



Agenda

**NORTHERN WATERFRONT
ECONOMIC DEVELOPMENT INITIATIVE
AD HOC COMMITTEE**

**Wednesday, May 17, 2023
10:00 A.M.**

**30 Muir Road, Martinez, CA 94553
Zoning Administrator Meeting Room**

Or online:

Please click the link below to join the webinar:

<https://cccouny-us.zoom.us/j/89680228463>

Meeting ID: 896 8022 8463

Or Telephone Dial:

USA 214 765 0478 US Toll

USA 888 278 054 US Toll-free

Conference code: 841892

Supervisor Diane Burgis, District III
Supervisor Federal Glover, District V

Agenda Items:

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

1. Welcome and Introductions
2. Public comment on any item not on this agenda (speakers may be limited to three minutes)
3. REVIEW and APPROVE Meeting Record from December 17, 2020 Northern Waterfront Economic Development Initiative Ad Hoc Committee
4. RECEIVE presentation and updates from staff and/or PROVIDE direction to staff regarding Northern Waterfront Economic Development Initiative work program for 2023.

The Northern Waterfront Economic Development Initiative (NWEDI) Ad Hoc Committee will provide reasonable accommodations for persons with disabilities planning to attend 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 NWEDI Ad Hoc Committee less than 96 hours prior to that meeting are available for public inspection at the Department of Conservation & Development, 30 Muir Road, Martinez, during normal business hours. Staff reports related to open session items on the agenda are also accessible on line at www.co.contra-costa.ca.us.

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, Economic Development Manager
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alyson.greenlee@dcd.cccounty.us



Contra Costa County Board of Supervisors

Subcommittee Report

NORTHERN WATERFRONT ECONOMIC DEVELOPMENT INITIATIVE AD HOC CTE

Meeting Date: 05/17/2023

Subject: REVIEW and APPROVE Meeting Record from December 17, 2020 Northern Waterfront Economic Development Initiative Ad Hoc Committee

Submitted For: Alyson Greenlee,

Department: Conservation & Development

Referral No.: 3

Referral Name: APPROVE Meeting Record from December 17, 2020, Northern Waterfront Economic Development Initiative AD HOC Committee

Presenter: Alyson Greenlee

Contact: Alyson Greenlee, 925-655-2783

Referral History:

The meeting record from the Northern Waterfront Ad Hoc Committee's last meeting on December 17, 2020 is attached.

Referral Update:

N/A.

Recommendation(s)/Next Step(s):

REVIEW and APPROVE the meeting record for December 17, 2020.

Attachments

Meeting Minutes December 17, 2020

**NORTHERN WATERFRONT
ECONOMIC DEVELOPMENT INITIATIVE
AD HOC COMMITTEE – Meeting Record
December 17, 2020 10:00 A.M. Online via Zoom**

Supervisor Diane Burgis, District III
Supervisor Federal Glover, District V

1. Welcome and Introductions

The meeting was called to order at 10:03 AM. Supervisor Burgis and Supervisor Glover introduced themselves.

2. Public comment on any item not on this agenda

Two members of the public, Eric Rehn and Charles Davidson, spoke. DCD Staff Amalia Cunningham noted written comment had been received less than 24 hours prior to the meeting from Mike Moore, and she had added it verbatim to the “chat” box in the Zoom meeting for the Committee and public’s benefit.

3. REVIEW and APPROVE meeting record from the February 6, 2020 meeting

The Committee approved the February 6, 2020 meeting record.

4. RECEIVE presentation on the final short-line rail feasibility study on Wilbur Avenue in Antioch, unincorporated Contra Costa County, and Oakley

Transportation planner Robert Sarmiento introduced the study consultant who gave an overview of the study findings. The conclusion was that a separate short-line rail was not warranted but that discussions should continue with BNSF to make existing available properties more competitive, and see if more existing businesses on Wilbur could use rail. Supervisor Burgis and Supervisor Glover indicated support for this, and directed staff to open these discussions with their participation. Sarmiento noted the final study would soon be sent to the full Board for acceptance. Public comment on this item included Kwame Reed from the City of Antioch and Josh McMurray from the City of Oakley.

5. RECEIVE updates from staff and/or PROVIDE direction to staff regarding Northern Waterfront Economic Development Initiative work program items or complementary County programs

Cunningham noted that COVID-19 had thrown a wrench into much of the 2020 work plan, with the exception of the short-line rail study. The Committee directed staff to engage with the partner cities and determine what projects make sense to move forward in 2021. John Kopchik, Director of the Department of Conservation & Development, said that two economic development staff positions had been created and he hoped to fill them next year, which would help advance projects under the Northern Waterfront umbrella.

6. Comments from Representatives of Partner Cities

No additional comments.

7. Committee Member Comments

Both committee members reiterated their commitment to the Northern Waterfront

partnership and expressed hope for 2021.

8. Adjourn to next meeting (date to be determined)

Meeting record prepared by Amalia Cunningham, Department of Conservation and Development.



Contra Costa County Board of Supervisors

Subcommittee Report

NORTHERN WATERFRONT ECONOMIC DEVELOPMENT INITIATIVE AD HOC CTE

Meeting Date: 05/17/2023

Subject: RECEIVE presentation and updates from staff and/or PROVIDE direction to staff regarding Northern Waterfront Economic Development work program for 2023

Submitted For: John Kopchik, Director, Conservation & Development Department

Department: Conservation & Development

Referral No.: 4

Referral Name: RECEIVE presentation and updates from staff and/or PROVIDE direction to staff regarding Northern Waterfront Economic Development work program for 2023

Presenter: Alyson Greenlee

Contact: Alyson Greenlee, 925-655-2783

Referral History:

Since the last meeting of the Northern Waterfront Ad Hoc Committee in December 2020, various elements of the Northern Waterfront Economic Development Initiative have proceeded. This report includes updates on multiple efforts.

Referral Update:

Since the December 2020 meeting of the Northern Waterfront Ad Hoc Committee, two economic development staff positions—Economic Development Manager and Economic Development Project Manager—were filled to help advance projects under the Northern Waterfront umbrella.

Recent and proposed economic development activity to implement the Northern Waterfront Strategic Action Plan includes:

- Tour of the Northern Waterfront with staff from State Governor's Office of Business and Economic Development (GO-Biz), Metropolitan Transportation Commission (MTC), federal representatives, and other regional economic development agencies, to reboot the Northern Waterfront Initiative after the pandemic and to make sure that the area's unique characteristics are understood by these agencies. This was a daylong event on November 2, 2022, with stops and participation from the cities of Hercules, Martinez, Pittsburg, Antioch, Oakley, Brentwood, and the county. This was an opportunity for each city to highlight a key site for the regional officials, and to illustrate the overarching principle of partnership and regional collaboration that is a hallmark of the Northern Waterfront Initiative. This tour also included a stop at Byron Airport with the Airports Division to highlight the business attraction of the aviation emerging innovation and technology sector at the Bay Area Test Site (BATS).
- In accordance with the direction from the Board of Supervisors on February 7, 2023 (See Attachment: February 7 2023 Board Order – PPAs), an application was submitted on February 10, 2023 for the Metropolitan Transportation Commission (MTC) Priority Production Areas (PPAs) Pilot Grant Program for multiple PPAs in the Northern Waterfront, namely the two PPAs within unincorporated Contra Costa County—Pacheco Manufacturing Zone and Bay Point Industrial Center—and those in the Cities of Concord, Pittsburg, Antioch, and Oakley. The four cities supported the County's proposal. If funded, this grant award for technical assistance would support the planning and infrastructure in the PPAs of the Northern Waterfront.
- Economic development staff from the County along with several staff from the departments of Conservation and Development and Public Works held a half-day information-sharing event at Lawrence Berkeley National Laboratory on March 3, 2023 with the deputy lab director, a number of research and strategic partnerships and technology transfer directors, and start-up founders from the Cyclotron Road program to identify areas of collaboration along the Northern Waterfront. Staff presented on select initiatives of sustainability, recycling and waste reduction, and Public Works, in addition to the Northern Waterfront Economic Development

Initiative. Staff will continue to explore potential partnerships with Berkeley Lab that facilitate technology transfer and other opportunities to support the development of and accessibility, inclusivity, environmental sustainability, and engagement with local companies and entrepreneurs.

- Economic development staff from the County supported EUV Tech (City of Martinez)'s CHIPS and Science Act grant application, to continue to support the Northern Waterfront's advanced manufacturing sector.
- Economic development staff from the County participated in the Concord Life Science Center Open House on February 22, 2023, to continue to support the Northern Waterfront's biomedical/biotech sector.
- Economic development staff from the County participated in CalRecycle's Recycling Market Development Zone (RMDZ) Zone Works training workshops in December 2022 and May 2023, to learn how to market and expand the Contra Costa County's RMDZ low-interest loan program. Staff will work with the Zone Administrator to utilize CalRecycle Zone Incentive Funds (ZIF) to update and expand the RMDZ's web and other marketing collateral, and to continue to support companies seeking RMDZ funding.
- Economic development staff from the County participated in the Universities of California Los Angeles & Irvine Brownfields 101 conference on February 27-March 3, 2023, to be trained on how to utilize U.S. Environmental Protection Agency (EPA) brownfields assessment grant programs as seed capital to cleanup and redevelop brownfields sites. Staff will attend the Brownfields National Conference in Detroit, Michigan in August 2023, and the California Land Recycling Conference in Carson, California in September 2023, to continue to develop partnerships to pursue grants to inventory and assess brownfields sites.
- Economic development staff from the County and the cities of Antioch and Brentwood participated in TeamCalifornia-- the non-profit membership-based organization that markets California communities and site location assistance for California—at the 9th Annual Meet the Consultants (MTC) Forum in San Joaquin county on November 30 - December 2, 2022 to hear from multiple site location consultants making decisions about business investments in California, including for the Northern Waterfront target sectors of biomedical/biotech and clean tech. Staff will join TeamCalifornia to make connections with site selectors at the MTC Forum 2023 and selected trade shows and industry sponsored events focused on the target industries of the Northern Waterfront.
- To support business retention and expansion (BRE) efforts, economic development staff from the County assisted over 70 businesses in accessing services for: site selection in the unincorporated parts of the county and referrals to cities; access to capital including the Microbusiness COVID-19 Relief Grant Program; business resources including access to COVID-19 tests and compensation for employee sick days; resources for starting a business in such industries as food service, home inspection, and retail; specialized assistance for business owners such as veterans, minorities, and women; employee recruitment; support in applying for federal funding including the CHIPS & Science Act; and business development assistance including contracting and access to grant/new market opportunities. Staff targeted outreach to 3,417 microbusinesses with five or fewer employees to support marketing of the COVID-19 Microbusiness Relief Grant Program along with chamber, city, and community-based partner organizations. Staff will continue to support the retention and expansion of existing small and medium-sized businesses in the unincorporated areas by providing business assistance and amplifying economic development highlights.
- Economic development staff from the County and the East County cities of Pittsburg, Antioch, Oakley, and Brentwood presented opportunities in their regions at the East County (EC2) Brokers' Breakfast in Pittsburg on September 8, 2022. Economic development staff from the County presented on the Northern Waterfront Initiative to the Hazardous Materials Commission in December 2022, Workforce Development Board's Business & Economic Development Committee in December 2022, Diablo Valley Technology Initiative in January 2023, East Bay Leadership Council in February 2023, and five Community Advisory Panels in Martinez and Bay Point in March – April 2023.
- Economic development staff from the County convened six quarterly meetings with countywide economic development staff, and with the staff from the cities of the Northern Waterfront and the Workforce Development Board staff to coordinate and collaborate. Staff will convene quarterly meetings in May, July, and October 2023. Staff will plan an event in Fall 2023 with state/regional/local economic development entities, chambers, and other partners of the Northern Waterfront to convene and communicate progress on the Northern Waterfront Economic Development Initiative.
- Economic development staff from the County maintain the economic development webpage with up-to-date information on: economic development services; opportunities to do business with the County; funding opportunities for businesses; major projects; resources; and contact information. Staff will update and expand the web presence for the Northern Waterfront Economic Development Initiative, including with new economic data, current trends in target industries, links to individual city/county economic development websites and the Envision Contra Costa 2040 General Plan, and demographic and labor force data as required by businesses and site selectors.
- In accordance with the policy adopted by the Board of Supervisors on February 22, 2022, economic

development staff from the County will continue to implement the County's policy on participating in Enhanced Infrastructure Financing Districts (EIFDs). (See Attachment: February 22 2022 Policy Adopted on EIFDs).

- In accordance with the Northern Waterfront Economic Development Initiative Strategic Plan, economic development staff from the County will continue to investigate the feasibility of launching a non-profit advanced manufacturing, biomedical/biotech, or cleantech incubator/accelerator to encourage the development of sustainable industries along the Northern Waterfront.
- A Green Empowerment Zone that includes the Northern Waterfront area of the County of Contra Costa was approved by the Legislature on September 28, 2021. The Board of Directors of the Green Empowerment Zone is in the process of being established. Supervisor Gioia has been appointed as the representative for Contra Costa County. The Legislature also approved a \$5,000,000 appropriation for onetime start-up funding.

The Northern Waterfront Initiative activities are funded by a General Fund allocation of \$500,000 dating from 2017-2018. There is a current balance of \$300,000 for the Northern Waterfront Initiative that has been rolled over from previous years and will cover the costs of the proposed activities.

Recommendation(s)/Next Step(s):

RECEIVE presentation and updates from staff and/or PROVIDE direction to staff regarding Northern Waterfront Economic Development Initiative work program for 2023.

Attachments

February 7 2023 Board Order – PPAs

February 22 2022 Policy Adopted on EIFDs



Contra
Costa
County

To: Board of Supervisors
From: John Kopchik, Director, Conservation & Development Department
Date: February 7, 2023

Subject: Northern Waterfront Priority Production Areas Technical Assistance Project

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Director, Department of Conservation and Development, or designee, to apply for and accept grant funding of up to \$750,000 from the Metropolitan Transportation Commission (MTC) for the Northern Waterfront Priority Production Areas Technical Assistance Project.

FISCAL IMPACT:

If awarded, the submission of the proposed grant materials is expected to result in a grant award of up to \$750,000 from MTC to the Department of Conservation and Development to fund the technical assistance to support planning and infrastructure in the Priority Production Areas (PPAs) of the Northern Waterfront as described in this Board Order. There is no required match.

BACKGROUND:

On June 17, 2019, the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) released an open call for letters of interest for a new pilot program that introduced Priority Production Areas (PPAs) as a new Priority Area designation. Priority Areas are specific locations well suited for a specific use and previously only included Priority Development Areas (PDAs) and Priority Conservation Areas (PCAs). PPAs were based on new criteria developed by ABAG/MTC that called for the enhancement and protection of industrial areas. The intention of the pilot program was to protect and support the Bay Area's industrial and manufacturing sectors through the provision of resources and implementation of streamlining actions. Thus, these PPAs are districts that are consistent with current land use designations, have the capacity to add jobs, and spur economic growth.

On December 17, 2019, the Board of Supervisors adopted Resolution No. 2019/636, nominating two County districts in Bay Point and Pacheco as Association of Bay Area Governments/Metropolitan Transportation Commission's recognized Priority Production Areas, and supporting the City of Antioch's nomination of the Wilbur Avenue corridor, in order to establish eligibility for grant funding and other resources. At that point in the pilot program, there was no associated grant funding.

APPROVE OTHER
 RECOMMENDATION OF CNTY ADMINISTRATOR RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **02/07/2023** APPROVED AS RECOMMENDED OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Ken Carlson, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: February 7, 2023

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By: Laura Cassell, Deputy

Contact: Alyson Greenlee, 925-655-2783

cc:

BACKGROUND: (CONT'D)

In December 2022, the Metropolitan Transportation Commission (MTC) released a solicitation for funding proposals for jurisdictions seeking planning grants and technical assistance for their Priority Production Areas (PPAs). The Priority Production Area (PPA) Pilot Program makes available technical assistance (TA) worth up to \$750,000 for projects focused on developing shared analysis or frameworks for implementing programs/policies across multiple PPAs, with no match required.

Given the multi-jurisdictional nature of the Northern Waterfront Economic Development Initiative, staff investigated opportunities with neighboring agencies for a collaborative approach in order to increase our chances of success. It is expected that multi-jurisdiction Technical Assistance (TA) grants will provide the feasibility analysis, framework, and template materials necessary for local staff to get PPA-related programs or policies adopted. The Northern Waterfront Priority Production Areas Technical Assistance Project (“The Project”) is the identification and implementation of common tools for infrastructure improvements across multiple Priority Production Areas (PPAs) in the Northern Waterfront, namely those in the County and in the Cities of Concord, Pittsburg, Antioch and Oakley. The four cities are supportive of the County's proposal. The grant materials are being submitted to the Board with sufficient time to seek approval from the Board of Supervisors prior to the submittal deadline of February 23, 2023.

CONSEQUENCE OF NEGATIVE ACTION:

Failing to submit will prevent the Department of Conservation and Development from receiving a grant award for technical assistance from the Metropolitan Transportation Commission (MTC) to support the planning and infrastructure in the Priority Production Areas (PPAs) of the Northern Waterfront.

ATTACHMENTS

Draft Application



METROPOLITAN TRANSPORTATION COMMISSION

Pilot Priority Production Area Grant Application Multi-Jurisdiction PPA Technical Assistance (TA) (maximum award \$750,000)

Technical Assistance grants are for projects focused on developing shared analyses or frameworks for implementing programs/policies across multiple PPAs. It is expected that multi-jurisdiction TA grants will provide the feasibility analysis, framework, and template materials necessary for local staff to get PPA-related programs or policies adopted.

3. Project Title:

Northern Waterfront Priority Production Areas Technical Assistance Project

4. Provide a brief one-sentence description of the project

The Northern Waterfront Priority Production Areas Technical Assistance Project (“The Project”) is the identification and implementation of common tools for infrastructure improvements across multiple Priority Production Areas (PPAs) of the County of Contra Costa, City of Concord, City of Pittsburg, City of Antioch, and City of Oakley.

5. What is the grant funding amount being requested?

\$750,000

6. In each row below please identify each partnering jurisdiction, contact person and email.

1. Contra Costa County, Alyson Greenlee, alyson.greenlee@dcd.cccounty.us
2. City of Concord, Marie Suvansin, Marie.Suvansin@cityofconcord.org
3. City of Pittsburg, Jordan Davis, jdavis@pittsburgca.gov

4. City of Antioch, Kwame Reed, kreed@ci.antioch.ca.us

5. City of Oakley, Harumi Murata, Murata@ci.oakley.ca.us

7. Name of PPA(s) served by this project. (See [this map](#) for reference)

1. Pacheco Manufacturing Zone, Bay Point Industrial Sector (Contra Costa County)

2. Northern Concord PPA, Western Concord PPA

3. Northern Waterfront (Pittsburg)

4. Northern Waterfront Industrial Corridor (Antioch)

5. Employment Area (Oakley)

8. Please upload a document addressing the following four questions:

• **Briefly describe the project, including the key tasks and deliverables. (max 300 words)**

The Northern Waterfront Priority Production Areas Technical Assistance Project (“The Project”) is the identification and implementation of common tools for infrastructure improvements across multiple Priority Production Areas (PPAs) of the County of Contra Costa, City of Concord, City of Pittsburg, City of Antioch, and City of Oakley. Advancing the multi-jurisdictional Northern Waterfront Economic Development Initiative--of which all these jurisdictions are a part--the Project will develop a shared analysis and toolkit with a direct path to adoption and implementation of infrastructure improvements.

The Project’s key tasks and deliverables are the following:

1. The development of a shared inventory of industrial land within the PPAs across the Northern Waterfront of Contra Costa County. This task will develop, within each of the PPAs, an online searchable database of industrial zoned land that includes the number and size of parcels, vacant and underutilized sites, zoning, infrastructure capacity, rail service and deep-water access, and other information required by businesses and site selectors.
2. The development of an analysis of existing infrastructure capacity across the PPAs (utilities, etc.) This will include an assessment of the utilities supply and distribution infrastructure, power transmission and distribution infrastructure, water and sewer, broadband, and other infrastructure. This task will identify the expansions and upgrades that are needed to maintain an adequate supply of development-ready sites and support business growth.
3. The development and adoption of a common set of tools/template materials for local staff to get adopted to address infrastructure needs/gaps. These common template materials will include materials for implementing Enhanced Infrastructure Financing Districts (EIFDs).
4. The leveraging of the currently underway Resilient East Bay Industrial Land Use Analysis, and the implementation and adoption of the East Bay Industrial Land Use Toolkit in the County & cities.

- *How will the project have strategic impact? Does it advance Plan Bay Area 2050 economy and transportation strategies, create or protect PPA jobs, create benefits at regional/multi-jurisdiction scale, or establish innovative/replicable programs or policies? (max 150 words)*

The Project will have strategic impact in multiple ways. The goal of the Northern Waterfront Initiative is to create 18,000 new jobs by 2035, and this project helps advance that goal. This project leverages the multi-jurisdictional nature of the Northern Waterfront Initiative to create benefits at a regional/multi-jurisdictional scale.

This project also has the potential to establish innovative/replicable programs or policies. Contra Costa County has an adopted policy on participating in Enhanced Infrastructure Financing Districts (EIFDs) with cities that are seeking financial partnership with the County (see attached), and this policy has not yet been utilized. Several cities are currently in the process of considering EIFDs and/or proposals to the County. This grant is a timely opportunity to explore the EIFD tool and to create shared templates that could turn into innovative/replicable programs or policies.

- *How is the project consistent with the county or local plans and policies? What is the project's alignment with countywide economic development strategies, applicable general land use elements, transportation plans, and any other applicable local plans and policies? Please confirm that the project will result in an adopted policy or planning document. (max 150 words)*

The Project aligns with the objectives of the Northern Waterfront Economic Development Initiative Strategic Action Plan--of which Contra Costa County and the Cities of Concord, Pittsburg, Antioch, and Oakley are part-- to maintain an adequate supply of development-ready sites and make utility infrastructure improvements that are needed to support business growth.

The Project also aligns with the City of Pittsburg Economic Development Strategic Plan, "Reinvest Antioch" Economic Development Strategic Plan, and the Update to the City of Oakley's Economic Development Work Plan by facilitating investment in the key industrial districts that are designated PPAs and maintaining their long-term importance to the Northern Waterfront region.

The Project will result in common template materials for the jurisdictions to get adopted and implemented as shown in the draft scope of work.

- *How will the grant increase opportunity? Does it achieve outcomes such as: Expand employment in a community with a jobs-housing imbalance, benefit low or moderate-resource communities, or meet a demonstrated funding need? (max 150 words)*

This grant will increase opportunity in Contra Costa County by expanding employment in a community with a jobs-housing imbalance. The Northern Waterfront has a severe jobs-housing imbalance, and the

Initiative is to bring business to where talent lives among the robust labor forces within Pittsburg, Antioch, and Oakley. There exists 60% of the industrial land in Contra Costa County in the Northern Waterfront, and yet it is an older built environment with aging infrastructure. To meet the goal to create 18,000 new jobs by 2035 along the Northern Waterfront in emerging industries including regenerative industries that support a transition towards a zero-emission economy, autonomous vehicle manufacturing, prefabricated housing production, advanced transportation technology, maker spaces, clean technology, and even biomedical/biotechnology, this grant will provide special attention to the PPAs' abilities to accommodate these industries with the infrastructure needed to support economic revitalization and create living-wage jobs.

9. Upload a draft scope of work and deliverables expected as part of this grant. (Please use [this template format](#) for your scope of work)

Attached.

10. If available, upload supporting documentation, such as adopted economic development plans or studies, and policy resolutions that indicate how these PPAs and this application is integrated into a broader economic development strategy.

Attachments:

- Northern Waterfront Economic Development Initiative Strategic Action Plan
- Contra Costa County Policy on Participating in Enhanced Infrastructure Financing Districts.

DRAFT SCOPE OF WORK

NORTHERN WATERFRONT PRIORITY PRODUCTION AREAS TECHNICAL ASSISTANCE PROJECT

Task 1 – PROJECT MANAGEMENT

This task includes the overall project management of the delivery of the Northern Waterfront Priority Production Areas Technical Assistance Project (“The Project”) of the County of Contra Costa, City of Concord, City of Pittsburg, City of Antioch, and City of Oakley.

- Project Stakeholder Management
- Project Contract Management
- Project Closeout.

Task 1 Deliverables:

1.1: Project Meetings

1.2: Project Requests for Proposal, Contracts, and Related Materials

1.3: Project Adopted Deliverables.

Task 2 – INVENTORY OF INDUSTRIAL LAND

This task includes the inventory and development of an online searchable database of industrial zoned land across multiple Priority Production Areas (PPAs) that includes the number and size of parcels, vacant and underutilized sites, zoning, infrastructure capacity including utilities, rail service and deep-water access, and other information required by businesses and site selectors.

- Identify Number and Size of Parcels
- Identify Vacant and Underutilized Sites
- Identify Zoning
- Identify Infrastructure Capacity, Rail Service, Deep-Water Access, and Other Information Required by Businesses and Site Selectors
- Develop Online Searchable Database for Use by Businesses and Site Selectors.

Task 2 Deliverables:

2.1: Inventory of Industrial Zoned Land that Includes Number and Size of Parcels, Vacant and Underutilized Sites, Zoning, Infrastructure Capacity, Rail Service and Deep-Water Access, and Other Information Required by Businesses and Site Selectors

2.2: Online Searchable Database for Use by Businesses and Site Selectors.

Task 3 – INFRASTRUCTURE CAPACITY ANALYSIS

This task includes an assessment of infrastructure capacity across the PPAs (utilities, etc.).

- Assess Infrastructure Capacity Across PPAs, Including: Utilities Supply and Distribution Infrastructure, Power Transmission and Distribution Infrastructure, Water and Sewer, Broadband, and Other Infrastructure
- Identify Expansions and Upgrades Needed to Maintain Adequate Supply of Development-Ready Sites and Business Growth.

Task 3 Deliverables:

3.1: Infrastructure Capacity Analysis

3.2: Recommended Expansions and Upgrades Needed to Support Business Growth.

Task 4 – DEVELOPMENT OF TOOLS AND TEMPLATE MATERIALS

This task includes the development and adoption of a common set of tools/template materials across PPAs that when implemented address the recommended infrastructure expansions and upgrades.

- Develop Common Set of Tools/Template Materials, Including Materials for Implementing Enhanced Infrastructure Financing Districts (EIFDs)
- Work Across Jurisdictions to Adopt Tools/Template Materials.

Task 4 Deliverables:

4.1: Toolkit/Template Materials, Including for Implementing EIFDs

4.2: Adopted Materials.

Task 5 – IMPLEMENTATION OF EAST BAY INDUSTRIAL LAND TOOLKIT

This task includes leveraging the Resilient East Bay Industrial Land Use Analysis to implement and adopt the Toolkit.

- Prepare to Implement the Resilient East Bay Industrial Land Toolkit
- Adopt the Toolkit Across Jurisdictions.

Task 5 Deliverables:

5.1: Adopted Toolkit.

SCHEDULE

DELIVERABLE	ESTIMATED DATE OF COMPLETION
Task 1 – PROJECT MANAGEMENT	August 31, 2026
1.1: Project Meetings	August 31, 2026
1.2: Project Requests for Proposal, Contracts, and Related Materials	August 31, 2026
1.3: Project Adopted Deliverables	August 31, 2026
Task 2 - INVENTORY OF INDUSTRIAL LAND	December 31, 2024
2.1: Inventory of Industrial Zoned Land that Includes Number and Size of Parcels, Vacant and Underutilized Sites, Zoning, Infrastructure Capacity, Rail Service and Deep-Water Access, and Other Information Required by Businesses and Site Selectors	July 1, 2024
2.2: Online Searchable Database for Use by Businesses and Site Selectors	December 31, 2024
Task 3 – INFRASTRUCTURE CAPACITY ANALYSIS	December 31, 2024
3.1 Infrastructure Capacity Analysis	July 1, 2024
3.2: Recommended Expansions and Upgrades Needed to Support Business Growth	December 31, 2024
Task 4 – DEVELOPMENT OF TOOLS AND TEMPLATE MATERIALS	December 31, 2025
4.1: Toolkit/Template Materials, Including for Implementing EIFDs	July 1, 2025
4.2: Adopted Materials	December 31, 2025
Task 5 – IMPLEMENTATION OF EAST BAY INDUSTRIAL LAND TOOLKIT	December 31, 2025
5.1 Adopted Toolkit	December 31, 2025



CONTRA COSTA COUNTY
POLICY ON PARTICIPATION IN
ENHANCED INFRASTRUCTURE FINANCING DISTRICTS

Contra Costa County supports economic development projects benefiting the residents of the County and will review proposals from cities seeking financial partnership with the County through an Enhanced Infrastructure Financing Districts (EIFD), pursuant to this Policy. The County will prioritize Commercial and Industrial development that promotes creation of above minimum wage jobs within the region. In addition, projects that offer private investment to complement investment of public funds will be viewed favorably by the County.

Proposals shall be submitted to the Department of Conservation and Development and include the following components for County review:

1. Contribution of Tax Increment

- a. Minimum City Contribution. The City shall contribute at least the same percentage share of tax increment that the County, excluding Affected Taxing Entities as defined by Government Code section 53398.51(a) governed by the County Board of Supervisors.
- b. Maximum County Contribution. The County will contribute no more than 50% of the County share of future *ad valorem* property tax increment generated in the proposed geographic area of the EIFD, as defined further in Section 1(d) below.
- c. Correlation of Contributions. In the case that the actual dollar amount share of the percent contributions outlined in Section 1 (a) and (b) above result in the City contributing a lower dollar amount than the County, then the City will increase its dollar amount contribution to be at least equal the County dollar amount contribution.
- d. Limitations on Tax increment. The County tax increment contribution to the EIFD will only be composed of future *ad valorem* property tax increment growth within the proposed geographic area of the EIFD (the "Future Increment"), excluding the base tax increment of the area (the "Base Increment"). The Base Increment is equal to the *ad valorem* property tax increment of the EIFD area for the fiscal year property tax assessment roll in which the EIFD was created.

2. Term of County Participation in EIFD

- a. Maximum term. The County will participate in joint EIFDs for a period not longer than 25 years. This allows consistency with County policy on the issuance of municipal securities for a period not longer than 20 years, but also includes an additional five-years for project development and closeout over the life of the EIFD.

as proposed by the Finance Committee (2/7/2022)

b. Procedures for Extension.

- i. The County plans to enter into partnerships with cities for specific projects requiring a regional funding approach best suited for an EIFD model with a duration consistent with Section 2(a) above with the assumption that future extensions will be unnecessary.
- ii. The County will review scenarios for extending its participation in an existing EIFD, at the discretion of the Board of Supervisors, upon receipt of an updated proposal from a City as outlined in Section 3 below and may decide to extend its participation in the EIFD for a period longer than the term in Section 2(a) on a case-by-case basis.

c. Termination Prior to End of Term.

- i. Non-Performance. If project construction has not commenced within two-years following creation of a joint EIFD, then the County, City and EIFD Governing Board shall identify whether the project is likely to commence within one-year. If project construction has not commenced within three-years following creation of a joint EIFD, then the County, City and EIFD Governing Board shall immediately begin proceedings to dissolve the EIFD.
- ii. Change in Project Feasibility. If following creation of an EIFD and prior to the timeline established in Section 2(c)(i) above the County and the City determine that the project is no longer feasible, then the County, City and EIFD Governing Board shall immediately begin proceedings to dissolve the EIFD.
- iii. Mandatory Acknowledgement. The City agrees to the terms set forth in Section 2(c)(i-ii) above as a condition of submitting its project proposal to the County for review.

3. Required Elements for City Proposals

- a. Executive Summary. This section should provide an overview of the City's proposal in a summary form easily understood by members of the public outlining the proposed project, including financial impacts and social benefits to the community, as outlined further below.
- b. Project Description. This section should provide details related to the proposed project, including at least the following aspects:
 - i. Proposed Project Details.
 1. Discuss Commercial, Industrial and Residential aspects of the project
 2. Related metrics, including number of permanent jobs above the minimum wage, access points to public transit, number and type of housing units (affordable and market rate), business park square footage, etc.

3. Stage of current planning efforts (status of approved entitlements or Disposition and Development Agreements (DDAs) with developers, actions taken by the City Council, etc.)

ii. Demonstration of Social Benefits.

1. Qualitative analysis of why a joint EIFD model is the best approach to implement the City's proposed project within the City limits, such as:
 - a. Why City and developer finances alone are insufficient to finance the project
 - b. Why the County is best suited to partner with the City on the proposed project
 2. How are the project goals of the City consistent with the stated goals of the County Board of Supervisors in one or more policy areas, such as:
 - a. Workforce development/job creation
 - b. Transportation improvements
 - c. Homeless Prevention
 - d. Sustainability
 3. To be considered favorably relative to workforce development / job creation benefits, proposed projects should generate new permanent jobs that cover a range of job types and industries, serve the workforce characteristics of County residents (ideally residents local to the immediate sub-region of the project), and require skills and knowledge at a variety of levels. Permanent jobs generated by proposed projects should be career-track and pay above minimum wage. Furthermore, to be favorably considered in this category, proposed projects should contribute significantly toward addressing the County's overall jobs-housing balance, which as of 2021 has far more homes than jobs for its residents. Job generation in areas of the County with the fewest employment opportunities for local residents is particularly important.
 4. Projects including a Residential development component should include an affordable housing commitment of 50%; however, a lower percentage may be considered for units made available to households with an Area Median Income (AMI) of 50% or lower, in which case the commitment shall be no less than 20%.
- c. Financial Analysis. This section should provide a comprehensive analysis of the project economics, including financial impacts to the County and the City over the course of the project life and beyond, including at least the following aspects:

i. Financial Details Related to Project

1. Summary of assumptions, including backup context for selecting those assumptions

as proposed by the Finance Committee (2/7/2022)

2. Anticipated net growth in *ad valorem* property tax in the EIFD area, both with and without development of the proposed project
3. Proposed tax increment contributions from each jurisdiction (as percentage and dollar amount)
4. Plan of finance for any municipal securities to be used for the project
5. Assessment of other one-time revenue sources being used to finance the project
6. Related Transient Occupancy Tax (TOT), Sales Tax or other revenues to be generated from proposed project
7. Estimated new ongoing expenditures related to the project area for the provision of municipal services, including a sustainable plan of finance
8. Sensitivity analysis illustrating how market forces may change the above analyses
 - a. Impacts of cost escalation
 - b. Impacts of other assumptions of project feasibility that may not materialize over the term of the EIFD project and beyond

ii. Ongoing Administrative Responsibilities

1. Proposed budget to staff the EIFD over the life of the District
2. Continuing disclosure responsibilities related to the issuance of municipal securities or other loan instruments
3. Ongoing grant reporting responsibilities

iii. Positive Net Impact to the County. The project proposal must determine that there is a positive net financial impact to County finances.

4. County Analysis of City Proposal. In the course of evaluating the City's proposal, it may be necessary for the County to hire consultants to assist in the evaluation. The City shall compensate the County for reasonable costs of outside consultants assisting the County with its evaluation of the City's proposal.

5. Miscellaneous Provisions.

- a. The County shall not participate in any EIFD that uses eminent domain on inhabited residential properties.
- b. For projects with an affordable housing component, the County will be interested to explore crediting some of the new housing toward the County's Regional Housing Needs Allocation.