflict of interest or potential conflict of interest. In the case of the chair, written notice shall be given to one of the deputy chairs.

(2) Recuse themselves from discussing or voting on the matter.

(3) Leave the meeting room until after discussion, vote, and any other consideration of disposition of the matter is concluded.

(n) A member of the board of directors shall not use the name of the Green Empowerment Zone on any letterhead, business code, or identification badge unless the person has been authorized to do so by the board of directors.

SEC. 3. Section 7599.103 of the Government Code is amended to read:

7599.103. (a) (1) The board shall appoint an executive committee, on or before January 1, 2026, that shall be composed of the chair, deputy chairs, and up to seven members of the board of directors approved by a majority vote.

(2) The committee shall develop metrics that shall be reported to the Legislature and state departments and agencies gauging the progress of the zone that shall include, but not be limited to, all of the following:

(A) The number of jobs gained and lost in each sector of the economy.

(B) The average wage of the jobs gained in each sector of the economy.

(C) The number and types of grants solicited and received by, or on behalf of, the zone.

(D) The type and amount of workforce training conducted in the zone, by whom it was provided, and the amount of capital investment attached to provision of that training.

(b) Commencing on July 1, 2026, and on or before January 1 of each year thereafter, the Green Empowerment Zone shall post the report described in subdivision (a) on its internet website and submit a letter to the Legislature informing the Legislature that the report has been posted.

SEC. 4. Section 7599.104 of the Government Code is amended and renumbered to read:

7599.105. This chapter shall remain in effect only until January 1, 2040, and as of that date is repealed.

SEC. 5. Section 7599.104 is added to the Government Code, to read:

7599.104. For the purposes of this chapter, the following definitions apply:

(a) “Board” means the board of directors as described in Section 7599.101.

(b) “Green Empowerment Zone for the Northern Waterfront area of the County of Contra Costa,” “Green Empowerment Zone,” “empowerment zone,” or “zone” means a zone authorized and established pursuant to Section 7599.100.

SEC. 6. The Legislature finds and declares that a special statute is necessary and that a general statute cannot be made applicable within the meaning of Section 16 of Article IV of the California Constitution because of the unique circumstances and challenges relating to economic development in the County of Contra Costa and neighboring areas.

SEC. 7. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the California Constitution and shall go into immediate effect. The facts constituting the necessity are:

In order to facilitate the proper function of the board of directors of the Green Empowerment Zone and in the interest of full participation from the community in decisions relating to the Green Empowerment Zone, it is necessary for this act to take effect immediately.

Governing Board of the Green Empowerment Zone Application Form

Information:

1. For more information about the Governing Board of the Green Empowerment Zone visit: <https://www.contracosta.ca.gov/9963/Governing-Board-of-the-Green-Empowerment>.
2. File completed application with Salvador Morales, Contra Costa County Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553. Email applications accepted. Email to: Salvador.morales@dcd.cccounty.us.
3. Members of some advisory bodies may be required to file annual Conflict of Interest Statements.
4. Meetings of the Governing Board of the Green Empowerment Zone are typically held quarterly during the day at Contra Costa County's Administrative Building in Martinez, however occasionally meetings may be held in areas not accessible by public transportation.
5. The current meeting schedule and past meeting packets can be accessed online at <https://www.contracosta.ca.gov/9963/Governing-Board-of-the-Green-Empowerment>.
6. Interested applicants should complete the attached application. The application needs to be received by no later than Friday, December 19, 2025, at 5PM.
7. Applicants will be screened by the Department of Conservation & Development and depending on the number of applications, candidates may also be invited to an interview.
8. The final decisions will be made by the Green Empowerment Zone Governing Board. Appointments will be made at TBD Board meeting date in 2026.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-4933

Agenda Date: 11/21/2025

Agenda #: 7.

Advisory Board: Governing Board of the Green Empowerment Zone

Subject: RECEIVE Update on TeamCalifornia Site Selection and Economic Development Forum and on Green Empowerment Zone Website

Presenter: County Staff

Contact: Alyson Greenlee, 925-655-2783

Information:

See GEZ Industrial Look Book, Website Launch Flyer, and TeamCalifornia Program Attached.

Referral History and Update:

At its last meeting on September 19, 2025, the Governing Board of the Green Empowerment Zone (GEZ) was presented with an update that the website was being developed by Golden Shovel Agency. The Board was also presented with information on the TeamCalifornia Site Selection and Economic Development Forum with the information that the GEZ website would be launched in conjunction with the forum.

On November 5-7, 2025, the TeamCalifornia Site Selection and Economic Development Forum was held at the Concord Hilton with Contra Costa County as the host county, and over 150 developers, brokers, site selection consultants, workforce partners, and other providers in attendance. Prior to the start of the conference, East Bay Economic Development Alliance partnered with TeamCalifornia and Contra Costa County and the Cities of Antioch, Brentwood, Concord, Oakley, and Pittsburg to conduct a bus tour that included stops at the various points in the cities and the Byron Airport, and at which GEZ Board Member Stephen Baiter, GEZ Board Member Tamia Brown, GEZ Board Member Devin Murphy, and Poonum Patel from the Governor's Office of Business & Economic Development were in attendance. GEZ Board Member Carlyn Obringer provided opening remarks to kick off the conference on November 5. On November 6, GEZ Board member Tim Sbranti presented on the Green Empowerment Zone at the conference, and the Green Empowerment Zone's new website was launched along with the distribution of GEZ branded notebooks, GEZ industrial look books, and table skirts showing off the GEZ brand. GEZ Board Member Kelly Schelin also presented on innovation and the community colleges.

With Golden Shovel Agency, see Green Empowerment Zone website:

- <https://www.greenempowermentzone.org/>

With Contra Costa Television (CCTV), see TeamCalifornia videos:

- Website:
- Video of TeamCalifornia Site Selectors' Conference Northern Waterfront Bus Tour: [Bus Tour v3.mp4](https://www.dropbox.com/scl/fi/slafnq95628as6mhdsb4s/Bus-Tour-v3.mp4)
<https://www.dropbox.com/scl/fi/slafnq95628as6mhdsb4s/Bus-Tour-v3.mp4>
- Longer video of TeamCalifornia Site Selectors' Conference Northern Waterfront Bus Tour: [Bus Tour v2 LONG.mp4](https://www.dropbox.com/scl/fi/avceunl37e2zoxv3wdmkk/Bus-Tour-v2-LONG.mp4)
<https://www.dropbox.com/scl/fi/avceunl37e2zoxv3wdmkk/Bus-Tour-v2-LONG.mp4>

[rlkey=h694be3qmrq89duo33opejxxs&e=1&st=3mskjlw3&dl=0>](https://www.dropbox.com/scl/fi/1lhqcmzi00brrysnfnzx/Green-Empowerment-2025-v4.mp4?rlkey=h694be3qmrq89duo33opejxxs&e=1&st=3mskjlw3&dl=0)

- Video of Contra Costa County Business Leaders Welcome TeamCalifornia: [Green Empowerment 2025 v4.mp4 <https://www.dropbox.com/scl/fi/1lhqcmzi00brrysnfnzx/Green-Empowerment-2025-v4.mp4?rlkey=0nfcsjylmbhy10e4zjkz958th&e=2&st=xk167wee&dl=0>](https://www.dropbox.com/scl/fi/1lhqcmzi00brrysnfnzx/Green-Empowerment-2025-v4.mp4?rlkey=0nfcsjylmbhy10e4zjkz958th&e=2&st=xk167wee&dl=0)

Lastly, a feature on the Green Empowerment Zone including the video above will be run in the *San Francisco Business Times* on November 21, 2025.

County staff are following up on various business attraction and site selection efforts that the forum afforded.

Recommendation(s)/Next Step(s):

RECEIVE Update on TeamCalifornia Site Selection and Economic Development Forum and on Green Empowerment Zone Website.

TeamCalifornia



2025 MEET THE CONSULTANTS

NOVEMBER 5 - 7, 2025
CONCORD HILTON, CONCORD, CA



DAY 1

8:00AM - 10:00AM

REGISTRATION & BADGE PICK-UP

8:30AM - 9:30AM

TEAMCALIFORNIA BOARD OF
DIRECTORS ANNUAL MEETING

10:00AM - 2:30PM

OPTIONAL FAM TOUR (SIGN-UP
REQUIRED, LUNCH PROVIDED)

2:45PM - 5:45PM

REGISTRATION & BADGE PICK-UP

3:30PM - 4:30PM

TEAMCALIFORNIA MEMBERSHIP
MEETING (MEMBERS-ONLY)

4:30PM - 4:45PM

CONFERENCE WELCOME
CITY OF CONCORD; TEAMCALIFORNIA

4:45PM - 5:45PM

SESSION 1 - GABRIEL DION

NEWMARK

*INDUSTRIAL LAND: LONG TERM PLANNING
AND ACQUISITION BEST PRACTICES*

6:00PM - 9:00PM

WELCOME RECEPTION

#innovationliveshere



DAY 2

7:30AM - 10:00AM

REGISTRATION & BADGE PICK-UP

7:30AM - 9:00AM

LIGHT BREAKFAST + NETWORKING

9:00AM - 9:15AM

OPENING REMARKS
CONTRA COSTA COUNTY;
TEAMCALIFORNIA

9:15AM - 10:15AM

SESSION 2 - GARY YATES
STREAM REALTY PARTNERS
*LOCATION DECISIONS, SHIFTING
INVENTORY AND TARIFFS*

10:15AM - 11:15AM

SESSION 3 - JASON RANCADORE
HICKEY AND ASSOCIATES
*MYTHBUSTERS: SITE SELECTION EDITION -
CALIFORNIA VS. THE REST*

11:30AM - 12:00PM

SPECIAL PRESENTATION - KELLY SCHELIN
**CONTRA COSTA COMMUNITY COLLEGE
DISTRICT**
*INTERSECTION OF WORKFORCE DEVELOPMENT
AND INNOVATION*

12:00PM - 12:45PM

NETWORKING LUNCHEON

#weareteamca





#MTC25

12:45PM - 1:45PM

LUNCHTIME FIRESIDE CHAT
GREG AGUIRRE AND MATTHEW TATE

CAPITAL RIVERS

*FROM BROAD TO FOCUSED: HOW
LEADING ORGANIZATIONS TURN
ANALYTICS INTO INFLUENCE*

2:00PM - 2:30PM

CONSULTANTS UNPLUGGED
RAPID FIRE QUESTIONS

2:30PM - 3:30PM

SESSION 4 - CHRISTOPHER THORNBURG

BEACON ECONOMICS

ECONOMIC OUTLOOK

3:30PM - 4:30PM

ROUND TABLES

*EACH CONSULTANT WILL PARTICIPATE IN
ROUNDTABLE DISCUSSIONS FOR OPEN
DIALOGUE AND QUESTIONS WITH
ATTENDEES TO ANSWER MORE SPECIFIC
QUESTIONS*

5:00PM - 8:00PM

SPONSOR DINNER (INVITE-ONLY,
TRANSPORTATION PROVIDED)

5:00PM - 8:00PM

TASTING EVENT AT THE VERANDA
(ALL ATTENDEES INVITED)

8:00PM - 9:30PM

AFTER HOURS PAR-TEE AT SKYLINKS
AT BUCHANAN FIELDS
(ALL ATTENDEES INVITED,
TRANSPORTATION PROVIDED)

DAY 3

7:30AM - 11:00AM

REGISTRATION & BADGE PICK-UP

7:30AM - 8:30AM

LIGHT BREAKFAST + NETWORKING

8:30AM - 9:30AM

SPEAKER SESSION 4 - KEN HIRA,
KOSMONT COMPANIES
*ECONOMIC DEVELOPMENT, LAND USE
AND TOOLS*

9:45AM - 10:45AM

ROUND TABLES PT. 2

11:00AM - 12:00PM

CLOSING GENERAL SESSION -
GARRICK BROWN

GALLELLI REAL ESTATE
*RETAIL: WHAT TO WATCH, WHO TO CHASE
IN TIMES OF UNCERTAINTY*

**FORUM CONCLUDES
BOXED LUNCHES PROVIDED**



#opportunity

Contra Costa County

Welcome to the Bay Area's Historic Industrial Hub



**TEAM CALIFORNIA MEET THE CONSULTANTS
SITE SELECTION & ECONOMIC DEVELOPMENT FORUM
CONCORD HILTON NOVEMBER 5-7**



Table of Contents

Table of Contents	3
Welcome to Contra Costa County	4
Contra Costa County Overview	5
City of Antioch	6
City of Brentwood	7
City of Concord	8
City of Pittsburg	9
City of Oakley	10
Green Empowerment Zone	11

ANTIOCH
CALIFORNIA



TeamCalifornia



TeamCalifornia MTC25

Welcome to Contra Costa County

Thank you for attending the 11th annual TeamCalifornia Meet the Consultants Site Selection & Economic Forum. Our communities are happy to welcome you to the Bay Area. We encourage you to explore the county and the plentiful development opportunities here.

Contra Costa County delivers a competitive business environment: a deep talent pipeline, cost advantages relative to the other Bay Area markets, and multimodal transportation connecting to local regional deep-water ports and airports. Key industrial nodes, redevelopment opportunities, proactive municipal collaboration accelerate time to market. Local economic development teams actively partner with firms to resolve site, workforce, and permitting challenges. Thus, enabling faster, lower risk expansion across logistics, advanced manufacturing, energy, and life sciences.

The County offers a balanced Bay Area lifestyle with scenic and engaging outdoor amenities from Mount Diablo to the Carquinez waterfront, vibrant downtowns to explore, award winning trail networks, and diverse dining options. The proximity to San Francisco and Silicon Valley combined with family-oriented communities and strong schools make the county not only a weekend destination but a place to call home for generations to come.

Alyson Greenlee

Economic Development Manager
County of Contra Costa
Conservation & Development



Contra Costa County

Industrial Land



- The northern waterfront extends 55-miles (28,000 acres) along the shoreline of the Carquinez Straits and Suisun Bay to the confluence of the Sacramento-San Joaquin Rivers, parallel to State Route 4

Transportation



- International Airports: SFO, SMF & OAK
- Regional Airports: Byron & Buchanan
- 2 Deep-water ports: Antioch & Richmond
- Access to class 1 railways

Programs



- Green Empowerment Zone
- Priority Production Areas
- Recycling Market Development Zone
- Brownfield Redevelopment Program

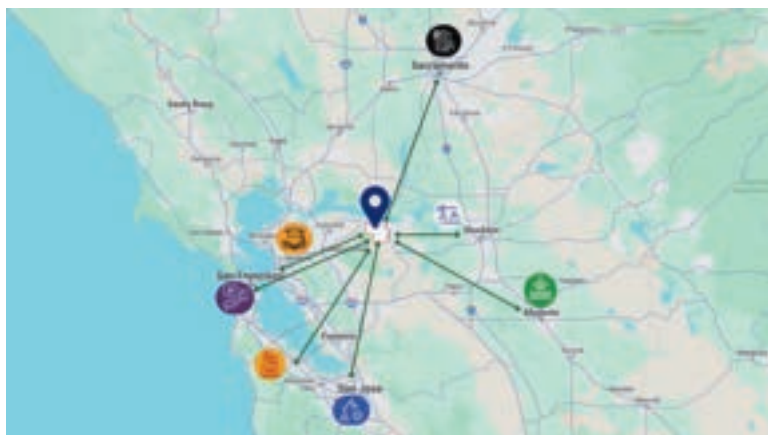
Who We Are?

- 19 Cities
- 38 Unincorporated Communities
- Population: 1,165,227
- Unincorporated County Population: 175,917
- Education: Bachelor's Degree or higher: 46.2%
- Median Age: 40.3
- 1 hour drive to San Francisco and Sacramento



Antioch: Where Opportunity Meets the Waterfront

ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE



Why Antioch



Waterfront Industrial Lands

Antioch's Eastern Waterfront is a 20 - 90 acre area zoned for heavy industrial. It is ideal for advanced manufacturing, clean technologies or sustainable energy.

- Among the last heavy industrial zoning in the Bay Area
- Access to Delta waterway
- Near Highways 4 and 160



Educated Workforce

Our affordable housing prices mean that talented employees from around Northern California live here; and they want shorter commutes.

The Numbers

Antioch is Diverse

- **Growing population:** 117k, 1.2% growth
- **Racial diversity:** 33% Hispanic, 28% White, 18% Black, 15% Asian, 22% foreign-born
- **Affordable housing:** median sale price of \$568k, 60% ownership rate

Antioch is Talent

- **Labor force:** 61k people
- **Higher education completion:** 60%
- **Employment:** 94%
- **Median household income:** \$96k

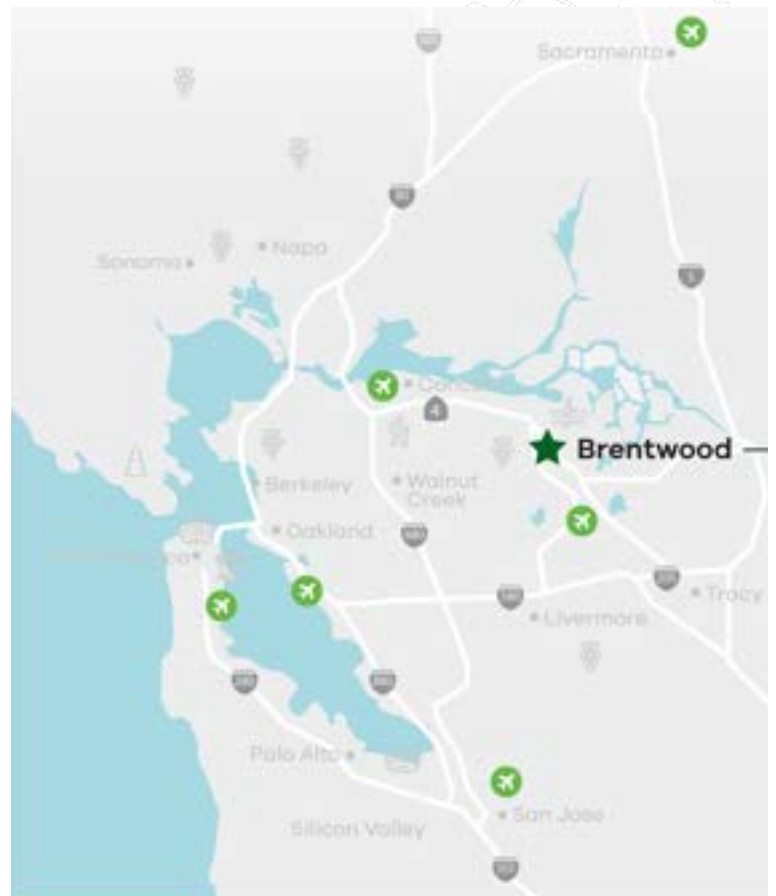
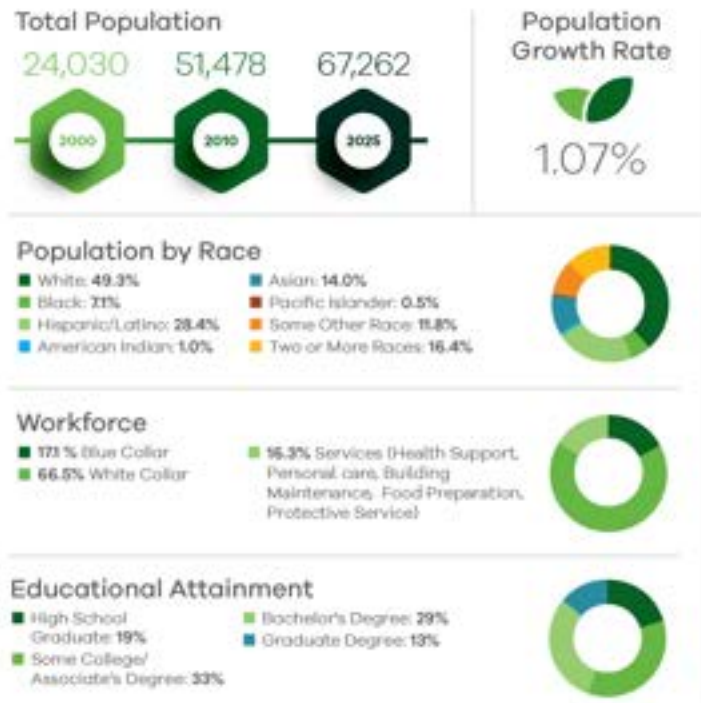
Antioch is Industry

- **Top industries:** healthcare, technology, retail, education
- **Top occupations:** business, healthcare, education, construction
- 70% white collar, 30% blue collar

Antioch is Connection

- Priority Production Areas
- Opportunity Zones
- Green Empowerment Zone
- Recycling Market Development Zone





Medians

40.5

Median Age

3.10

Median Household Size

\$142,246

Median Household Income



Top Sectors: • Healthcare • Agriculture • Management Services

CHOOSE BRENTWOOD



Scan for more information



925-516-5118



rnoguera@brentwoodca.gov



Located just 29 miles east of San Francisco, **Concord, California** is a business-friendly city with excellent value in commercial real estate. Easily accessible with three freeways and two BART stations, Concord provides you access to highly-skilled employees in a Bay Area city that believes growth should never be a problem.

Concord**FIRST**

Concord, the largest city in Contra Costa County, offers a thriving mix of industries and welcomes new businesses. With affordable office space, competitive lease rates, and mass-transit access, Concord is building momentum and your company is invited to grow with us for years to come.



Population:
124,000
Labor Force:
64,000
Source EDD

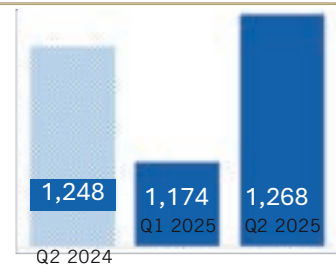
TOP EMPLOYMENT INDUSTRIES

Health Care and Social Assistance 

Construction 

Retail Trade 

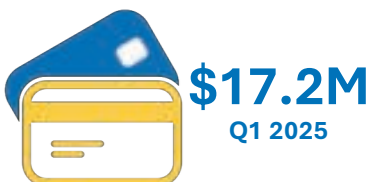
BUILDING PERMITS ISSUED



Valuation of Q2 2025 Permits Issued | \$32.7M

Source: City of Concord Community Development Department

SALES TAX REVENUE (Inc. Measure V)



Source: HdL Companies

MEDIAN HOMES SALES PRICE (Single-Family Detached)



Source: HdL Companies



925-671-3018 | ConcordFirst.com

Discover OAKLEY

CALIFORNIA

Where Dreams Meet the Delta!



Delta Adventures Await

Incorporated in July 1999, is one of California's youngest and fastest-growing cities, creating an exceptional environment for families, businesses, and investors alike.

Charming Downtown

Experience the quaint allure of our downtown with parks and shop at local boutiques, and savor gourmet delights where the past meets the future.

Sail into Success

Strategically located along major transportation corridors, a strong course toward economic growth, home to a fast-growing cluster of retail, light industrial, and service-oriented businesses that anchor the region's next wave of opportunity.



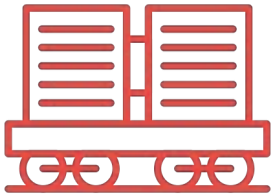
33 miles from the international Port of Oakland



Proximity to 3 international airports



A municipal power company to supply affordable electricity



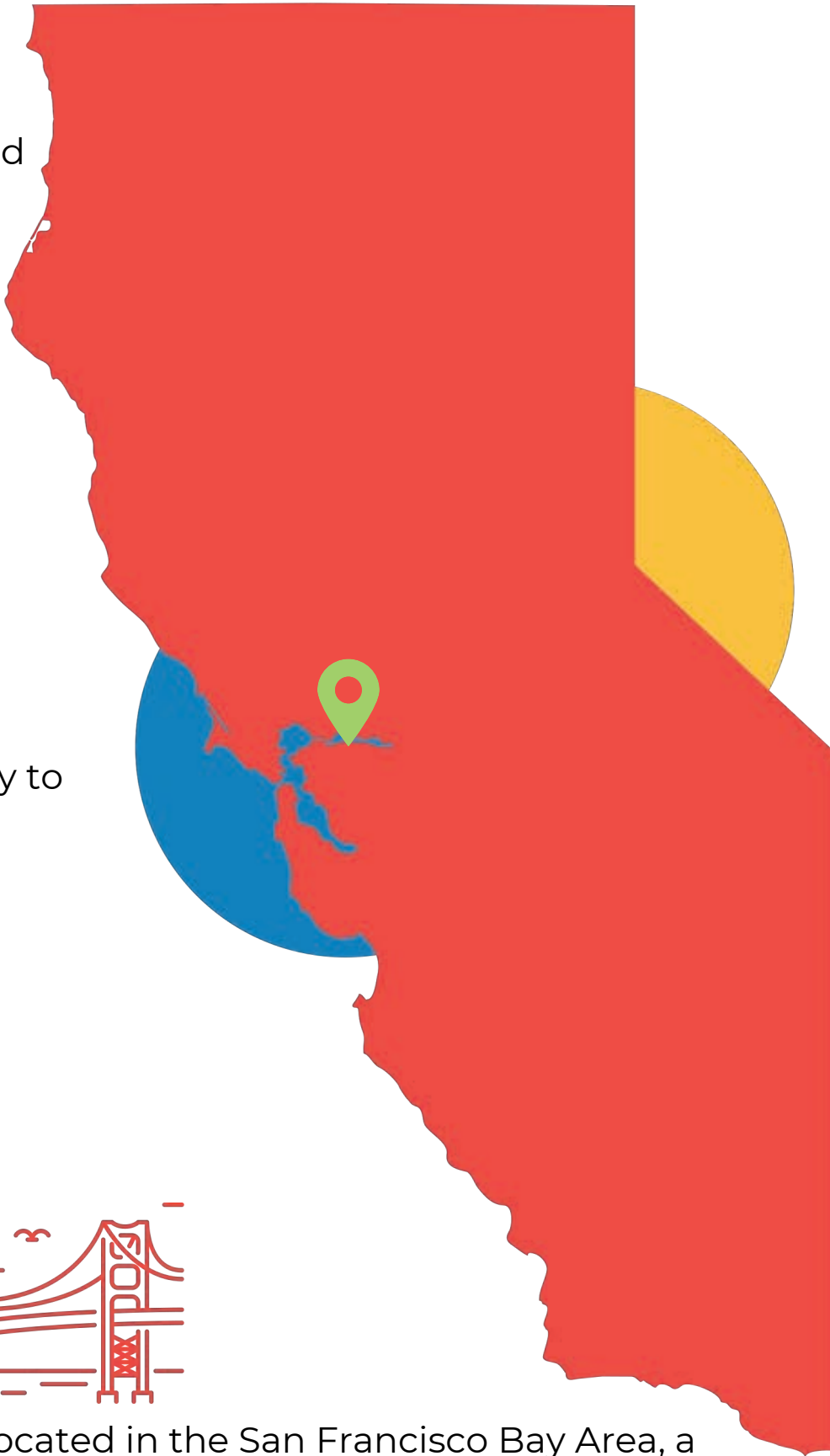
Two class I railroads



Over 77K in population and rapidly growing



Located in the San Francisco Bay Area, a region with 7.7 million people and \$1.1 trillion in GDP



economicdevelopment@pittsburgca.gov



925-252-4279



Pittsburg
CALIFORNIA

pittsburgca.gov



City of Pittsburg

35

The Green Empowerment Zone Puts Clean Energy Companies in the Lead



The Green Empowerment Zone (GEZ) focuses its efforts on attracting high-impact projects that will boost the local economy and help California continue to be a leader in clean energy-related industries.

The Green Empowerment Zone Delivers

- ✓ Contra Costa County's labor force exceeds 585,000 and the existing industrial base includes more than 18,000 workers in refinery operations and related supply chain roles
- ✓ Local technical colleges, workforce development programs, and apprenticeship initiatives offer structured pathways to reskill displaced refinery workers and upskill new employees for roles in the clean energy sector
- ✓ Seventeen designated Opportunity Zones in Contra Costa County provide qualified investors with federal capital gains tax relief. Many zones overlap with disadvantaged tracts identified under California CalEnviroScreen 4.0, expanding eligibility for cap-and-trade funding



What Businesses Get in the GEZ

- ✓ Available Land: Industrial sites ready for immediate development
- ✓ Grid Connectivity: High-capacity infrastructure supporting advanced manufacturing
- ✓ Skilled Workforce: Pipelines aligned with manufacturing, energy, and technology sectors
- ✓ Regulatory Alignment: Local and state policies incentivizing clean energy growth
- ✓ Proximity to R&D: Collaborations with nearby research centers and National Laboratories



GREENEMPOWERMENTZONE.ORG

PROXIMITY TO R&D



SKILLED WORKFORCE



AVAILABLE LAND

The GEZ website is now live!

Come Discover Opportunity

