

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

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

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**Friday, July 10, 2025**

**9:30 AM**

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

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**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 May 16, 2025, Meeting.

*There is a quorum to review and approve the Meeting Record from May 16, 2025.*

*A motion was made to approve May 16, 2025, minutes. All were in favor.*

4. RECEIVE update on the Policy Research for the Green Empowerment Zone and PROVIDE Direction to the UC Berkeley Labor Center

*May of 2026 is when the labor center is predicting their policy recommendations will be presented to the GEZ.*

*The audience for the policy recommendations will be local governments as they have the means to meet goals of the GEZ. The other audience will be regional, state, and federal organizations. The end goal is to not beat other regions by cost cutting but to emphasize the GEZ's access to high quality infrastructure and workforce.*

*The labor center presented a list of barriers and opportunities that were developed based off of industry leaders' opinions. This list is not comprehensive but are a good starting point for us to understand where we are lacking.*

*Barrier: high electricity costs and drawn-out timelines to install transformers, lack of turnkey facilities, complex regulatory environment and development timeline, and high cost of living.*

*Opportunity: Transportation infrastructure, proximity to research hubs, high quality of life for workers.*

*Committee comments:*

- *The committee asked about the messaging. The GEZ land has lower land cost compared to the greater Bay Area, and the COL is lower as well. There needs to be nuance in the conversation when speaking about the cost of doing business in the GEZ. The zone can be price competitive compared to the region, state, and nation if we market it correctly.*
- *Outreach to smaller startups needs to improve in the GEZ. Clusters occur in the East and South Bay due to proximity to established industry. This means that our messaging needs to improve to emphasize the proximity of the GEZ and the benefits of moving away as costs start to come down.*
- *There could be benefits to comparing the GEZ to the South Bay to build the case for the zone.*
- *Incentives would be beneficial to draw in business*

*Overview of relevant policy areas:*

*Employer Attraction*

- *Industrial lands and facilities*
  - o *Barriers: Lack of turnkey facilities*
  - o *Opp.: Industrial waterfront areas*
- *Infrastructure*
  - o *Barriers: Power costs*
  - o *Opp.: Transportation infrastructure including ports*
- *Funding and Capital Access*
  - o *Barriers: Public cuts to clean energy investments and incentives*
  - o *Opp.: Active venture capital network*
- *Workforce and Training Systems*
  - o *Barriers: Lack of quality jobs aligned with training pathways*
  - o *Opp.: Existing training and workforce development infrastructure*

*Governance*

- *Permitting*
  - o *Barriers: Slow development timelines*
  - o *Opp.: Can address local pollution and other community priorities*
- *Coordination/Strategy*
  - o *Barriers: Difficult to strategize across many entities and areas*

- *Opp.: Collaborate and share resources to maximize impact*
- *Zoning*
  - *Barriers: Complex regulatory enviro.*
  - *Opp.: Preserve and expand industrial land; address pollution concerns*

#### *Standards*

- *Job Quality and Access*
  - *Barriers: Lack of quality, blue collar jobs, job/housing mismatch.*
  - *Opp.: Strong workforce/training systems.*
- *Environmental*
  - *Barriers: Legacy of ej/enviro issues, industry near sensitive receptors.*
  - *Opp.: Prop 4 Climate investments.*
- *Community Benefits*
  - *Barriers: Lack of projects, potential lack of consensus on benefits.*
  - *Opp.: Growing interest in this approach in California.*

#### 5. RECEIVE update from County staff regarding Marketing the Green Empowerment Zone

*At the recent GEZ Marketing Working Group meeting, website strategy was discussed. Staff requested that all GEZ partners submit success stories by mid-August as these will be displayed on the GEZ website. The website is set to launch in the fall of 2025. Staff are currently speaking with developers to ensure they can meet the timeline.*

*Team CA Meet the Consultants is scheduled for November 5-7 at the Concord Hilton.*

#### 6. Adjourn.

*The date for the next meeting of the Governing Board of the Green Empowerment Zone will be Friday, September 19, 2025.*

*Chair Gioia adjourned the meeting.*