

AMENDED IN ASSEMBLY APRIL 21, 2021

AMENDED IN ASSEMBLY MARCH 18, 2021

CALIFORNIA LEGISLATURE—2021–22 REGULAR SESSION

ASSEMBLY BILL

No. 844

Introduced by Assembly Member Grayson
(Principal coauthor: Senator Dodd)

February 17, 2021

An act to add Chapter 34 (commencing with Section 7599.100) to Division 7 of Title 1 of the Government Code, relating to local government.

LEGISLATIVE COUNSEL'S DIGEST

AB 844, as amended, Grayson. Green Empowerment Zone for the Northern Waterfront area of the Counties of Contra Costa and Solano.

Existing law establishes procedures for the formation of infrastructure financing districts, enhanced infrastructure financing districts, infrastructure and revitalization financing districts, community revitalization and investment authorities, and public-private partnerships, as specified, to undertake various economic development projects, including financing public facilities and infrastructure, affordable housing, and economic revitalization.

This bill would ~~establish the~~ *authorize establishment of a* Green Empowerment Zone for the Northern Waterfront area of the Counties of Contra Costa and ~~Solano~~ *Solano*. *The bill would authorize the Green Empowerment Zone to be composed of specified cities and counties, upon adoption of a resolution by the city or county, and would provide for the Green Empowerment Zone to be governed by a board of directors. The bill would task the* ~~directors~~ *Green Empowerment Zone*

with various duties, including, among other things, identification of projects and programs that will best utilize public dollars and improve the economic vitality of the Northern Waterfront area of the Counties of Contra Costa and Solano in a coordinated effort to address the just transition to a clean energy economy.

The bill would require the Green Empowerment Zone to produce a report each year that includes recommendations for action by the Legislature and the progress of the zone, and to post the report on its internet website, as specified. ~~Because the bill would require local officials to perform additional duties, the bill would impose a state-mandated local program.~~

This bill would make legislative findings and declarations as to the necessity of a special statute for the Counties of Contra Costa and Solano.

~~The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.~~

~~This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.~~

Vote: majority. Appropriation: no. Fiscal committee: ~~yes-no~~. State-mandated local program: ~~yes-no~~.

The people of the State of California do enact as follows:

1 SECTION 1. Chapter 34 (commencing with Section 7599.100)
2 is added to Division 7 of Title 1 of the Government Code, to read:

3
4 CHAPTER 34. GREEN EMPOWERMENT ZONE FOR THE NORTHERN
5 WATERFRONT AREA OF THE COUNTIES OF CONTRA COSTA AND
6 SOLANO

7
8 7599.100. (a) ~~The~~A Green Empowerment Zone for the
9 Northern Waterfront area of the Counties of Contra Costa and
10 Solano ~~is hereby~~ may be established.

11 (b) *The purpose of the Green Empowerment Zone is to build*
12 *upon the comparative advantage provided by the regional*
13 *concentration of highly skilled energy industry workers by*
14 *prioritizing access to tax incentives, grants, loan programs,*

1 workforce training programs, and private sector investment in the
2 renewable energy sector.

3 ~~(b)~~

4 (c) The Green Empowerment Zone ~~shall~~ may include all of the
5 following ~~cities~~: *cities and counties upon the adoption of a*
6 *resolution by the legislative body of each city and county that states*
7 *the intent of the city or county to participate in the Green*
8 *Empowerment Zone:*

9 (1) The City of Antioch.

10 (2) The City of Benicia.

11 (3) The City of Brentwood.

12 (4) The City of Concord.

13 (5) The City of Hercules.

14 (6) The City of Martinez.

15 (7) The City of Oakley.

16 (8) The City of Pittsburg.

17 (9) *The City of Suisun.*

18 ~~(9)~~

19 (10) The City of Vallejo.

20 (11) *The County of Contra Costa.*

21 (12) *The County of Solano.*

22 ~~(e)~~

23 (d) The board may vote to include additional jurisdictions in
24 the membership of the Green Empowerment Zone.

25 7599.101. (a) The Green Empowerment Zone shall be
26 governed by a board of ~~directors that shall consist of the following~~
27 ~~members~~: *directors.*

28 ~~(a) A board chair and two deputy chairs who shall be voting~~
29 ~~members of the board. These members shall be appointed from~~
30 ~~the following:~~

31 ~~(1) One member shall be a member of the Legislature who~~
32 ~~represents one or more of the cities listed in subdivision (b) of~~
33 ~~Section 7599.100.~~

34 ~~(2) One member shall be a representative from a local agency~~
35 ~~in a city listed in subdivision (b) of Section 7599.100.~~

36 ~~(3) One member shall be a representative from the private sector~~
37 ~~whose residence and place of employment is within one or more~~
38 ~~of the cities listed in subdivision (b) of Section 7599.100.~~

1 (b) ~~Representatives~~—*The Green Empowerment Zone board of*
 2 *directors shall be comprised of representatives from six stakeholder*
 3 *groups who shall serve as voting directors, as follows:*

4 ~~(1) State government directors representing various state~~
 5 ~~agencies shall serve as ex officio voting directors.~~

6 ~~(2) Local~~

7 *(1) Twelve local government directors, one from each of the*
 8 *cities and counties set forth in subdivision (b) of Section 7599.100,*
 9 *appointed from lists of candidates nominated by each of the eight*
 10 *corresponding councils of governments. The nominees from each*
 11 *council of governments shall be made from among the mayors and*
 12 *members of city councils representing cities set forth in subdivision*
 13 *(b) of Section 7599.100 and members of the board of supervisors*
 14 *of the county. Each council of governments shall submit a list*
 15 *containing three candidates. 7599.100. Each city and county shall*
 16 *select one representative who shall serve a two-year term.*

17 ~~(3) Private sector~~

18 *(2) Five large employer directors, located within one or more*
 19 *cities or counties listed in subdivision (b) of Section 7599.100.*
 20 *Each of the five largest private employers within the are of the*
 21 *Green Empowerment Zone shall select a representative who will*
 22 *serve a two-year term. Employer size shall be based upon data*
 23 *from the local workforce board.*

24 ~~(4) Liaisons to governmental agencies and commissions that~~
 25 ~~shall also~~

26 *(3) Four state government directors who each shall be a resident*
 27 *of one of the cities or counties listed in subdivision (b) of Section*
 28 *75999.100 75999.100, and who also serve on one of the following*
 29 *state agencies or commissions:*

30 *(A) The State Air Resources Board.*

31 *(B) The California Transportation Commission.*

32 *(C) The California Workforce Development Board.*

33 *(D) The California Energy Commission.*

34 *Each board or commission shall select a representative to the*
 35 *Green Empowerment Zone who shall serve a two-year term.*

36 ~~(5) Representative of consortia, who shall be representative or~~
 37 ~~regional consortia of existing organizations within~~

38 *(4) Five small business and economic development directors*
 39 *who shall represent existing economic and business development*
 40 *organizations that serve the cities or counties listed in subdivision*

1 (b) of Section 7599.100. ~~The regional consortia representatives~~
2 ~~shall be nominated by the board for consideration of appointment.~~
3 *These small business and economic development representatives*
4 *shall be nominated by the Association of Bay Area Governments*
5 *and confirmed by the board to serve two-year terms.*

6 ~~(6) Directors~~

7 (5) *Five directors from universities, laboratories, and*
8 *foundations with specialized expertise who shall also be individuals*
9 *with specialized subject matter expertise and knowledge of green*
10 *energy issued recommended by the board chair. and knowledge*
11 *of green energy who shall, upon agreement by the regents, be*
12 *nominated by the Office of the President of the University of*
13 *California and confirmed by the board.*

14 (6) *Five directors representing the five largest private sector*
15 *organized labor organizations whose membership works in the*
16 *cities and counties listed in subdivision (b) of Section 7599.100.*
17 *Each union shall select its own representative to the Green*
18 *Empowerment Zone board who shall each serve a two-year term.*

19 (c) *Every member of the Legislature and of the United States*
20 *Congress that represents a city listed in subdivision (b) of Section*
21 *7599.100 shall be ex officio voting members of the board of*
22 *directors.*

23 (d) *A board chair and two deputy chairs shall be selected by a*
24 *majority vote of the board. The chair and deputy chairs shall serve*
25 *two-year terms. An individual may serve as chair or deputy chair*
26 *more than once, however, they shall not serve consecutive terms.*
27 *The chair and deputy chairs shall be chosen from among the*
28 *following:*

29 (1) *One member shall be a member of the Legislature who*
30 *represents one or more of the cities or counties listed in subdivision*
31 *(b) of Section 7599.100.*

32 (2) *One member shall be a representative from a local agency*
33 *in a city or county listed in subdivision (b) of Section 7599.100.*

34 (3) *One member shall be a representative whose residence and*
35 *place of employment is within one or more of the cities or counties*
36 *listed in subdivision (b) of Section 7599.100.*

37 (e) *The Green Empowerment Zone shall also have an executive*
38 *board comprised of the chair, deputy chairs, and up to seven*
39 *members of the board of directors selected by a majority vote of*
40 *the board of directors.*

1 ~~(e) Every member of the Legislature and of the United States~~
2 ~~Congress that represents a city listed in subdivision (b) of Section~~
3 ~~7599.100 shall be ex officio nonvoting members.~~

4 7599.102. ~~The directors~~ *Green Empowerment Zone* shall have
5 the following duties:

6 (a) Identification of projects and programs that will best utilize
7 public dollars and most quickly improve the economic vitality of
8 the Northern Waterfront area of the Counties of Contra Costa and
9 Solano, especially those that leverage federal, state, local, and
10 private sector resources in a coordinated effort to address the just
11 transition to a clean energy economy.

12 (b) Work with members of the state's congressional delegation
13 and federal official, including any relevant federal interagency
14 task force, to gain federal support for projects identified by the
15 zone as critical to the region's energy economy.

16 (c) Partner with the University of California, the California State
17 University, community colleges, and the state's other research and
18 educational institutions, as well as private foundations, to provide
19 guidance, advice, and encouragement in support of studies of
20 particular interest and importance to the energy industry in the
21 Northern Waterfront area of the Counties of Contra Costa and
22 Solano.

23 (d) Review state policies and regulations to ensure they are fair
24 and appropriate for the state's diverse geographic regions, including
25 the Northern Waterfront area of the Counties of Contra Costa and
26 Solano, and determine whether alternative approaches can
27 accomplish goals in less costly ways.

28 (e) Make recommendations to the Governor that would improve
29 the economic well-being of the region and the quality of life of its
30 residents.

31 7599.103. ~~(a) The Green Empowerment Zone board shall~~
32 ~~appoint a steering committee that, on or before January 1, 2023,~~
33 ~~shall develop metrics that shall be reported to shall produce a~~
34 ~~report each year that includes recommendations for action by the~~
35 ~~Legislature and state departments and agencies, and agencies~~
36 ~~gauging the progress of the zone that includes, but is not shall~~
37 ~~include, but not be limited to, all of the following:~~

38 (1) The number of jobs gained and lost in each sector of the
39 economy.

1 (2) *The average wage of the jobs gained in each sector of the*
2 *economy.*

3 ~~(2)~~

4 (3) The number and types of grants solicited and received by,
5 or on behalf of, the zone.

6 ~~(3)~~

7 (4) The type and amount of workforce training conducted in
8 ~~the zone and zone, by whom it was provided.~~ *provided, and the*
9 *amount of capital investment attached to provision of that training.*

10 (b) Commencing on January 1, 2023, and on or before January
11 1 of each year thereafter, the Green Empowerment Zone shall post
12 the report described in subdivision (a) on its internet website and
13 submit a letter to the Legislature informing the Legislature that
14 the report has been posted.

15 SEC. 2. The Legislature finds and declares that a special statute
16 is necessary and that a general statute cannot be made applicable
17 within the meaning of Section 16 of Article IV of the California
18 Constitution because of the unique circumstances and challenges
19 relating to economic development in the County of Contra Costa
20 and Solano County.

21 ~~SEC. 3. If the Commission on State Mandates determines that~~
22 ~~this act contains costs mandated by the state, reimbursement to~~
23 ~~local agencies and school districts for those costs shall be made~~
24 ~~pursuant to Part 7 (commencing with Section 17500) of Division~~
25 ~~4 of Title 2 of the Government Code.~~