



CONTRA COSTA COUNTY

AGENDA

Economic Development Committee

Supervisor Candace Andersen, Chair
Supervisor Diane Burgis, Vice Chair

Monday, April 6, 2026

11:00 AM

1516 Kamole Street, Honolulu, Hawaii
96821 | 3361 Walnut Boulevard, Suite
140, Brentwood, CA 94513

ZOOM LINK

<https://cccounty-us.zoom.us/j/89875264386>

Join via audio: 1 855-758-1310 US Toll Free Webinar ID: 898 7526 4386

The public may attend this meeting in person at either above location. The public may also attend this meeting remotely via Zoom or call-in.

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

1. Introductions
2. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two (2) minutes).
3. REVIEW and APPROVE meeting record of February 2, 2026 [26-1351](#)
Attachments: [DRAFT Economic Development Committee 02.02.26](#)
4. RECEIVE Update on Contra Costa Brownfields Assessment Coalition (George Carter, Economic Development Project Manager) [26-1352](#)
5. RECEIVE Update on Industrial Lands Economic and Market Insights as Part of Contra Costa MTC-ABAG Northern Waterfront Priority Production Area Technical Assistance Grant [26-1353](#)
6. RECEIVE Report From and/or Provide Direction to Staff Regarding County Economic Development Work Program [26-1354](#)
Attachments: [Taking Your Business To The Next Level edited](#)
7. The next meeting is currently scheduled for June 1.
8. Adjourn

General Information

This meeting provides reasonable accommodations for persons with disabilities planning to attend a the 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 St., 4th Floor, Martinez, during normal business hours. Staff reports related to items on the agenda are also accessible on line at www.co.contra-costa.ca.us.

HOW TO PROVIDE PUBLIC COMMENT:

Persons who wish to address the Committee during public comment on matters within the jurisdiction of the Committee that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should offer comments when invited by the Committee Chair. Those participating via Zoom should indicate they wish to speak by using the “raise your hand” feature in the Zoom app. Those calling in should indicate they wish to speak by pushing *9 on their phones.

Public comments generally will be limited to two (2) minutes per speaker. In the interest of facilitating the business of the Board Committee, the total amount of time that a member of the public may use in addressing the Board Committee on all agenda items is 10 minutes. Your patience is appreciated.

Public comments may also be submitted to Committee staff before the meeting by email or by voicemail. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

For Additional Information Contact:

Alyson (Greenlee) Escarzaga, Economic Development Manager, Alyson.Greenlee@dcd.cccounty.us, 925-655-2783



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1351

Agenda Date: 4/6/2026

Agenda #: 3.

Advisory Board: Economic Development Committee

Subject: Meeting Record of February 2, 2026

Presenter: Alyson Greenlee Escarzaga, Economic Development Manager

Contact: 925-655-2783

Information:

This is a recurring item of this committee.

Referral History and Update:

See attachment.

Recommendation(s)/Next Step(s):

REVIEW and APPROVE meeting record from February 2, 2026.

**CONTRA COSTA COUNTY
ECONOMIC DEVELOPMENT
COMMITTEE– Meeting Record**

February 2, 2026 11:00 A.M. In Person/Via Zoom

Supervisor Candace Andersen, District II

Supervisor Diane Burgis, District III

1. Welcome and Introductions

Supervisor Andersen called the meeting to order at 11:00 AM. Supervisors Andersen and Burgis introduced themselves.

2. Public comment on any item not listed on this agenda.

No public comments.

3. REVIEW and APPROVE meeting record of December 1, 2025 Contra Costa County Economic Development Committee

Sup. Andersen approved of the meeting minutes, as did Sup. Burgis. Will pass on to the BOS.

4. RECEIVE the Contra Costa Employment Trends Report for Q42025

- On December 1, 2025, Beacon Economics released their latest quarterly trends report for Contra Costa County. The report stated that the county is following the slow job growth statewide very closely
- The committee did not have any questions regarding the report and will wait for Beacon Economics' presentation at a future Board of Supervisors meeting
- Economic Development Manager, Ricardo Noguera commented on the topic. He stated that it would be beneficial for a retail and restaurant analysis to be done for the Brentwood Boulevard Corridor to build upon the new County building development occurring

5. RECEIVE Report From and/or Provide Direction to Staff Regarding County Economic Development Work Program

- The County utilizing the BluDot service sent out email notifications to the unincorporated business community regarding the East Bay EDA Manufacturing Roundtable and the AMEX Small Business Grants Program
- The County released the RFQ for the EPA Brownfields Coalition grant in January
- Economic Development Staff have assisted over 25 businesses since December. The assistance provided focused on Assistance with access to grant funding for the development of a grocery store (assist job training/placement programs and small business/microenterprise technical assistance programs), access to grant funding for community investment funds (Bay Area Air District Local Community Benefits funding), access to grant funding for the development of affordable housing, access to grant funding for brownfields development, access to potential new markets for networking (access to Diablo Valley Tech Initiative), access to code enforcement complaints (Department of Conservation & Development code enforcement complaint form), invitations to the Manufacturers
- MTC-ABAG Northern Waterfront Priority Production Areas (PPA) Project: Economic development staff from the County convened a meeting with the PPA jurisdictions on January 13, 2026, to review Memos provided by Placeworks
- Economic development staff from the County have met and supported over 10 businesses with: Assistance with permitting timelines (meetings with Application Permit Center planning staff), assistance with site / zoning enquiries, assistance with incentives (referrals to State of California Employment Training Panel (ETP) funding, State of California GO-Biz incentives, Workforce Development Board of Contra Costa County (WDBCCC) incentives), access to site location assistance.
- Staff continue to meet monthly with the Diablo Valley Tech Initiative and participated in their Funders and Founders event
- Staff continue to work with the Crockett Chamber of Commerce
- Public Comment: Darrell Foote invited the committee to the upcoming DVTI conference on March 13th at Diablo Valley College

6. Adjourn to the next meeting (April 6, 2026)

Sup. Andersen adjourned the meeting.

DRAFT



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1352

Agenda Date: 4/6/2026

Agenda #: 4.

Advisory Board: Economic Development Committee

Subject: Update on Contra Costa EPA Brownfields Assessment Grant

Presenter: George E. Carter III, Economic Development Project Manager

Contact: 925-655-2782

Information:

Staff report is below, and verbal update will be provided.

Referral History and Update:

In September 2024, the U.S. Environmental Protection Agency (EPA) released a solicitation for applications from jurisdictions seeking brownfields grant opportunities for Fiscal Year 2025. The brownfields coalition assessment grants were made available only to counties or councils of governments as lead members and consisted of one lead entity and 2 to 4 non-lead entities as coalition members. Brownfields coalition assessment grants provide up to \$1.2 M for projects focused on identifying sites, reuse planning, community involvement, site assessments, and cleanup planning, with no match required. These funds are available over 4 years and can address properties in unincorporated Contra Costa County.

Given the multi-jurisdictional nature of the Northern Waterfront Economic Development Initiative, staff investigated opportunities with neighboring agencies for a collaborative approach to increase our chances of success. Brownfields coalition assessment grants provide for identifying sites, reuse planning, community involvement, and cleanup planning across multiple jurisdictions in the Northern Waterfront, namely those in the County and in the Cities of Pinole, Martinez, and Antioch. The three cities were supportive of the County's proposal, along with a community partner, Sustainable Contra Costa.

In November 2024, the Board of Supervisors approved and authorized the Department of Conservation & Development to apply for-- and in May 2025, the EPA awarded-a grant of \$1.2 million to the Department of Conservation & Development to fund the Contra Costa Brownfields Assessment as described in this update. There was no required match.

The application from the County required that the Coalition focus on Target Areas, which were strategically selected to maximize the grant's impact by redeveloping industrial land, fostering job creation, and promoting a just transition for the energy workforce. The County's Target Area includes the unincorporated community of Rodeo. Each of the cities and Sustainable Contra Costa also have a target area in the application.

On December 12, 2025, Economic Development staff from the County and other local agencies released a Request for Qualifications (RFQ) for Environmental Protection Agency (EPA) Brownfields Coalition Grant to seek qualified and experienced firms to conduct technical analysis for the EPA Brownfields Coalition Assessments grant. The RFQ closed on January 16, 2026.

The County anticipates bringing on board a contractor through 2029 with expertise in the following fields: site

identification, community engagement, Environmental Site Assessments, Site-Specific Clean-Up Plans, and Progress Reports.

The County anticipates that the contractor will have lead responsibility, in collaboration with the County, the Cities of Antioch, Martinez, and Pinole and Study partners and stakeholders on a scope of work that includes the following deliverables/outputs: Analysis of Brownfield Cleanup Alternatives (ABCAs), Cleanup Plans, Reuse Planning/Redevelopment Reports and Studies, Progress Reports, and Other Duties.

Recommendation(s)/Next Step(s):

RECEIVE Update on Contra Costa EPA Brownfields Assessment Grant.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1353

Agenda Date: 4/6/2026

Agenda #: 5.

Advisory Board: Economic Development Committee

Subject: Industrial Lands Economic and Market Insights

Presenter: Jason Moody, Managing Principal, Economic & Planning Systems

Contact: (510) 841-9190

Information:

Staff report is below, and verbal update will be provided.

Referral History and Update:

The East Bay Priority Production Area (PPA) Technical Assistance project is supported by a \$500,000 grant from the Metropolitan Transportation Commission (MTC). This grant is one tool for MTC to implement Plan Bay Area's strategy to strengthen the regional economy, particularly by creating and maintaining middle-wage jobs. The PPA program highlights the need for coordinated and intentional investments in infrastructure, transportation, and workforce development, as well as the collaboration of individual jurisdictions to support the overall success of the East Bay as an industrial ecosystem.

The manufacturing sector in Contra Costa County is supported by proximity to ports, airports, rail, highways, a strong labor pool, and a concentrated customer base. At the same time, much of the County's industrial land faces significant constraints: sea level rise, groundwater rise, earthquake faults, histories of contamination, regulations that protect adjacent frontline communities, and pressure to convert underutilized industrial land to other uses, particularly housing.

The Northern Waterfront PPA Technical Assistance project covers multiple PPAs in five jurisdictions: Contra Costa County, Concord, Pittsburg, Antioch, and Oakley. This project will provide the analysis, strategies, and technical assistance that local staff need to support the innovation and determination of individual business and property owners and implement land use policies and economic development programs to preserve industrial land, streamline industrial development, and improve infrastructure in industrial districts. It will include updates to the Northern Waterfront Economic Development Initiative Strategic Plan to reflect current and projected conditions, as well as the creation of online tools to assist City and County staff, business owners, and brokers in identifying feasible sites for industrial development in PPAs. It will also provide technical assistance to City and County staff to capitalize on the momentum of significant regional gains in manufacturing jobs and square footage, as well as on the larger national context of interest and investment in onshoring to support supply chain reliability and economic diversification.

At its meeting on October 6, 2025, the Economic Development Committee received an overall update on the Northern Waterfront Priority Production Areas Project from Placeworks. The update that Placeworks provided next steps for the project that included: a transportation and goods movement analysis, an infrastructure capacity analysis, a review of how regional and global economic conditions have affected the Northern Waterfront, an update of the five core industry clusters of Northern Waterfront Economic Development

Initiative Strategic Plan (advanced transportation, advanced manufacturing, biomedical/biotech, ag tech/food processing, and clean tech) to reflect current data, and an evaluation of market conditions for the Northern Waterfront communities.

In the Committee's agenda packet for the February 2, 2026, meeting were two memos on the Northern Waterfront project, one on Industrial Lands Economic and Market Insights (see: <https://contra-costa.legistar.com/View.ashx?M=F&ID=15150105&GUID=5137A2FA-2386-43CF-997B-305DA897C8D8>) and one on Industrial Lands Land Use Context (see: <https://contra-costa.legistar.com/View.ashx?M=F&ID=15150106&GUID=F31086F2-909C-4B6E-BE83-E508E41F58E4>). The update from Economic & Planning Systems will focus on the Industrial Lands Economic and Market Insights. The update will also include a tour/overview of the Northern Waterfront Industrial Lands Inventory: <https://experience.arcgis.com/experience/034b6ac1d3dd404a88ac90a265511d14>

Recommendation(s)/Next Step(s):

Receive Update on Industrial Lands Economic and Market Insights as Part of Contra Costa MTC-ABAG Northern Waterfront Priority Production Area Technical Assistance Grant.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1354

Agenda Date: 4/6/2026

Agenda #: 6.

Advisory Board: Economic Development Committee

Subject: Staff Report Regarding County Economic Development Work Program

Presenter: Alyson Greenlee Escarzaga, Economic Development Manager

Contact: 925-655-2783

Information:

Staff report is below.

Referral History and Update:

Since the last meeting of the Committee on February 2, 2026, various elements of the economic development work program have proceeded. This report includes updates on multiple efforts. County staff:

- Attended the Contra Costa County Sustainability Exchange virtually on March 12 to hear Jody London, Sustainability Coordinator, speak on Air District (Bay REPAIR) grants. Will convene the next Countywide quarterly economic development meeting with countywide economic development professionals and with the Workforce Development Board of Contra Costa County on April 8th where Jody London will speak on Air District (Bay REPAIR) grants and Alyson Escarzaga and Salvador Morales will speak on Green Empowerment Zone staff next steps.
- Participated in a meeting with East Bay EDA on Air District (Bay REPAIR) grant and a possible collaboration with East Bay EDA to focus on advanced manufacturing, building off the Priority Production Areas grants on March 16. Will participate in another meeting with East Bay EDA and with Workforce Development Board of Contra Costa County on April 3.
- Attended the Sustainability Committee meeting on March 9
- Participated in the full day interviews panel for the interviewing of candidates for the City of Antioch Economic Development Program Manager on March 5
- Attended the Governor's Office of Land Use and Climate Innovation (LCI) regional meeting in Martinez at the Contra Costa County Administration Building on March 30 to continue to track efforts of Sustainability as it pertains to just transition economic revitalization plan.
- Continue to provide support the staffing for the Green Empowerment Zone and most recently provided staffing to the Governing Board meetings on February 13 and March 30.
- Attended the Bayfront Chamber's Annual State of the Cities in Hercules on March 12
- Provided feedback to City of Walnut Creek Economic Development on their draft Economic Development
- Attended Ribbon Cutting for Roof and Realm Steel Frame home manufacturer Grand Opening in Pittsburg opening in the former Bombardier plant. This is a major success story since they moved from Concord and went into the Pittsburg plant that had been producing Bombardier BART cars and now will be part of the production of Roof & Realm homes (also used to house production of old military operations).

- Attended the Downtown Crockett Open House, Visitor Center & Chamber Mixer on February 23 to learn about the promotion of the Delta Passport Program and the partnership with the Chamber and the Delta. This is a major success story since the Chamber attracted 11 businesses to Crockett last year. County Staff convened a meeting with the Chamber on the County's Zoning Code Update on March 30.
- Presented to the East Bay EDA Land Use & Infrastructure Committee on February 18
- Presented on Permitting and Economic Development and convened the quarterly Economic Development Countywide meeting on Feb 11
- Convened the Countywide Economic Development meeting on Feb 11 of the 19 cities and Workforce Development Board to align on priorities and updates. Also in attendance was Supv. Andersen's staff.
- Attended the District 5 Grant Writing Seminar on March 11
- Were notified on February 6 by the US Economic Development Administration (US EDA) that the application for a \$1.2 million from the Economic Adjustment Assistance Program for the Pre-Development Strategy for a Battery Tech Hub on Northern Waterfront would not be considered further for funding.
- Attended the 3rd Annual State of the California African American Economy Summit in Sacramento on January 28.
- Attended San Pablo Business Mixer on January 26.
- Attended East Bay EDA's AC Transit Zero Emissions Bus University Tour on February 27.
- Presented info. on economic development activities at Community Advisory Panel (CAP) mtg. at Henkel in Bay Point on March 24.
- Presented info. on economic development activities at Community Advisory Panel (CAP) mtg. at Chemtrade in Richmond on March 25.
- Presented info. on economic development activities at Community Advisory Panel (CAP) mtg. for Marathon Fuels at the Workforce Development Board of Contra Costa County on March 25.
- Have directly assisted over 30 businesses since the last Committee meeting. Topics ranged from permitting, project inquiries, partner resource assistance, home occupation business, and how to start a recycling business. Of note we had a conversation with a potential housing developer to establish an agri-tourism community within the unincorporated county.
- With Current Planning taking the lead, met with AirGas to discuss a CO2 project in Martinez on March 10.
- Attended the annual Walnut Creek Chamber Economic Development Brokers Group on March 18.
- Sent out several emails out on Bludot to the County unincorp ("Registration Open: DVTI's Manufacturing & Technology Conference," "East Bay Small Business Center 2026 East Bay Small Business Procurement Summit," and "Taking Your Business to the Next Level" (See flyer attached).
- Working with the Sustainability Committee on the Just Transition Economic Revitalization Plan. The County is the lead on a 2-year planning process that begins in the first half of 2026 for a Just Transition Economic Revitalization Plan. This will kick off extensive community engagement, economic analysis, and other specialized studies towards the economic revitalization and planning for the County's Northern Waterfront. Contra Costa's economy has undergone several transformations over the years, and although the Northern Waterfront has attracted new business investment, transitioning from an economy based on heavy industry to a sustainable economy based on advanced manufacturing, innovation, and new technologies remains a work in progress. While traditional manufacturing employment has been declining, new opportunities are emerging. The Just Transition Economic

Revitalization Plan will be a worker-centered and community-centered plan for a transition from a historically petroleum-based economy to other forms of production and employment that are clean and sustainable. The development of the plan will make use of such incentives as Opportunity Zones, the Displaced Oil & Gas Workers Fund, and the Green Empowerment Zone, to help develop new opportunities in employment, revenue, and navigate major shifts in associated impacts. Participated on interview panel for Just Transition RFQ by interviewing 7 organizations on January 30.

- Will host the East Bay EDA Economic Development Directors' Council's next meeting on April 9 at the Department of Conservation & Development (DCD). The event will feature a panel focused on planning and economic development and opening remarks by DCD Director John Kopchik.
- Will attend the California Association for Local Economic Development (CALED) conference in Palm Springs from April 15-17. This is the largest gathering for networking with local economic development and knowledge sharing.
- Will attend the California Jobs First regional Investment Summit in Sacramento on April 9-10.
- Are monitoring the GO-Biz Opportunity Zones that will be announced in April in order to prepare an application for Board of Supervisors review.
- Attended the 2026 East Bay Small Business Procurement Summit on April 1, 2026.
- Learned that the Byron Airport's Elroy Air-which hosted the 2025 TeamCalifornia Site Selectors' Bus Tour has been selected for the White House program (<https://elroyair.com/company/news/press-releases/elroyair-selected-for-DOT-eIPP-program/>).
- Attended Bay Point Municipal Advisory Council (MAC) mtg. on February 3.
- Hosted East County Economic Development meet-up mtg. on February 18
- Attended Congressman De'Saulnier's Virtual Business Roundtable on February 19
- Participated in Contra Costa High Road Battery RoundTable Launch meeting on February 20
- Attended CALED Manufacturing Support discussion meeting on February 25
- Attended Los Medanos College MLK Celebration Luncheon on February 26
- Attended Bay Point Municipal Advisory Council (MAC) mtg. on March 3
- Attended and was a keynote speaker at DVTI "Where Manufacturing Meets Technology Conference at Diablo Valley College on March 13
- Conducted Brownfields Coalition Group monthly mtg. on March 19
- Attended East Bay EDA Innovations Awards on March 26 in Oakland where Henkel was awarded the 2026 East Bay Innovation Award for Advanced Manufacturing in Bay Point. Supervisors Andersen and Burgis and District 5 Supervisor Shanelle Scales-Preston were all in attendance. For the first time ever, twenty (20) companies from Contra Costa County were awarded.

The Balance for Economic Development as of February 28, 2026 was (-\$153,062.09).

Recommendation(s)/Next Step(s):

RECEIVE Report From and/or Provide Direction to Staff Regarding County Economic Development Work Program.

TAKING YOUR BUSINESS TO THE NEXT LEVEL

Calling all small businesses in East Contra Costa! This workshop will connect local small business owners to the underutilized business resources available to you at no cost.

MAY 21, 2026

10:00 AM – 1:00 PM

BRENTWOOD COMMUNITY CENTER
150 City Park Way Brentwood, CA



Learn About:

- Funding opportunities and capital access
- Employer tax credits
- Business management tools and training
- Contracting with government agencies
- Human resources hotline
- Recruitment assistance
- Customized workforce training
- Startup and entrepreneurial support
- Marketing resources
- ...And More!

Partners Include:



ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE



OAKLEY
CALIFORNIA



Workforce
Development Board
Contra Costa County

AMERICA'S
SBDC
CALIFORNIA
NORTHERN CA NETWORK

SMALL
BUSINESS
DEVELOPMENT
CENTER
EAST BAY



Register at: https://bit.ly/contra_costa_biz
For more info contact: george.carter@dcd.cccounty.us