

CLEAN TECH ACCELERATOR

Antioch Waterfront



A Hub for Clean Technology. A Home for Good Jobs.

Mission

Build a clean-tech accelerator that creates high-quality jobs for Antioch residents while connecting local talent, industry partners, and research institutions across the region.

Vision

Position Antioch as a regional clean-industry hub where local workers access good careers, innovation flows across city and county borders, and the entire East Bay benefits from shared economic growth.





CLEAN ENERGY

- Clean power generation
- Direct air carbon capture
- Distributed energy systems



GREEN INFRASTRUCTURE

- Water treatment
- Sustainable building materials



ADVANCED MANUFACTURING

ACCELERATOR VERTICALS

Unlock funding and partnerships to activate UC Berkeley Field Station in Richmond and build satellite campus in downtown Antioch, leveraging existing assets:

- **Access to water** – rivers, desalination plant
- **Technical workforce**
- **Industrial zoning**
- **Green Empowerment Zone**
- **Location** in the Heart of Innovation



Electric shipping

Project 1 - Coastal Biofuels & Clean Materials Innovation Hub

Clean Tech Campus

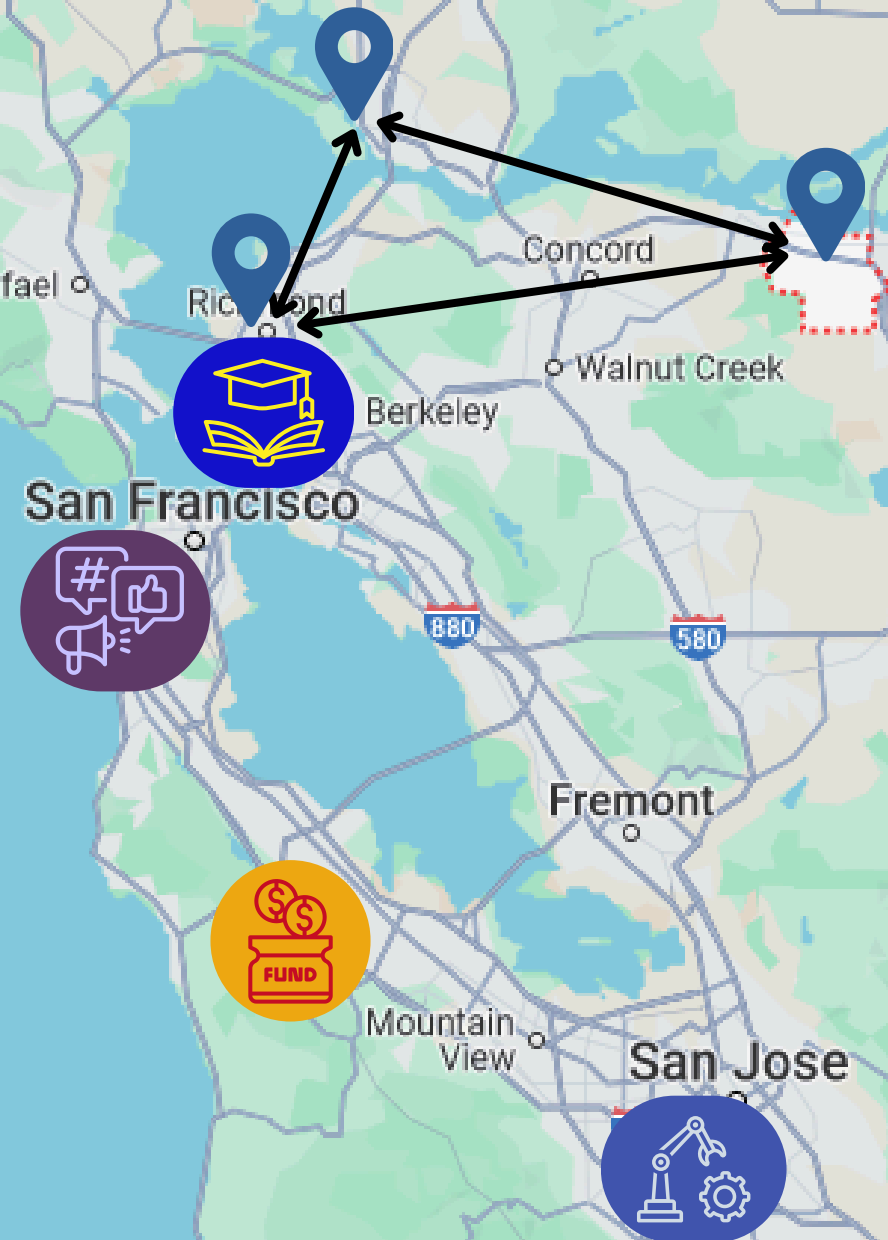
Project 2 - Coastal Zero-Emission Logistics Testbed

Clean Tech Accelerator

Project 3 - Coastal Clean Economy Workforce Engine

REGIONAL
CONNECTION

HEART OF INNOVATION



ECOSYSTEM IMPACTS

GRANT PERIOD

- Launch **8–15 startups in Year 1 and 15–30 in Year 2**, with local-hire commitments.
- Create **high-quality jobs** in research, engineering, clean manufacturing, and operations.
- Provide **new career pathways** for unemployed residents and workers displaced from fossil fuel industries.
- Generate **ripple-effect job growth** in construction, logistics, small business services, and water/energy-reliant sectors.
- **Strengthen the region's clean-tech ecosystem** and boost local business resilience through improved energy, water, and materials solutions.



PROJECT COST ESTIMATES

- **\$2 million project cost**
- Funding will support:
 - Facilities
 - Staffing
 - Curriculum
 - Mentors
 - Legal/compliance
 - Marketing
 - Seed capital
 - Program administration
- Antioch and partners will design a sustainable revenue model for long-term operations
 - Will be adopted by VC firms – two already interested



HOUSING-JOBS IMBALANCE



10.86% of commuters work in the medical field

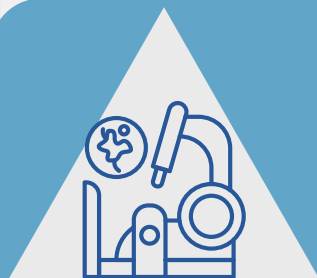


Hwy 4 corridor ranked third worst commute in the country

By ABC7

90%

of Antioch's employed residents commute out of the city for work.



8% of Antioch commuters work in scientific research



Commuter strain = community strain

Economic Impacts



- Talent drain
- Decreasing sales tax
- Retail leakage

Environmental Impacts



- GHG emissions
- Air quality
- Noise and light pollution

Community Impacts



- Less time with family & friends
- Less local engagement
- Diminished sense of place

REFINERY CLOSURES



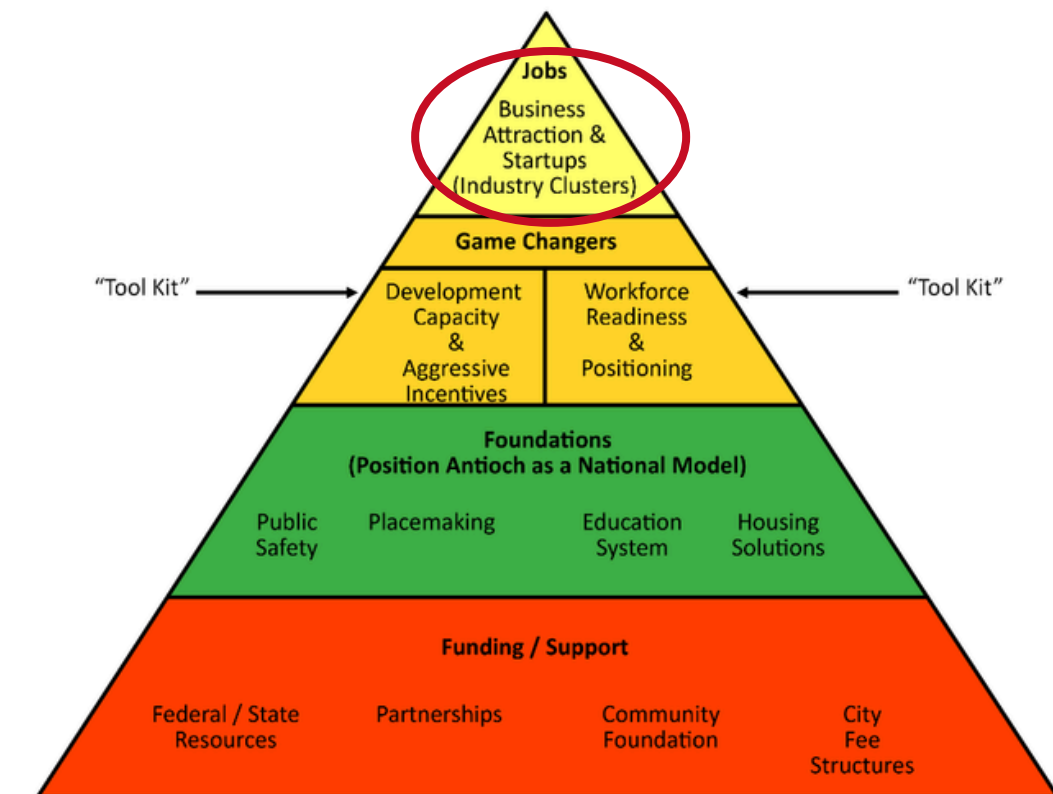
- Mandates for refineries to **transition away from nonrenewable fuels**
- Closures throughout the Northern Waterfront
- Corteva, located next door to Antioch in Pittsburg, has **laid off 136 workers since 2023**
- Contra Costa County and the Green Empowerment Zone Governing Board are exploring **new employment pathways for displaced refinery workers**

Antioch's Economic Development Strategy is to grow sustainable, local jobs...

- 01 Job Creation Pipeline
- 02 Real Estate Development
- 03 Workforce Opportunity Initiative
- 04 Startup Assistance
- 05 Public-Private Partnerships
- 06 Leveraging Housing Demand
- 07 Regional Interface/Advocacy
- 08 Funding/Resource Expansion
- 09 Coordination with City Functions

"REINVEST ANTIOCH" ECONOMIC DEVELOPMENT PROGRAM

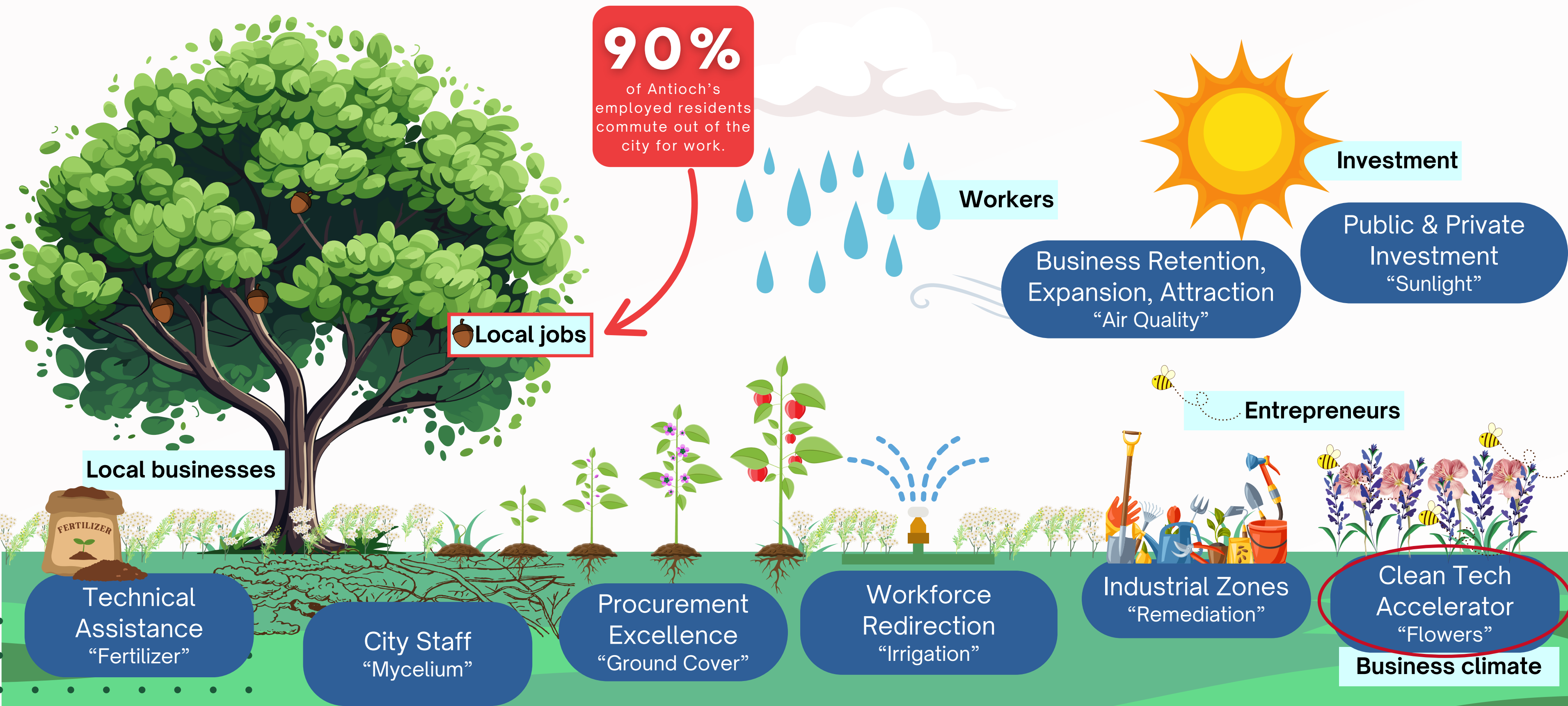
ACTION PLAN AND TOOL KIT



"Reinvest Antioch" Action Plan and Tool Kit
The Natelson Dale Group, Inc.

Adopted
September 13, 2022

...Using an ecosystem-building approach.



THE ANTIOCH ADVANTAGE

Antioch's Talented Workforce: Regional Leaders



117,000 people
+ 1.2% growth



74% over 20
years old



60% completed
higher education



94%
employment



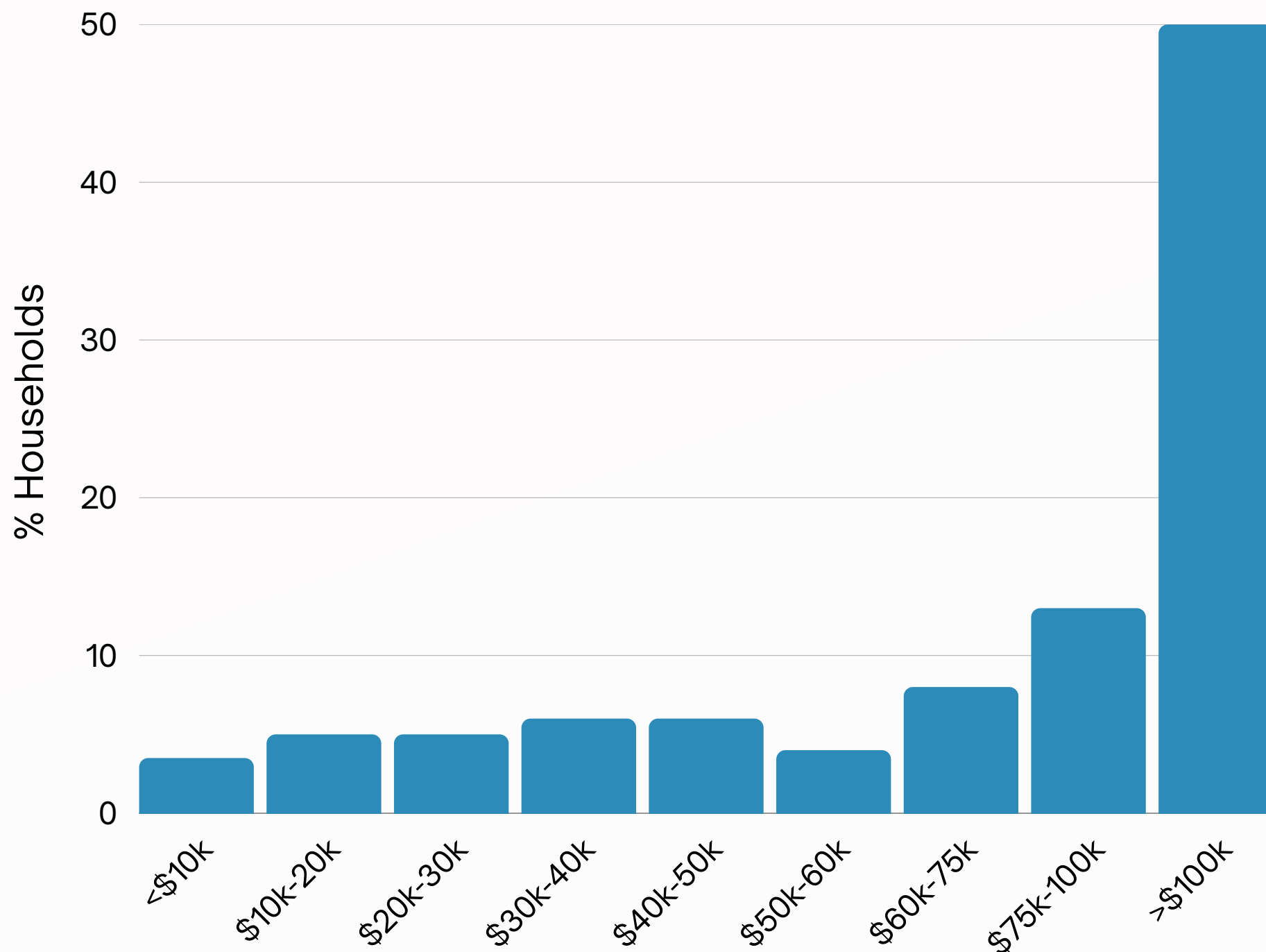
Top industries:
healthcare, research
science, retail, education



\$107K avg
HHI + 12.89%
Poverty

A Diverse Middle Class, Driven by Housing

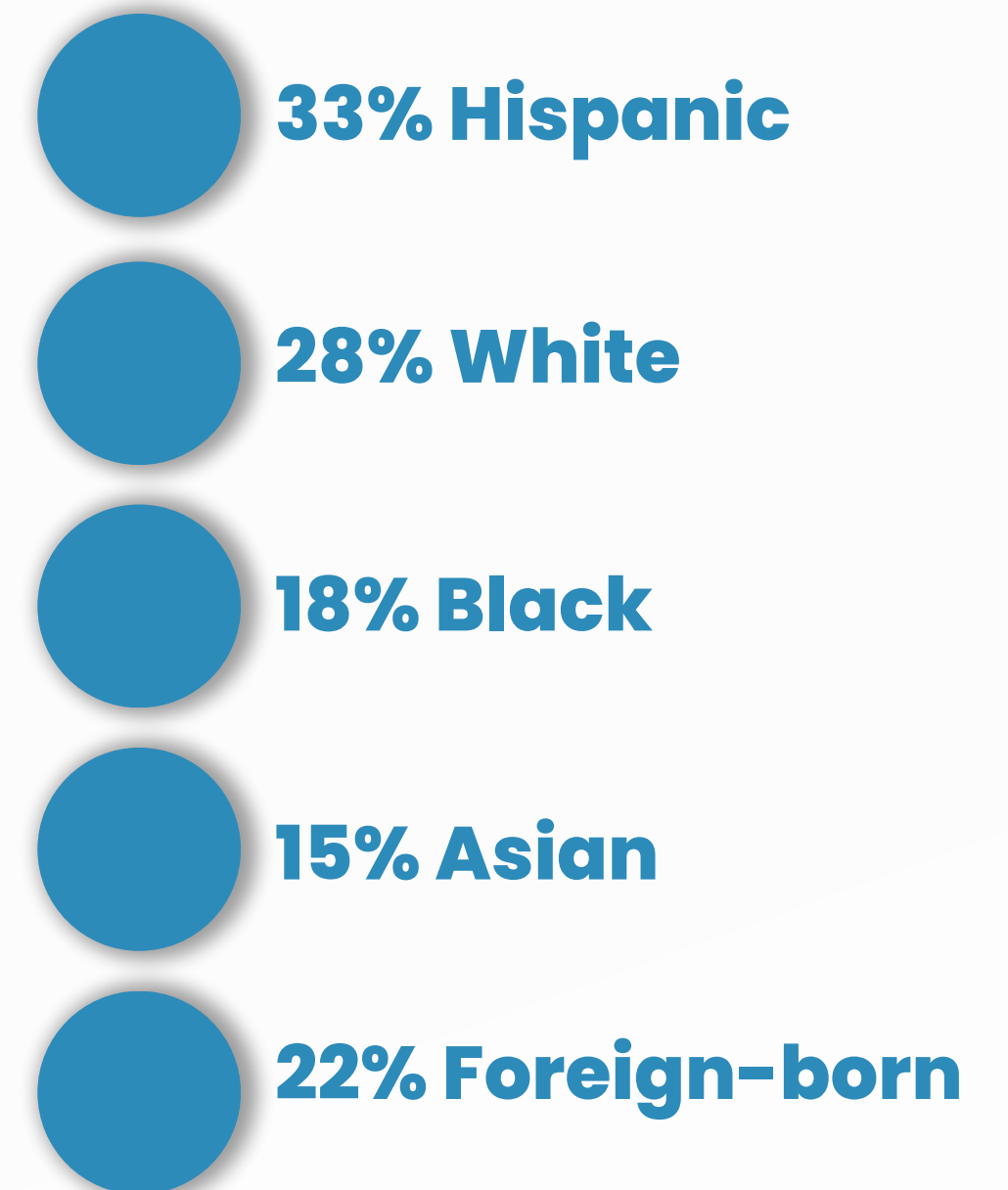
Household Income Distribution



Median Home Sale Price

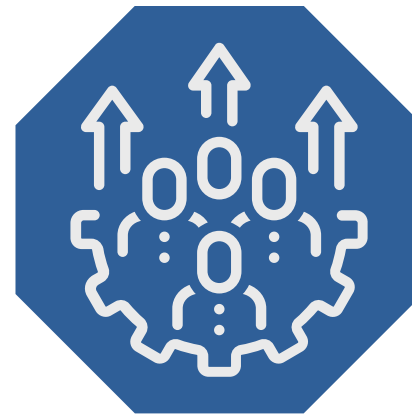


Racial Diversity



COMPETITIVE ADVANTAGE

- **PhD level researchers** and C-Suite medical professionals
- **200+ acres of heavy industrial** land
- Major employers: Kaiser Antioch and Sutter Delta
- Delta Gateway Center adding **425,000 square feet of light industrial**
- San Joaquin and Sacramento **rivers**
- **Workforce housing**: 1,300 rooftops to add to 38,800 housing units
- Brackish water **desalination plant** with water district
- Founding member of **Green Empowerment Zone**



**ADVANCED
WORKFORCE**



**HEAVY INDUSTRIAL
ZONING**



**MEDICAL
COMPLEXES**



**LOGISTICS
CENTERS**



**DELTA WATER
ACCESS**



**HOUSING
MOMENTUM**



**DESALINATION
PLANT**



**GREEN
EMPOWERMENT**

Definition of clean energy manufacturing (CEM)

Clean Energy Manufacturing (CEM) is the manufacturing of products that support clean and renewable energy production systems.

It also includes the manufacturing of parts and technologies that make current industrial practices and products more energy efficient and less greenhouse gas intensive.

Prioritized list of CEM technologies by tier

	Description	Technologies
1	Current and growing demand. Manufacturing is viable.	Energy Storage (Batteries) Electric Vehicle Chargers Heat Pumps
2	Either demand or viability for manufacturing is less certain than Tier 1 technologies	Electric Grid Components ZEVs (Heavy Duty, Ships, Niche)
3	Far from commercialization but opportunity to attract early stage manufacturers	Offshore Wind Nuclear Fusion Green Hydrogen (Electrolyzers) Solar (Thin Film) Direct Air Capture Advanced Nuclear

GREEN
EMPOWERMENT ZONE

Builds upon the comparative advantage provided by the regional concentration of highly skilled energy industry workers by prioritizing access to tax incentives, grants, loan programs, workforce training programs, and private sector investment in the clean energy manufacturing sector.

Technical Assistance for a High-Road Economy

The UC Berkeley Labor Center provides no-cost technical assistance to employers, policymakers, and other stakeholders to facilitate high-road projects and partnerships in Contra Costa County.



DOWNTOWN

- Cultural center
- Transit-accessible
- Waterfront
- Priority development area for local jobs
- Space for companies to start



INDUSTRIAL CORRIDOR

- Heavy industrial zoning
- Waterfront
- Priority development area for local jobs
- Space for companies to scale

PLACE-BASED ADVANTAGE

Antioch's location at **the heart of Northern California's innovation hubs**—San Francisco (marketing), Berkeley (research), Palo Alto (funding), San Jose (manufacturing), Sacramento (policy), Stockton (port), and Modesto (agriculture)—positions it ideally to absorb and grow the next wave of clean-industry expansion.

READINESS & MOMENTUM



CLEAN TECH

STARTUP ATTRACTION



Clean tech attraction playbook developed by graduate students, tailored to Antioch



Antioch Economic Development team is in conversations with 10 clean tech startups in the aforementioned verticals who are interested in moving to Antioch.

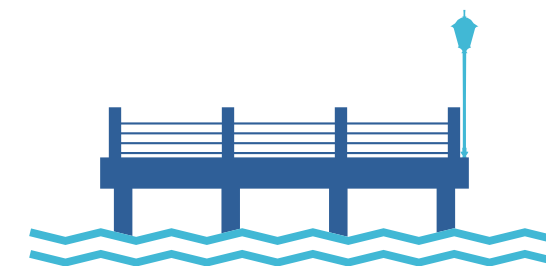


1 firm commitment letter secured, more likely on the way.

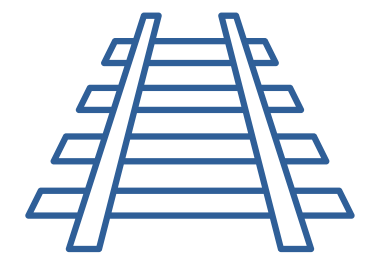
AMPORTS ANTIOCH



Most recent addition to Antioch's Eastern Waterfront industrial area. Connects Pacific Ocean to Sacramento, Stockton and Contra Costa.



New pier serves as an automotive terminal. Roll-on, roll-off vessels expand vehicle import and export activities.



Investing \$21M in fixing BNSF rail spur, which will give access to railroad transportation.

REMEDIATION TO REVITALIZATION

Assessment: \$1.2M EPA Brownfields grant to assess two parcels for a total of 20 acres of industrial land. EIFD playbook developed by graduate students.

Short Term: Clean-up potential attracts end user developers. AMPORTS site can be used for equipment storage for assessment, clean up and construction materials for development

Long Term: TIF (EIFD, CRD, CRIA, AHA) to build fund “Opportunity Sites” where industrial is combined with commercial, housing, infrastructure, utilities and a community anchor

Before



After



MEDICAL INNOVATION DISTRICT

City is preparing to conduct a **feasibility study** that will evaluate the potential for establishing a **medical innovation district**, connecting workforce and industry needs in a Center of Excellence.

Opportunity for connection between clean technology accelerator and **medical industry applications**.



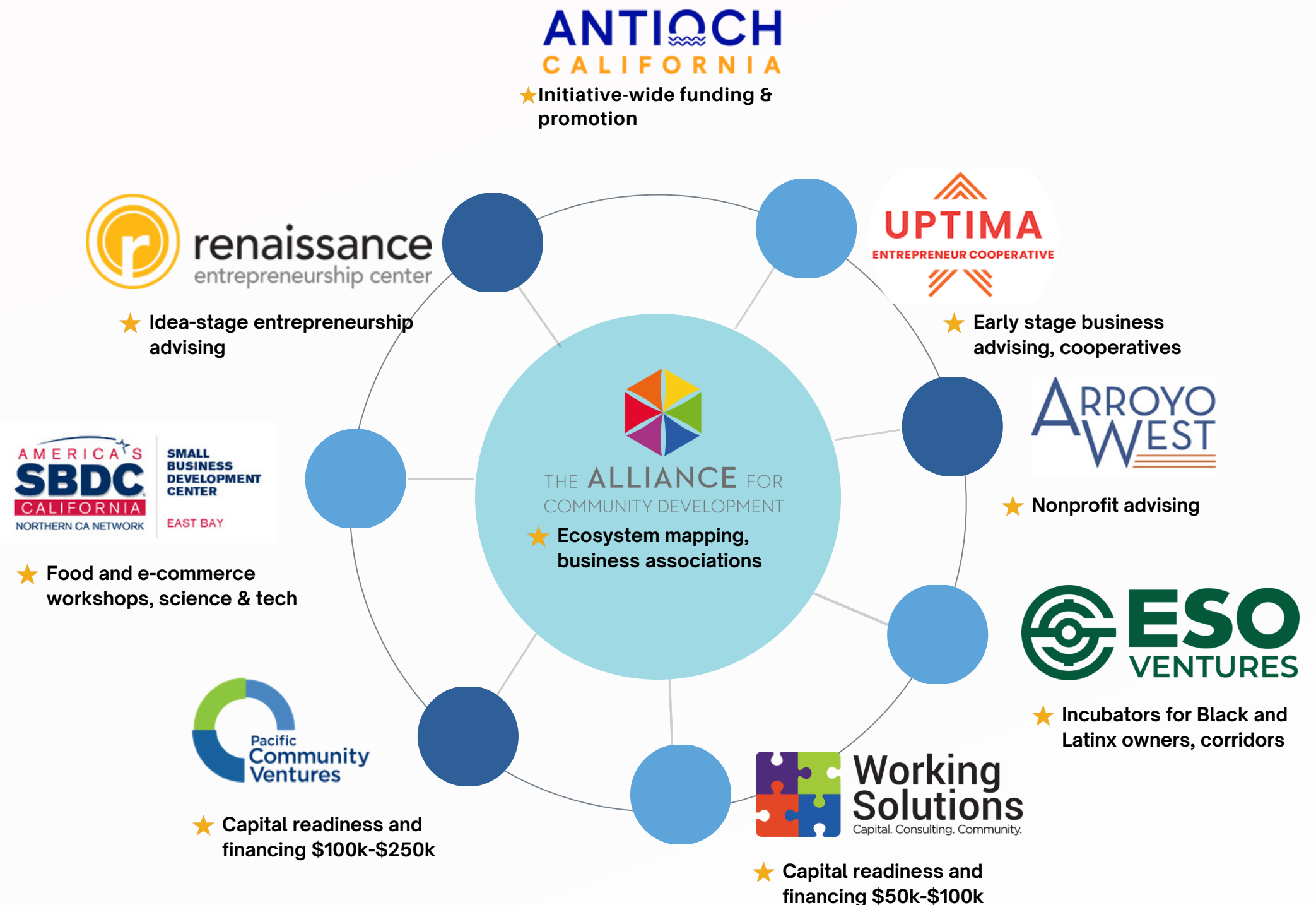
ANTIOCH BUSINESS COLLABORATIVE

A hub-and-spoke network of small business resource providers contracted to support local business growth.

Has served 350+ businesses and helped 70+ businesses start since January 2024.

Opportunity to use this network of providers to get local entrepreneurs accelerator-ready.

Antioch Business Collaborative



THANK YOU

Antioch Economic Development

