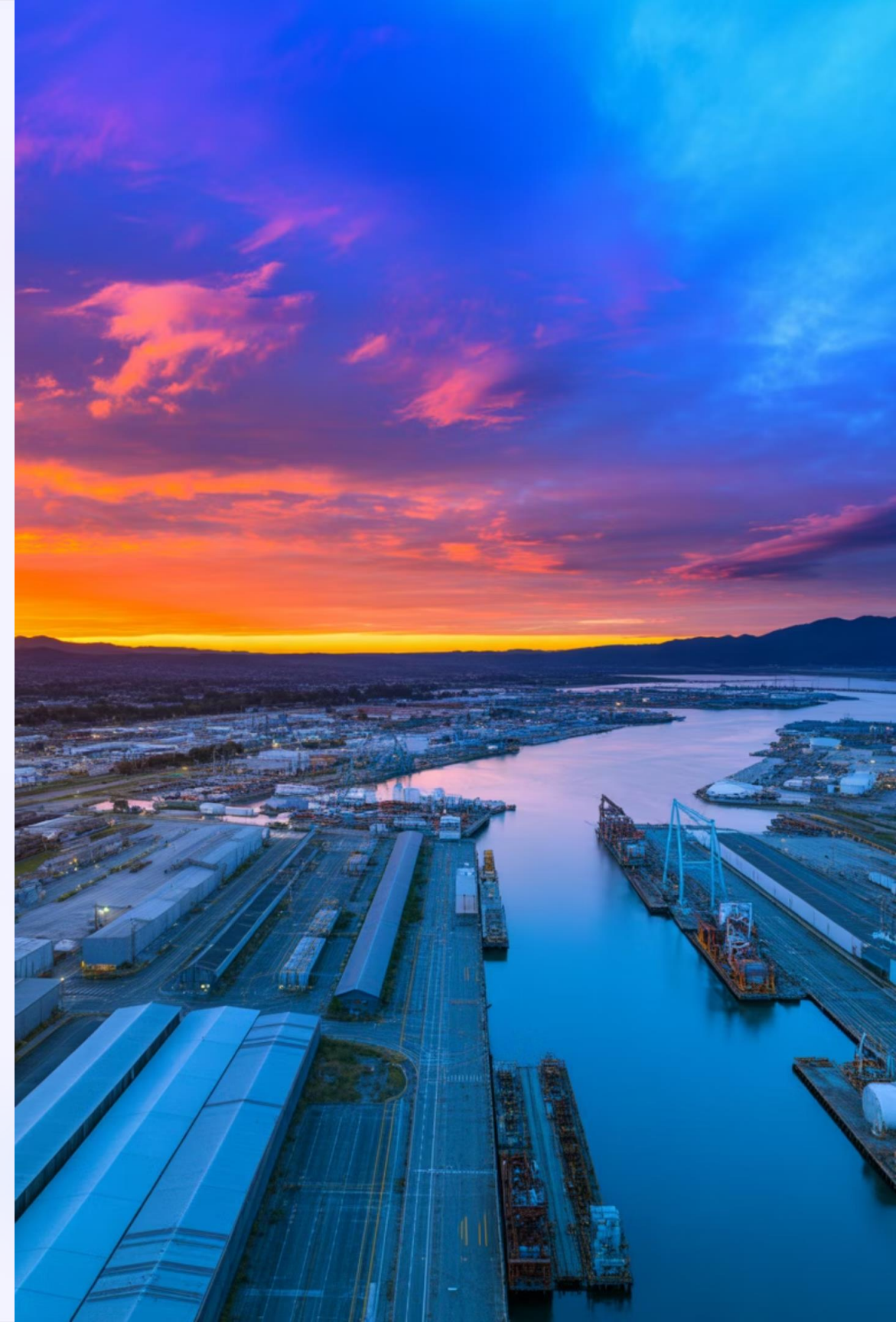


Building Antioch's Clean-Technology Opportunity

A Strategic Briefing on Assets, Strategy, and the Path Forward

By LJ Smith, Malik Coburn, Declan Durand, and Andrew Duggar





Can Antioch become the Bay
Area's clean-tech manufacturing
harbor?



Antioch's Legacy: A Foundation for Innovation

Industrial History & Workforce

- **Historically:** chemical plants, steel operations, paper mills, and heavy manufacturing
- **Legacy industries:** fabrication, welding, mechanical maintenance, water treatment, and process operations
- **New Capabilities:** energy storage, hydrogen systems, water-tech, and circular manufacturing



Why This Matters Now

Antioch stands at a pivotal crossroads: positioned between its industrial past and a transformative economic future.

Economic Leakage

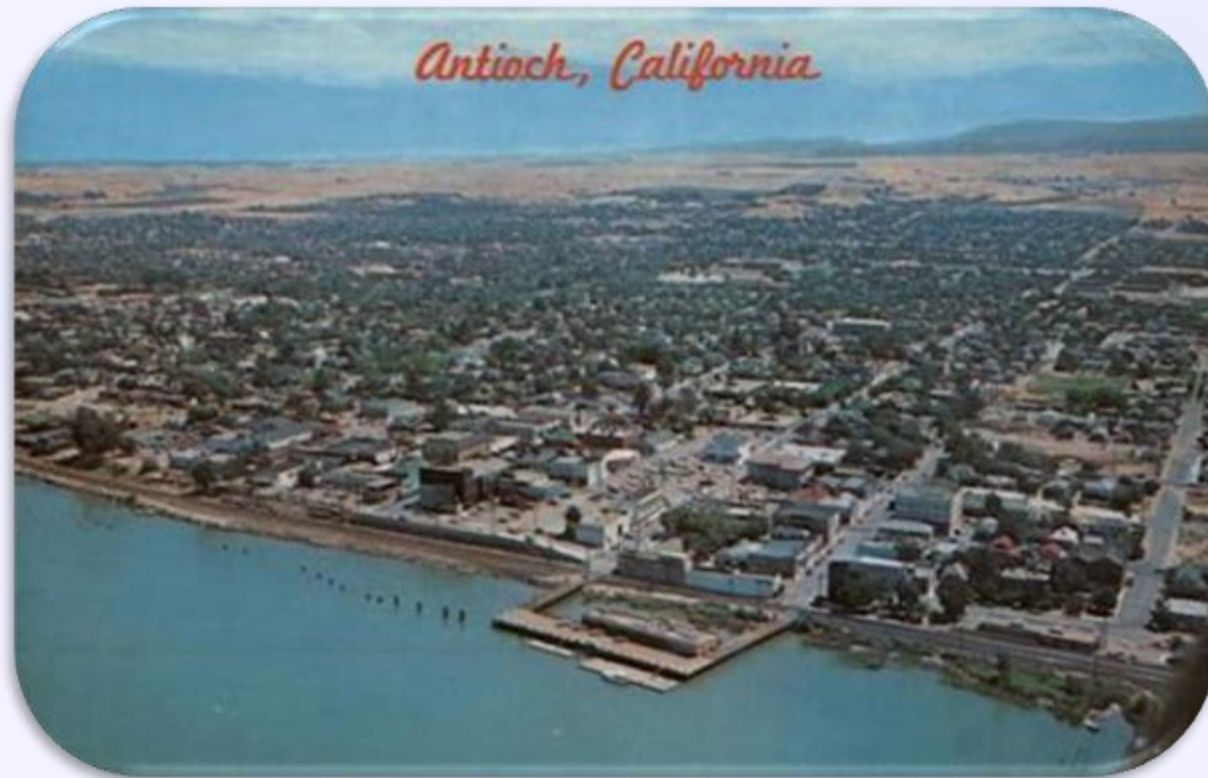
Industrial Decline

Climate Momentum

Strategic Alignment

Navigating Current Waters

Understanding Today's Challenges



Commuter City Dynamics

High outbound commuting patterns and limited local job centers

Environmental Burdens

Legacy environmental burdens remain concentrated near historic industrial zones, requiring thoughtful redevelopment

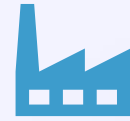
Underutilized Assets

Significant unused industrial-zoned acreage remains along the waterfront

The fundamental challenge: A mismatch between resident talent, available jobs, and developable industrial land creates a cycle of economic leakage.

No Need to Reinvent the Wheel

Waterfront &
Industrial-Zoned Land



Water Accessibility &
Utility Infrastructure

Local Real Estate
Affordability



Skilled & Educated Workforce



Proximity to the Bay Area Innovation Ecosystem





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Green Empowerment Zone: Catalyzing Clean Growth

This strategic framework designates a specific area in Antioch to attract and nurture businesses focused on sustainable innovation and clean technology.

Purpose: Economic Revival

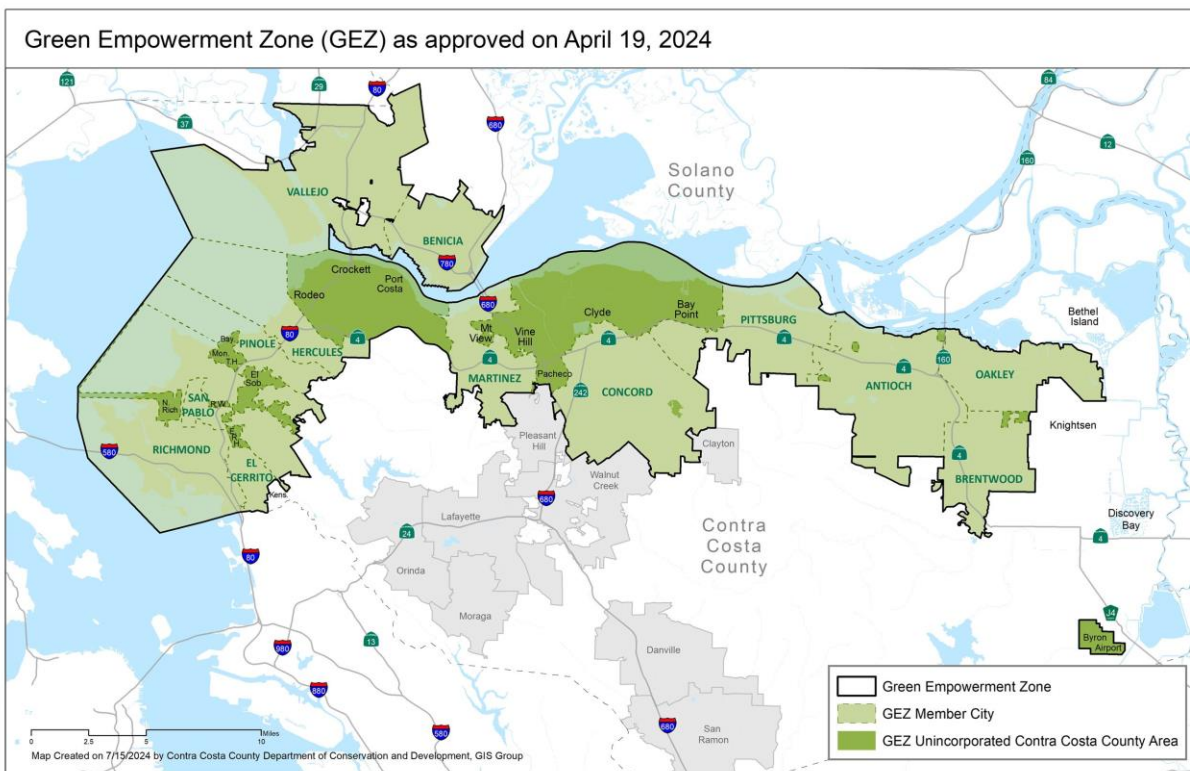
Attracts investment and creates high-wage green jobs for the community.

Focus: Sustainable Innovation

Drives research, development, and manufacturing of clean energy solutions.

Advantage: Strategic Location

Leverages Antioch's waterfront and logistics for green industry.



Fleet of Clean-Tech Vessels

Strategic Fit With Emerging Sectors



Hydrogen Infrastructure

Production, storage, and distribution systems require industrial land, water, and power; Antioch's core strengths



Energy Storage

Battery storage and grid resilience manufacturing need large facilities with reliable power capacity



Carbon Capture

Direct air capture pilots require industrial sites with room for testing, iteration, and scale



Circular Materials

Sustainable building materials and circular construction systems leverage manufacturing expertise



Water Technology

Circular-water systems and treatment innovation can partner with Antioch's existing utility infrastructure

Lighthouse: Lessons From Peer Cities

What Successful Clean-Tech Cities Have in Common

Berkeley • San Leandro • Riverside • Escondido



Infrastructure + Governance = Credibility



Place-Based Niche is a Win



Predictability, Clarity, & Speed Drive Investment



Industrial Land is a Strategic Resource



Navigational Channels: What Clean-Tech Firms Need

And What Cities Must Get Right

- ☐ Predictability & Clear Timelines
- ☐ Integrated Economic Development + Planning + Permitting Coordination
- ☒ Concierge Navigation
- ☐ Power Capacity & Shovel-Ready Industrial Sites
- ☐ Trades-Forward Workforce Pipeline





Storm Warnings: Barriers to Anticipate

Governance & Internal Process Risks

Power & Infrastructure Constraints

Community & Political Risks

Regional & State-Level Policy Risks

Land Use & Long-Term
Industrial Protection Risks

Harbor Workforce: Alignment Opportunity

Current Outflow

Economic Recapture

Trades Match

Local Training





Recommendations

Governance Readiness

Site Readiness

Infrastructure Readiness

Workforce Readiness

Governance Readiness

Establish an Integrated One-Stop-Shop for Clean Industrial Development

01

Cross-Departmental Coordination

02

Concierge-Style Guidance

03

Transparent Timelines



Governance Readiness

Anchor a Clean-Tech Cluster Within the GEZ

01

Manufacturing + Pilot-Testing Hub

02

Co-Locate Firms

03

Develop the Narrative

04

Total Alignment

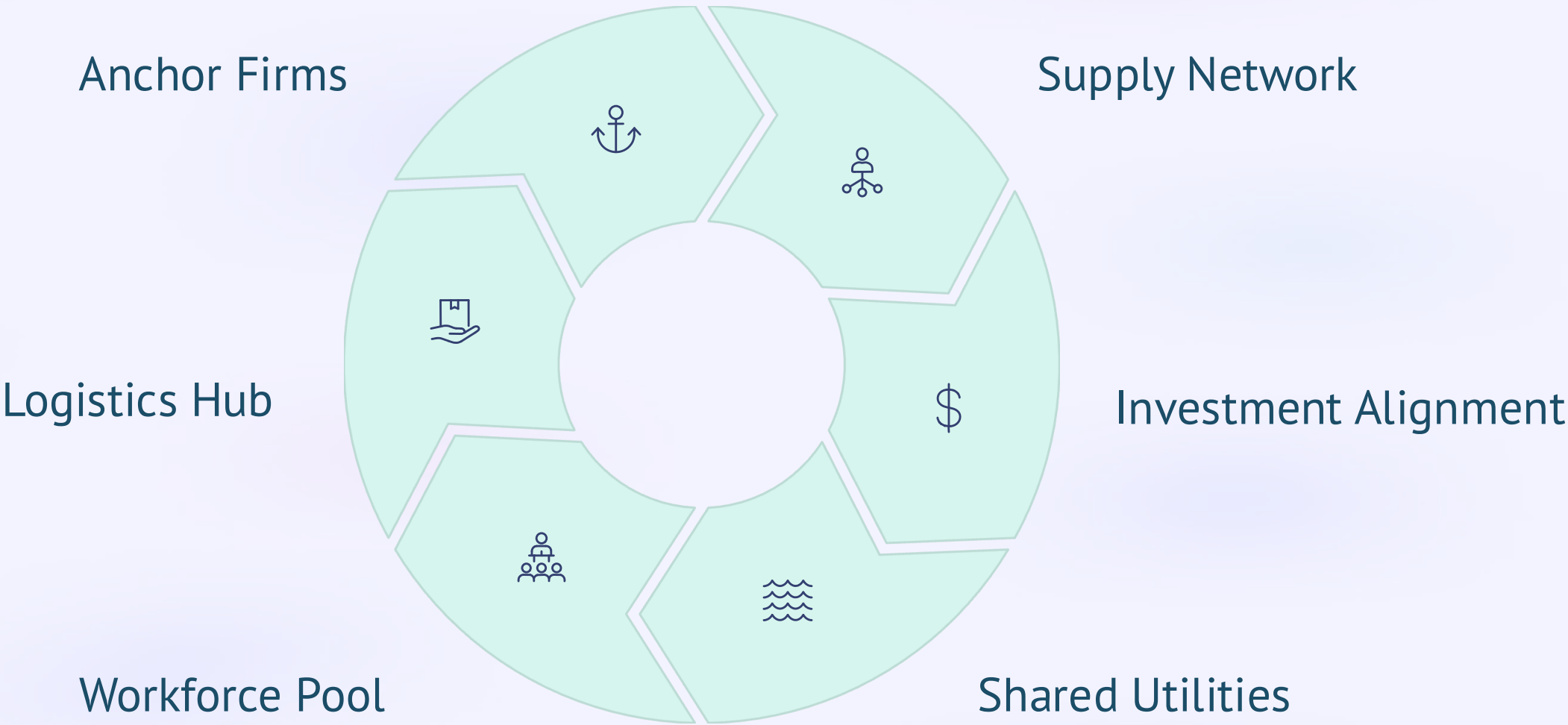
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Use the Cluster Theory



Cluster Bay: The Harbor Strategy

Anchor as the Manufacturing & Deployment Node





Site Readiness

**Protect & Prepare the Industrial Waterfront as
Antioch's Clean Tech Anchor**



Avoid rezoning high-value sites



Designate job-priority industrial corridors



Integrate brownfield readiness tools

Site Readiness



- Pre-entitle 1-2 flagship sites
- Strengthen relationships with local industrial property owners
- Regional Perception - promote the industrial waterfront as an under-recognized regional asset



Infrastructure Readiness

Show Antioch as ready, not reactive –this positions the city to move quickly when opportunities arrive at the dock.

-  **Power Mapping**
Create parcel-level power capacity maps showing current load, available capacity, and upgrade timelines
-  **Capacity Identification**
Identify and prioritize parcels capable of supporting 5 –10MW and 10MW+ loads for manufacturing
-  **Integrated Packages**
Package land + power + workforce data into compelling, funding-ready investment proposals
-  **Grant Pursuit**
Pursue DOE, EPA, CEC, and Green Economy Zone opportunities with prepared applications

Training the Crew: Workforce Pipeline

Make Workforce Development Tangible

1 — Strategic Partnerships

2 — Targeted Skills

3 — Return Pathways

4 — Anchor Integration



Utility Innovation Platform

Turn Utilities Into Innovation Testbeds

Antioch's utility infrastructure can become more than operational assets—they can be active innovation platforms that attract cutting-edge firms.

A rare competitive edge few cities can replicate



Structured Pilot Testing

Offer controlled testing in desalination, wastewater, and circular-water systems



Data-Sharing Agreements

Establish frameworks that help utilities improve while giving firms real-world validation



"Antioch Utility Labs" Brand

Market testing capacity as a branded platform signaling innovation readiness



Technology Validation

Create partnerships that validate technologies for broader regional and state adoption



Setting the Lighthouse Signal: Public Narrative

Antioch Succeeds When the City Speaks With One Voice

“

"Clean jobs close to home"

Emphasize local employment opportunities and reduced commute burden for working families

“

"Stronger local economy"

Highlight increased small-business circulation, tax base growth, and community reinvestment

“

"Health and air quality improvements"

Connect clean-tech to tangible environmental benefits and quality of life for all residents

”

”

Build Trust Through Early Wins!

Unified Messaging

Safe Harbor: Ready to Navigate Forward



Governance Readiness



Establish a one-stop-shop coordination structure, streamline permitting, and secure formal designations for industrial corridors.

Site Readiness



Protect and formally designate job-priority industrial corridors, complete parcel-level power capacity mapping, and pre-entitle demonstration sites.

Infrastructure Readiness



Conduct power capacity mapping, launch utility innovation pilot programs, and submit grant applications for infrastructure improvements.

Workforce Readiness



Formalize workforce development partnerships with colleges and unions, and expand training programs tied to operating anchor projects.



Thank you!

Open for Questions