

The next meeting is currently scheduled for March 21, 2025

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 30 Muir Road, 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 #: 25-184

Agenda Date: 1/17/2025

Agenda #: 3.

Advisory Board: Governing Board of the Green Empowerment Zone (GEZ)

Subject: Review and Approve the Meeting Record from the September 20, 2024, Meeting

Presenter: County Staff

Contact: Alyson Greenlee, Economic Development Manager, 925-655-2783

Information:

The Draft September 20, 2024, Meeting Record is attached.

Referral History and Update:

At the last meeting on Friday, October 18, 2024, there was no quorum of the Governing Board of the GEZ to review and approve the Meeting Record from September 20, 2024.

Recommendation(s)/Next Step(s):

Consider the following actions related to the Green Empowerment Zone:

- Review and Approve the Meeting Record from the September 20, 2024, Meeting.

**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 20, 2024 9:30 AM 1025 Escobar St. Conference Room A/B/C,
Martinez, CA 94553**

ZOOM:

<https://cccouny-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. Review and Approve the Meeting Record from the June 21, 2024, Meeting

There was a quorum to review and approve the Meeting Record from the June 21, 2024, Meeting. Motion to approve June 21, 2024, meeting minutes passed unanimously.

3. Consider Approving Amendments to the Green Empowerment Zone Bylaws that Allow for all Members of the Governing Board to Appoint an Alternate

A motion to approve the amendments to the Green Empowerment Zone Bylaws that allow for all Members of the Governing Board to appoint an alternate was made.

The committee unanimously approved amendments to the Green Empowerment Zone Bylaws that call for all Board Members to appoint an alternate.

There was no public comment.

4. Consider Confirming Four Small Business and Economic Development Directors Nominated by the Association of Bay Area Governments to the GEZ

A motion was made to confirm the representatives nominated by the Association of Bay Area Governments who will sit on the GEZ Board of Directors for the required 2-year term.

The Board of Directors voted unanimously to approve the representatives nominated by the Association of Bay Area Governments.

There was no public comment.

5. Consider Confirming Five Directors Representing Workforce Development and Public and Private Educational Entities Nominated by the Association of Bay Area Governments to the GEZ

A motion was made to confirm the representatives nominated by the Association of Bay Area Governments who will sit on the GEZ Board of Directors for the required 2-year term.

The Board of Directors voted unanimously to approve the representatives nominated by the Association of Bay Area Governments.

There was no public comment.

6. Consider Waiving the Requirement that the Representative of the California Energy Commission Reside Within the GEZ

Chair Gioia requested for the amendment to include all four (4) State agencies identified in the legislation, not just the California Energy Commission. These additional State agencies are California Air Resources Board, California Transportation Commission, California Workforce Development. Also Chair Gioia stated that additional language be added to the amendment stating that the representative does not need to reside within the Green Empowerment Zone to participate. This request was made to ensure that the representative from each State agency is an expert in the topics the GEZ will focus on.

Assemblymember Tim Grayson commented that the State agencies representatives for GEZ board be at least in proximity of the designated GEZ area if they can not find someone who resides within the boundary.

Chair Gioia made a motion to wave the requirements for the four (4) State agencies representatives to reside within the GEZ boundary.

The Board of Directors voted unanimously to approve the motion to waive the requirement that board members must reside within the designated GEZ boundary for the four (4) State agencies.

7. Receive Informational Presentation on Plan Bay Area 2050 and Priority Production Areas (Metropolitan Transportation Commission)

Ada Chan with the local planning team at MTC-ABAG presented on Priority Production Areas (PPAs) in Contra Costa County. In 2025-26, MTC-ABAG hopes to see the outcome of the strategic planning process which ended up in Plan Bay Area 2050 by evaluating the outcome of the four PPA areas that were funded. The Green Empowerment Zone was one of the funding groups to support MTC-ABAG's efforts. Seven PPA sites from Contra Costa County were included in the PPA program. Ada's request to the GEZ Board of Directors is to continue to be engaged with the PPA Pilot Program throughout the life of the pilot which is planned to finalize the efficacy of the PPA Pilot Program in 2026.

8. Receive Update on Contract to Retain UC Berkeley to Conduct Foundational Research, Support Stakeholder Engagement and Technical Assistance, and to Make Policy Recommendations to Support the Green Empowerment Zone (Jessie Hammerling, UC Labor Center)

Jessie Hammerling presented that additional staff (Will Toaspern) was added to the Labor Center team to assist specifically with work in Contra Costa. To initiate a kick-off for their work, they will be meeting with all GEZ cities' Economic Development staff on 10/2/24. UC Labor Center staff would also like to meet with each GEZ Board member. These meetings will allow the team to better understand the needs of each unique participant in the GEZ.

9. Receive Update on Filling Governing Board Seats as Identified in Green Empowerment Zone Legislation (Alyson Greenlee, Department of Conservation & Development)

The GEZ Board of Directors officially introduced themselves as this is the first meeting with a majority of the seats filled.

10. Public comment on items not on agenda.

No public comment.

11. Adjourn.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-185

Agenda Date: 1/17/2025

Agenda #: 4.

Advisory Board: Governing Board of the Green Empowerment Zone (GEZ)

Subject: Review and Approve the Meeting Record from the October 18, 2024, Meeting

Presenter: County Staff

Contact: Alyson Greenlee, Economic Development Manager, 925-655-2783

Information:

The Draft October 18, 2024, Meeting Record is attached.

Referral History and Update:

N/A

Recommendation(s)/Next Step(s):

Consider the following actions related to the Green Empowerment Zone:

- Review and Approve the Meeting Record from the October 18, 2024, Meeting.

**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, October 18, 2024 9:30 AM 1025 Escobar St. Conference Room A/B/C,
Martinez, CA 94553**

ZOOM:
<https://cccouny-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 Record from the September 20, 2024, Meeting.

There was no quorum to review and approve the Meeting Record from September 20, 2024.

4. Receive Information presentation on the Contra Costa Refinery Transition Partnership (Josh Sonnenfeld, BlueGreen Alliance).

The BlueGreen Alliance presented their findings of the implications of Contra Costa transitioning away from the oil manufacturing industry. The Alliance was commissioned to research

- a. *Economic impacts of Petroleum refining industry in Contra Costa and Solano counties*
- b. *Bay Area refinery transition analysis*
- c. *Fossil fuel layoff: The economic and employment effects of a refinery closure on workers in the Bay Area*
- d. *High road economic development strategy *includes refinery worker crosswalk analysis**

e. Refinery decommissioning and Clean-Up analysis

Key Findings of Marathon Martinez Study

- f. 26% of workers were still unemployed 1 year following layoff*
- g. 24% average wage cut for workers who secured new employment*
- h. 81% of workers affected were homeowners. 82% chose not to relocate*
- i. Just 28% of workers stayed in fossil fuels. The primary industries refinery workers moved into were utilities, chemical treatment, manufacturing*
- j. 1/3 of workers reported falling behind financially following layoff*
- k. 32% of workers took early retirement withdrawals. Many spend down savings, selling cars, and cutting back on expenses like children's sports*
- l. 91% of workers were willing to enroll in a training program, but they would like to see those programs subsidized with a clean pathway to new employment at the end*

California is considered an island regarding the petroleum refining market. The in-state refineries typically supply for in-state consumption. CARB and other factors are the reasons for higher product prices. Contra Costa County is the refining hub for northern California and northern Nevada.

Bay Area 2045 Potential Outcome: BlueGreen Alliance stated that of the five current refineries, the transition could transform the petroleum refinery industry into 1 major refinery and 2 smaller ones. This would lead to increased imports and decreased exports. Potential to ramp up hydrogen production.

Refineries' Job Impacts: Refinery industry employs approximal 3,000 direct jobs and 15,000 jobs are indirectly related to the sector. Top refinery positions can pay upwards of \$50/hr plus benefits. Jobs with comparable education requirements outside the refineries typically earn under \$20/hr. Manufacturing jobs outside the refinery earn approximately \$25/hr.

Refineries' Tax Impacts: BlueGreen stated that 44% of total economic output for Contra Costa County and 36% of Contra Costa County tax revenue; 32% of Special Districts tax revenue. These percentages equate to \$1B in cumulative local tax revenue. In 2022, refinery property tax revenue went mainly to fire services.

Refineries' Pollution and Public Health Impacts: The most impacted communities are the areas where the refineries are situated.

Income Inequality in the County: Lowest median household income also tends to be in the same areas as the refineries. This can be concerning since the transition from these refineries may further increase income inequality and hurt households who are already struggling.

Decommissioning & Clean-Up: Refinery lands all have significant contamination. The soil, soil vapor, surface water, and groundwater systems all contain pollutants. As rising sea levels occur these environmental factors will be exacerbated and potentially lead to greater effect on the area.

There are real public health impacts of unabated contamination with studies identifying risks related to respiratory illnesses, cardiovascular diseases, cancer, immunity system damage, negative birth outcomes, and other negative health impacts.

There are existing state and federal laws around clean-up of industrial brownfields.

- *Resource Conservation and Recovery Act (RCRA)*
- *California Hazardous Waste Control Act*
- *California Porter Cologne Act*
- *SB 1082, puts Water Board as lead agency during refinery clean-up*

There are numerous agencies with overlapping jurisdictions. San Francisco Bay Area Regional Water Quality Control Board and CA Department of Toxic Substances Control play the most significant roles. DTSC oversees the clean-up hazardous waste sites, and the Water Board oversees the rest.

Summary of Policy Recommendations were stated by presenters. The recommendations and explanation for each can be found in the presentation. The finalized report should be publicly available in Winter 2025.

Q: Where does the refinery workforce live?

A: Workforce typically needs to reside within 2 hours of location due to required. Many live throughout the Bay Area and Northern California.

Q: Why is gasoline demand for the transportation sector decreasing?

A: Electric drivetrains offer more efficient output compared to ICE vehicles.

Q: What control do we have over the cleanup process?

A: Right now, there are no set standards of what a refinery cleanup process is. The LA refinery closure will allow us to gauge how to move forward with expectations and process. Last year, legislation mandated that businesses were responsible for costs of plugging idle oil wells.

Chair Gioia would like to discuss the property tax data with the BlueGreen Alliance, with the County Economic Development Manager in attendance.

5. Adjourn.

The date and time for the next meeting of the Governing Board of the Green Empowerment Zone will be Friday, December 20, 2024, at 9:30 AM.

Vice Chair Chuck Leonard adjourned the meeting.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-186

Agenda Date: 1/17/2025

Agenda #: 5.

Advisory Board: Governing Board of the Green Empowerment Zone (GEZ)

Subject: Receive update on economic development research and stakeholder engagement to support a high-road clean energy manufacturing strategy for the GEZ

Presenter: Jessie Hammerling and Will Toaspern, UCB Labor Center

Contact: Jessie Hammerling, Co-Director, Green Economy Program, (612) 743 2530 and Will Toaspern, Lead Policy Researcher, (720) 226 6039

Information:

The PowerPoint presentation is attached.

Referral History and Update:

On September 12, 2023, the Board of Supervisors of Contra Costa County authorized an agreement with the Governor's Office of Business and Economic Development (GO-Biz) in an amount not to exceed \$5,000,000 to be used to provide administrative and other support services for the Green Empowerment Zone consistent with the State legislation AB 179, the Budget Act of 2022. The term of this Agreement is July 1, 2023 - June 30, 2026. The Governing Board of the Green Empowerment Zone had its first meeting on December 7, 2023.

On December 7, 2023, the Green Empowerment Zone Governing Board received an informational presentation from the UC Berkeley Labor Research Center on a proposal of research to inform planning for the Green Empowerment Zone. Pursuant to the Green Empowerment Zone legislation, AB844 (Grayson), the duties of the Green Empowerment Zone include to partner with the University of California, the California State University, community colleges, and the state's other research and educational institutions, as well as private foundations, to provide guidance, advice, and encouragement in support of studies of particular interest and importance to the energy industry in the Northern Waterfront area of the County of Contra Costa. The UC Berkeley Labor Center refined its proposed concept to focus on developing a high road strategy for the clean energy sector. This refined concept represented an example of research to inform planning for the Green Empowerment Zone that the GEZ Board might wish to consider before strategic planning can be completed.

On February 16, 2024, the Board provided direction to staff to provide an invitation to develop a detailed proposal and to bring a full proposal back to the GEZ Board for consideration. Staff has met with the UC Labor Center five times, working in detail to flesh out the scope of work that resulted in a full draft proposal with the following three strategies:

1. Foundational research to shape clean energy manufacturing priorities and high road growth strategies.
2. Stakeholder engagement and technical assistance to identify opportunities to support high road clean energy manufacturing growth and identify barriers to growth.
3. Policy recommendations to support additional high road clean energy manufacturing growth in the GEZ.

At its April 19, 2024, meeting, the Governing Board of the GEZ received a presentation on the full and detailed proposal from the UC Berkeley Labor Center to consider recommending the Board of Supervisors enter a \$2 million, 3-Year contract to retain UC Berkeley Labor Center to conduct foundational research, to support stakeholder engagement and technical assistance, and to make policy recommendations to support the Green Empowerment Zone. The GEZ Governing Board directed County staff to negotiate a contract with the University for this scope of service and seek approval from the Board of Supervisors to execute the contract.

The implementation of this contract requires the collaboration of various entities to be successful, including an economic development working group. It also requires biannual (or as-needed) reporting to the GEZ Governing Board.

Recommendation(s)/Next Step(s):

Consider the following actions related to the Green Empowerment Zone:

- Receive update on economic development research and stakeholder engagement to support a high-road clean energy manufacturing strategy for the GEZ.

Economic Development Research: Updates and Key Regional Strategies

GEZ Board Meeting - 1/17/25

UC Berkeley Labor Center (UCB LC)

Goals for Today's Meeting

1

Overview of Economic Development Engagement

2

Regional Economic Development Strategies

3

Deep Dive: Marketing and Publicity for GEZ

Reminder of Overall GEZ Research Process

Strategy A: Research

1. Identify priority CEM technologies
2. Examine growth opportunities and barriers to growth
3. Workforce and environmental assessments to inform high-road strategies

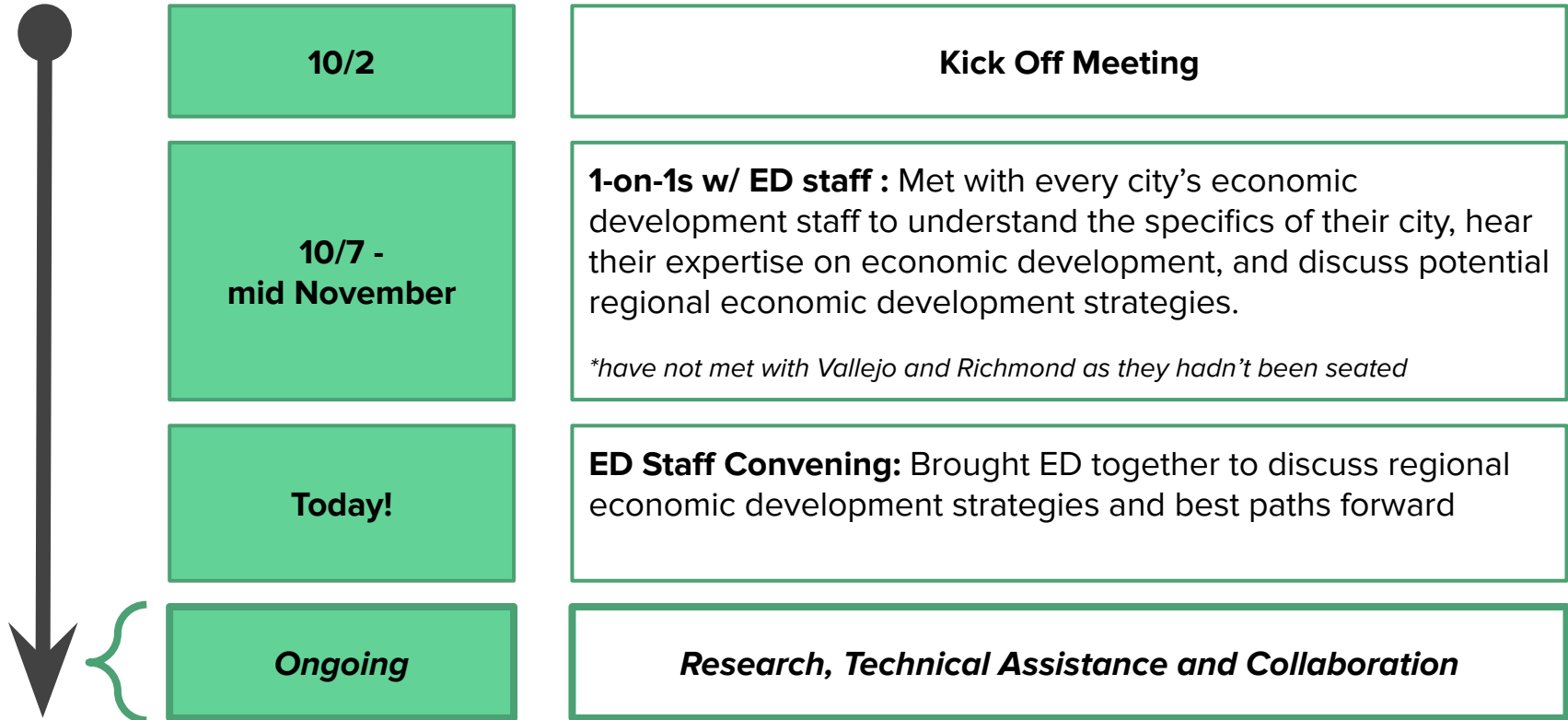
Strategy B: Technical Assistance

1. Track public funding opportunities relevant for GEZ
2. Assist employers and local government in developing high-road partnerships for CEM funding opportunities

Strategy C: Policy Recs

Combine research and technical assistance learnings to develop policy recommendations needed for high-road CEM growth.

Engagement with Economic Development Staff



Overarching Themes from 1 on 1s w/ ED Staff

1

GEZ is home to a diverse and vibrant set of economies

2

Potential for thriving ecosystem in clean energy industries

3

Excitement around regional approaches

Regional ED Strategies for the GEZ

1	Publicity/ Marketing for the GEZ	Cohesive set of marketing materials (logo, websites) and approaches that enhances public and employer awareness of GEZ.
2	Referral Network for Employers	Process for referring prospective employers to resources and support to increase chance of landing project in GEZ.
3	Sharing Public Funding Information	Provide updates on public funding opportunities to GEZ cities.
4	Inventory of Available Sites	List of industrial sites to be made available to prospective employers, brokers, etc.
X	Other ideas?	<ul style="list-style-type: none">● Outreach to current landowners● Mapping current CEM companies● Zoning toolkit● Streamlined permitting

Deep Dive: Marketing and Publicity for GEZ

Purpose

Put GEZ on the map to attract employers and investors

Key Points

- *Possible approaches:* Create website/online presence, develop logo, attend and/or host conferences, etc.
- *Story-telling:* Create narrative that GEZ stakeholders can use to pitch to employers and other stakeholders.
- *Info-gathering:* Gather information from key stakeholders about viable industries, site and infrastructure requirements, etc.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-187

Agenda Date: 1/17/2025

Agenda #: 6.

Advisory Board: Governing Board of the Green Empowerment Zone (GEZ)

Subject: Update on the release of the final Contra Costa Refinery Transition Partnership Reports

Presenter: Jessie Hammerling, UCB Labor Center

Contact: Jessie Hammerling, Co-Director, Green Economy Program, (612) 743-2530

Information:

See referral history and update below.

Referral History and Update:

At the meeting on October 18, 2024, the Governing Board of the GEZ received an information presentation on the Contra Costa Refinery Transition Partnership. At that meeting, Chair Gioia expressed a next step to discuss the property tax data, with the County Economic Development Manager in attendance. This meeting took place, and the final reports were published:

- [Report and Recommendations of the Contra Costa Refinery Transition Partnership](https://www.bluegreenalliance.org/resources/report-and-recommendations-of-the-california-contra-)
<<https://www.bluegreenalliance.org/resources/report-and-recommendations-of-the-california-contra->
- [Refining Transition: A Just Transition Economic Development Framework for Contra Costa County, California](https://laborcenter.berkeley.edu/refining-transition/) <<https://laborcenter.berkeley.edu/refining-transition/>>

Recommendation(s)/Next Step(s):

Consider the following actions related to the Green Empowerment Zone:

- Receive update on the release of the final Contra Costa Refinery Transition Partnership Reports.