



COMMUNITY CONVERSATION SERIES

ECONOMIC AND COMMERCIAL
DEVELOPMENT

EVENT INTRODUCTION

- Welcome
- Purpose of the event
- How to participate
- Ground rules and housekeeping

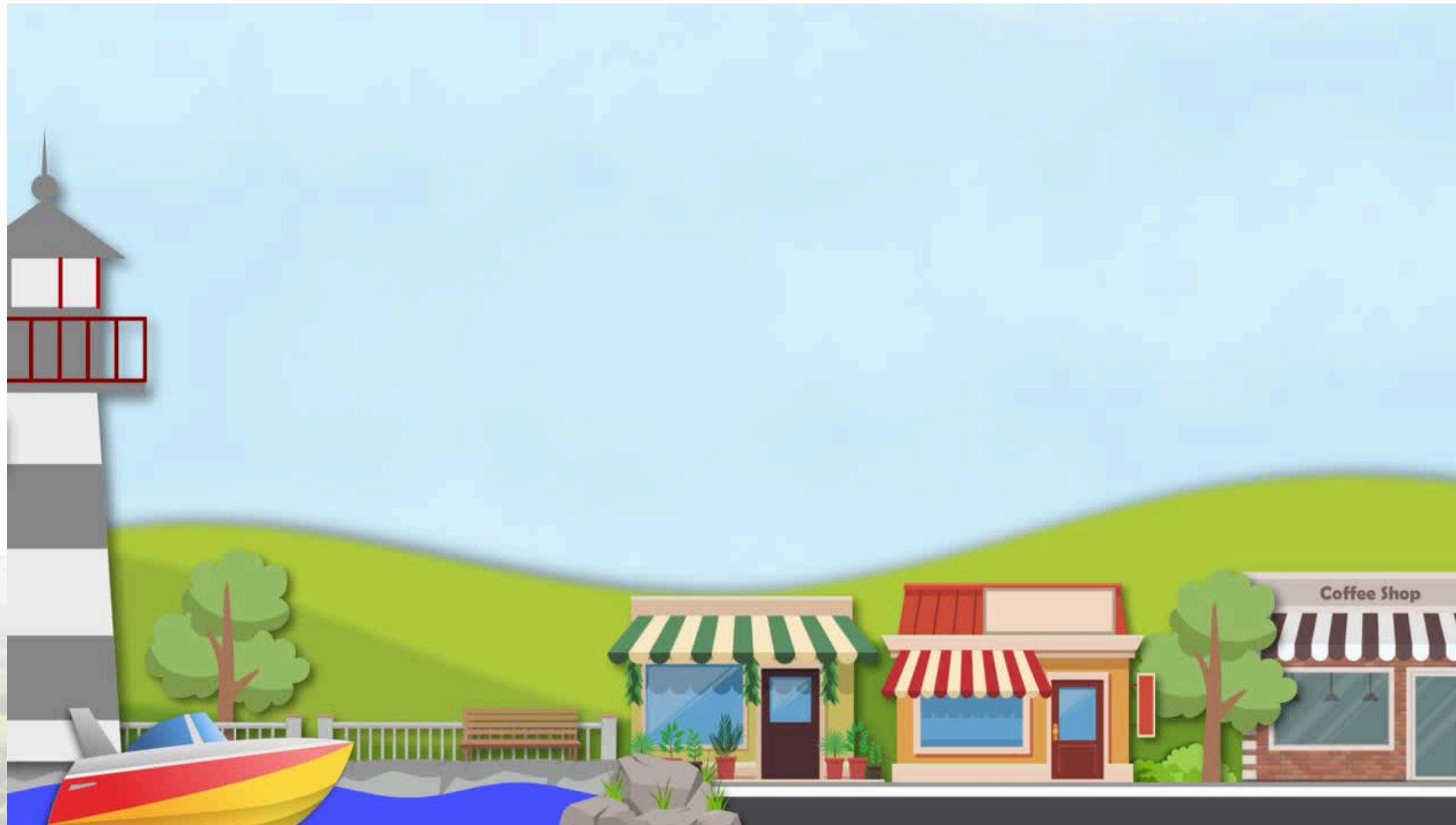


EVENT SPEAKERS

Bret Prebula - City Manager
Jim Bermudez - Deputy City Manager
Greg Matter and Joel Woodmass- JLL



WHAT IS ANNEXATION?



WHERE WE ARE TODAY

- Council directed Exploration.
- Signed reimbursement agreement to explore expansion.
- CAF submitted a formal application for development.
- Today and next steps going forward.



SUISUN EXPANSION SPECIFIC PLAN

- The proposed project is a walkable medium-density community on 15,737 acres to the east of the current Suisun City border.
- 20-year project, approximately 6,500 acres built in, followed by further reevaluation



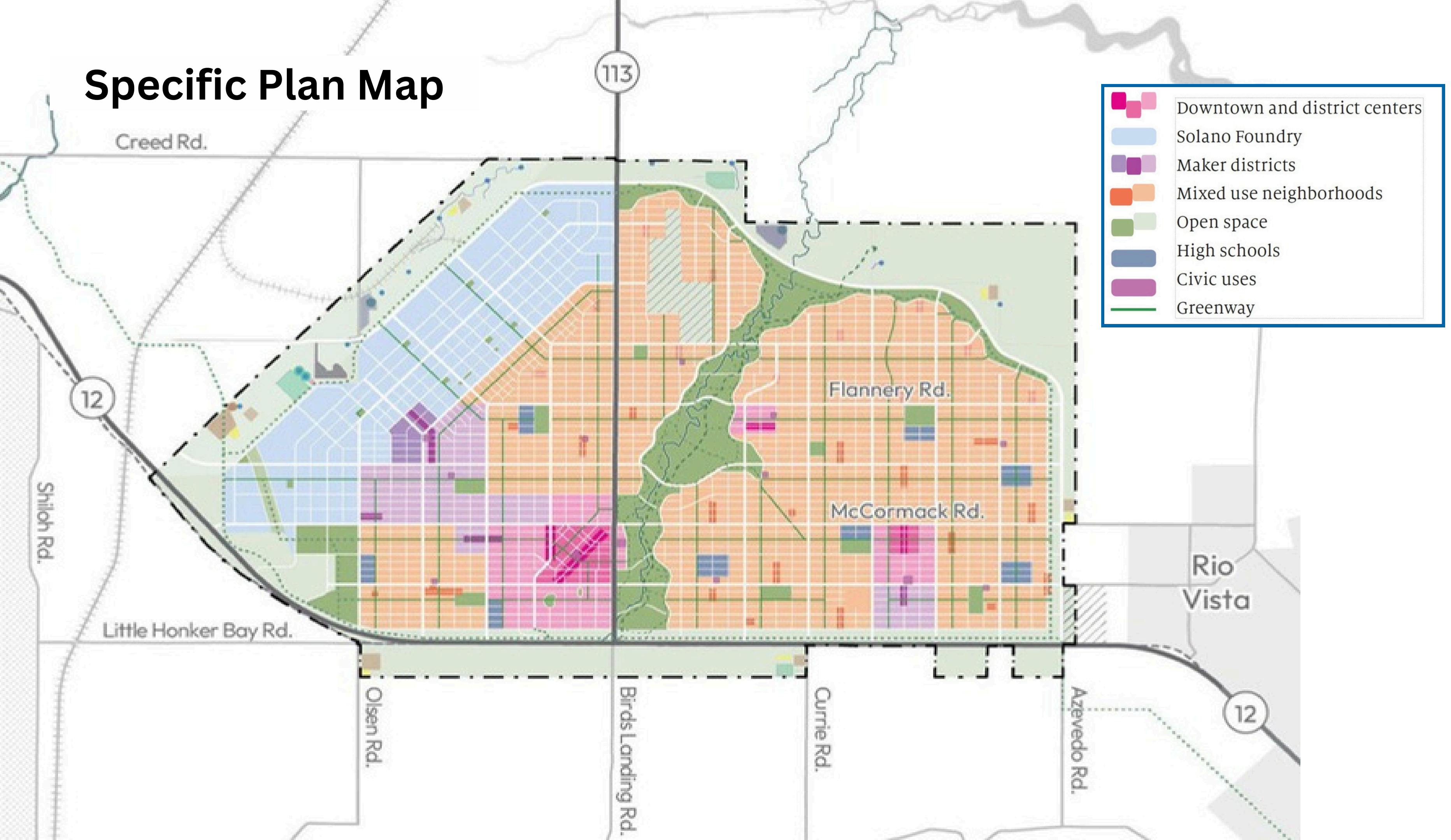
PROCESS / TIMELINE

STEPS:

- 1.) Feasibility studies
- 2.) Public engagement
- 3.) Notice of Preparation
- 4.) Draft EIR
- 5.) Negotiate agreements
- 6.) Council and Commission Approval
- 7.) LAFCo approval



Specific Plan Map



WHAT IS THE SOLANO FOUNDRY?

Advanced Manufacturing Hub – 2,100+ acres bringing additional stability with jobs/careers in Solano County.

Prime Bay Area Location – Access to skilled labor and affordable, walkable housing.

Building the Middle Class – Drives jobs, investment, and a pro-business identity for Solano County.

Industry Focus – Provides skilled labor and tech-focused jobs in robotics, aerospace, clean energy, and advanced transportation.



The Solano Foundry: White Paper Summary

October 2025

Here today



Greg Matter
Advanced Manufacturing
Practice Group Lead & Site
Selection Expert



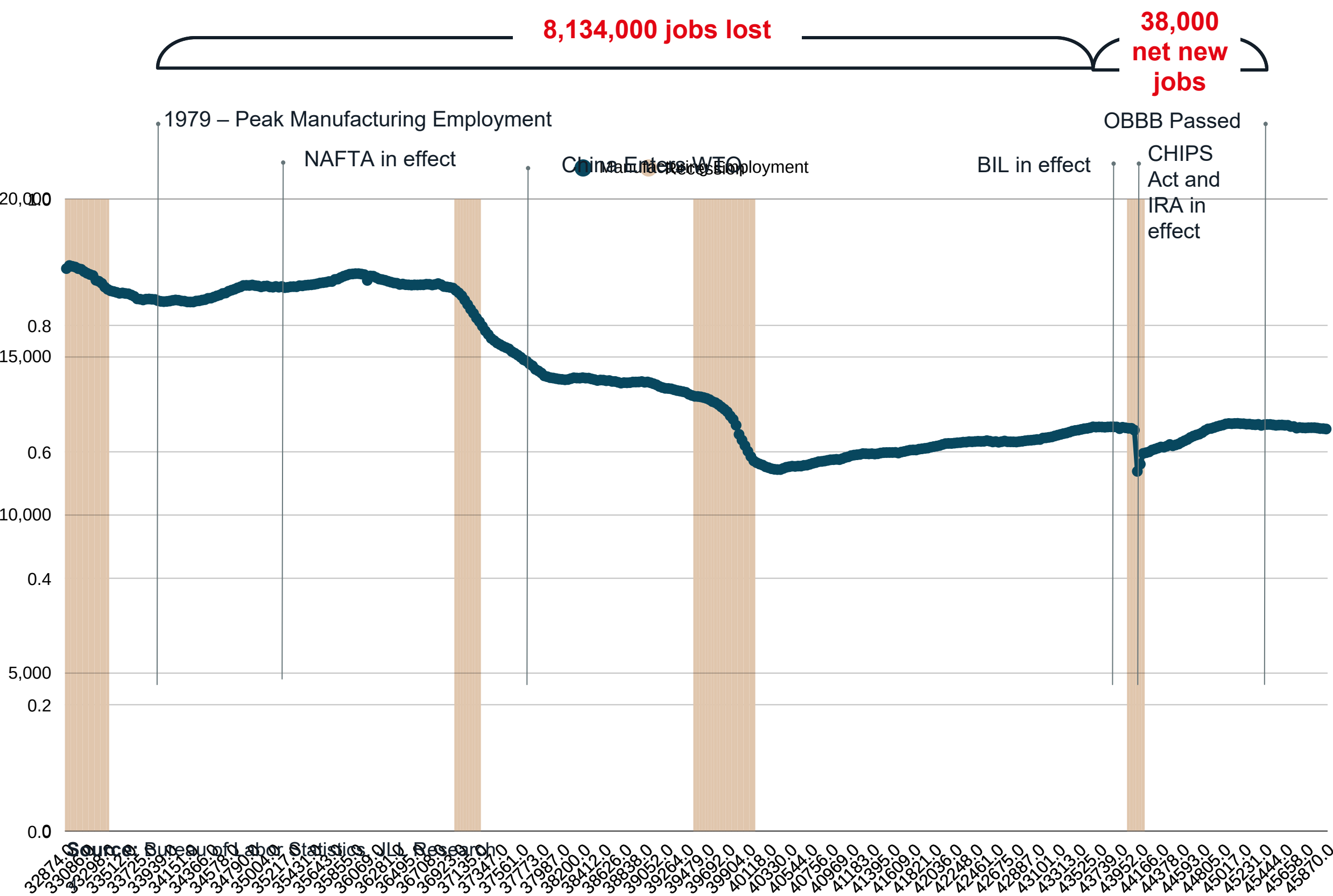
Joel Woodmass
Labor and Location
Analytics

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Macroeconomic Drivers

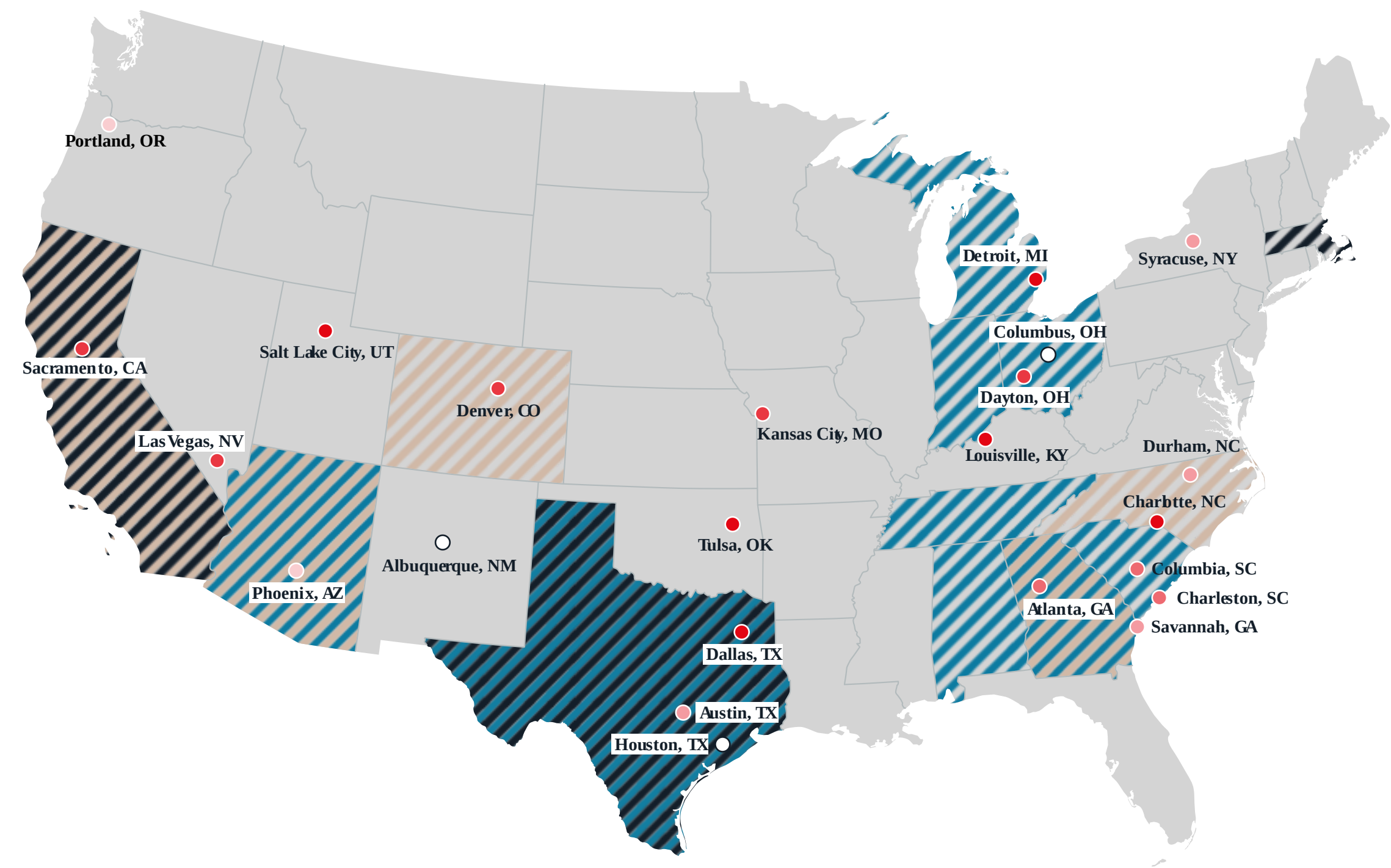
We are in the early stages of a U.S. Manufacturing revival

Manufacturing Employment (In Thousands)



215	EV, Battery and Automotive
86	Solar
77	Semiconductor
33	Aerospace and Defence
207	Other
618	Announcements since 2020

Stages of Growth for Advanced Manufacturers






California accounts for 14.1% of US Economy but only 1.7% of Manufacturing Investment

California has only received 4% of Jobs Announced



Challenges of Scaling in California

		
Cost of Doing Business	Affordability	Complex Regulatory Environment
<p>Taxes 76-121% more expensive than national average (corporate income tax)</p> <p>Labor 10-30% more expensive than national average</p> <p>Permitting 30-50% more expensive than national average</p> <p>Real Estate 18-90% more expensive than national average</p> <p>Energy 187% more expensive than national average</p> <p>Regulatory compliance</p>	<p>High cost of living</p> <p>Low housing affordability</p>	<p>CEQA Time and cost of compliance</p> <p>Litigation risk</p> <p>Complex labor laws</p> <p>Bureaucratic red tape</p> <p>CARB Environmental permitting for air quality, ground water contamination, hazard waste disposal.</p> <p>Land use and zoning regulations</p> <p>Limited incentives</p> <p>Nebulous regulatory environment</p> <p>Lengthy entitlements and permitting unable to afford speed to market</p>



THE CURRICULUM

Framework and Competitive

Advantage

The Site Selection Framework

1

People

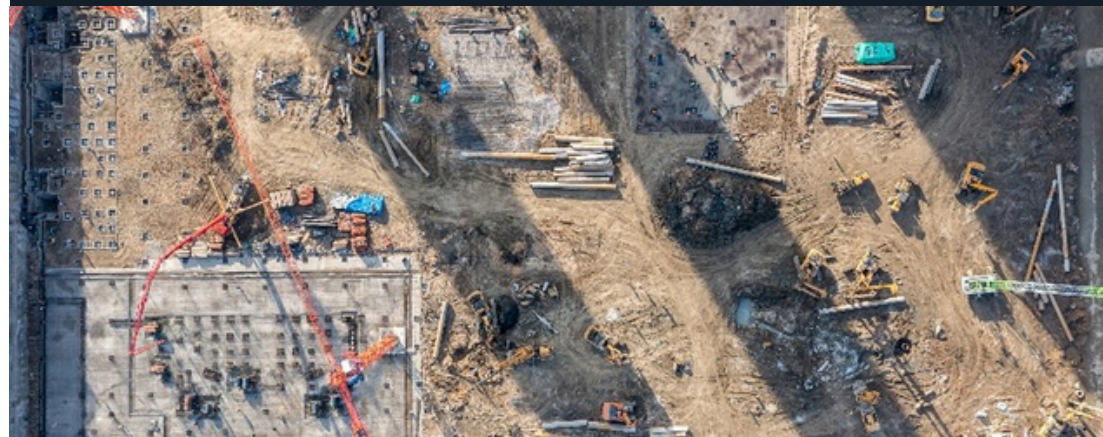
Skilled labor in a tight labor market



2

Place

Suitable land and business friendly environments



3

Power

Strained grid utility access challenges



Five Competitive Advantages

~~People~~

- 1 Access to Bay Area talent pool**
- 2 Affordable, walkable city**

~~Power~~

- 3 Ample and affordable power**

~~Place~~

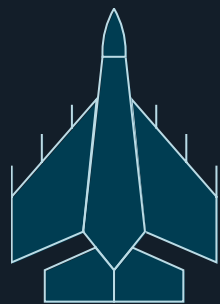
- 4 Certainty of timeline**
- 5 Flexible and sustainable building options**



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Competitive Assessment

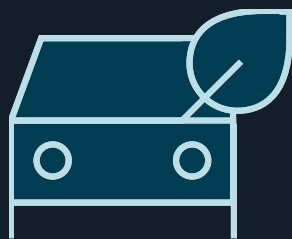
Industries



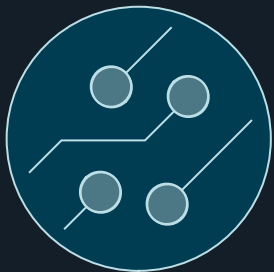
Advanced aerospace
and defense



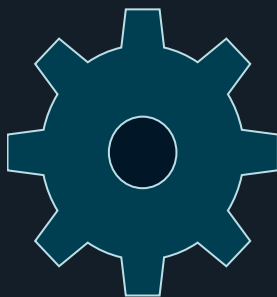
Energy



Advanced
transportation



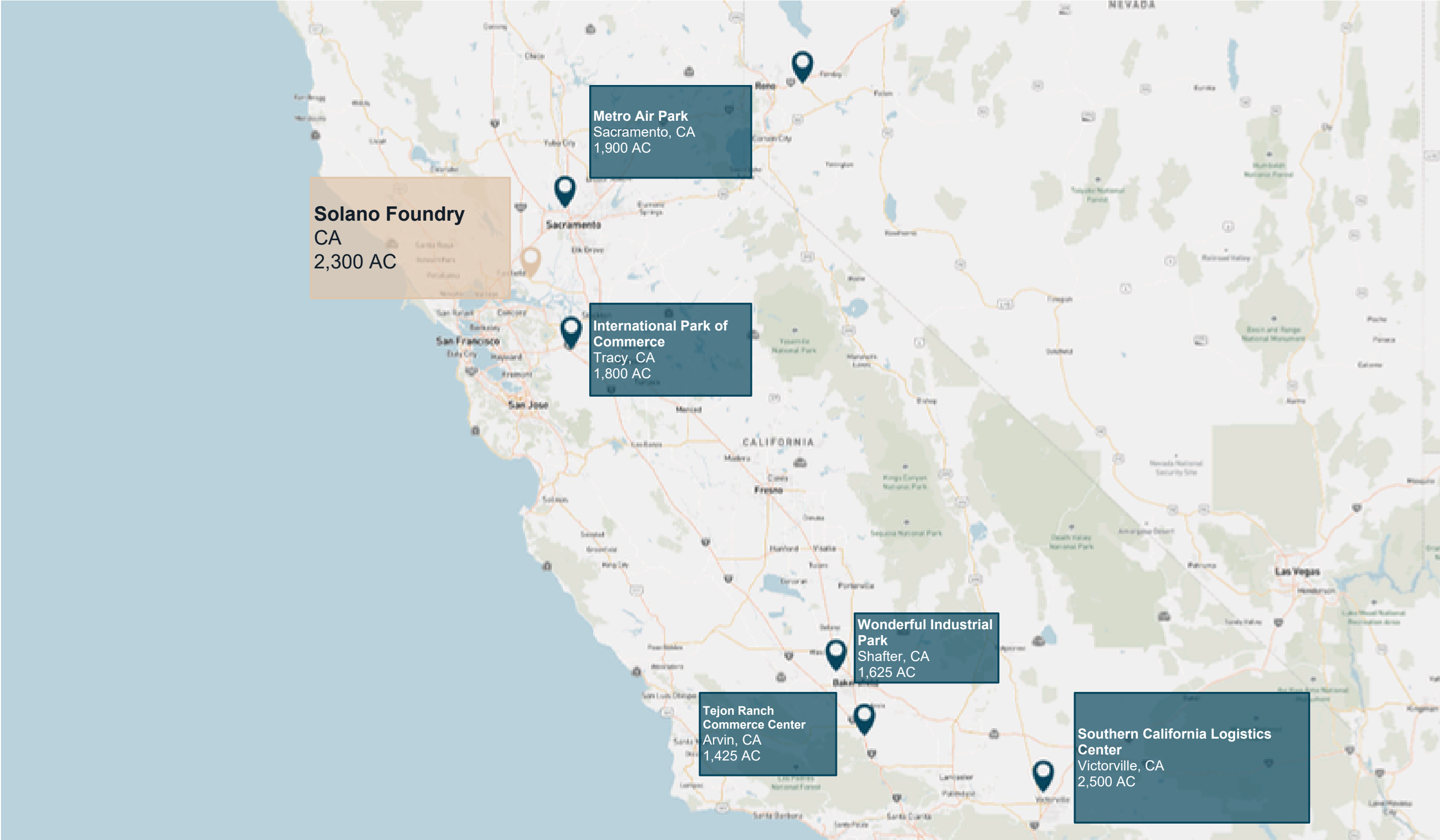
Robotics and industrial
automation



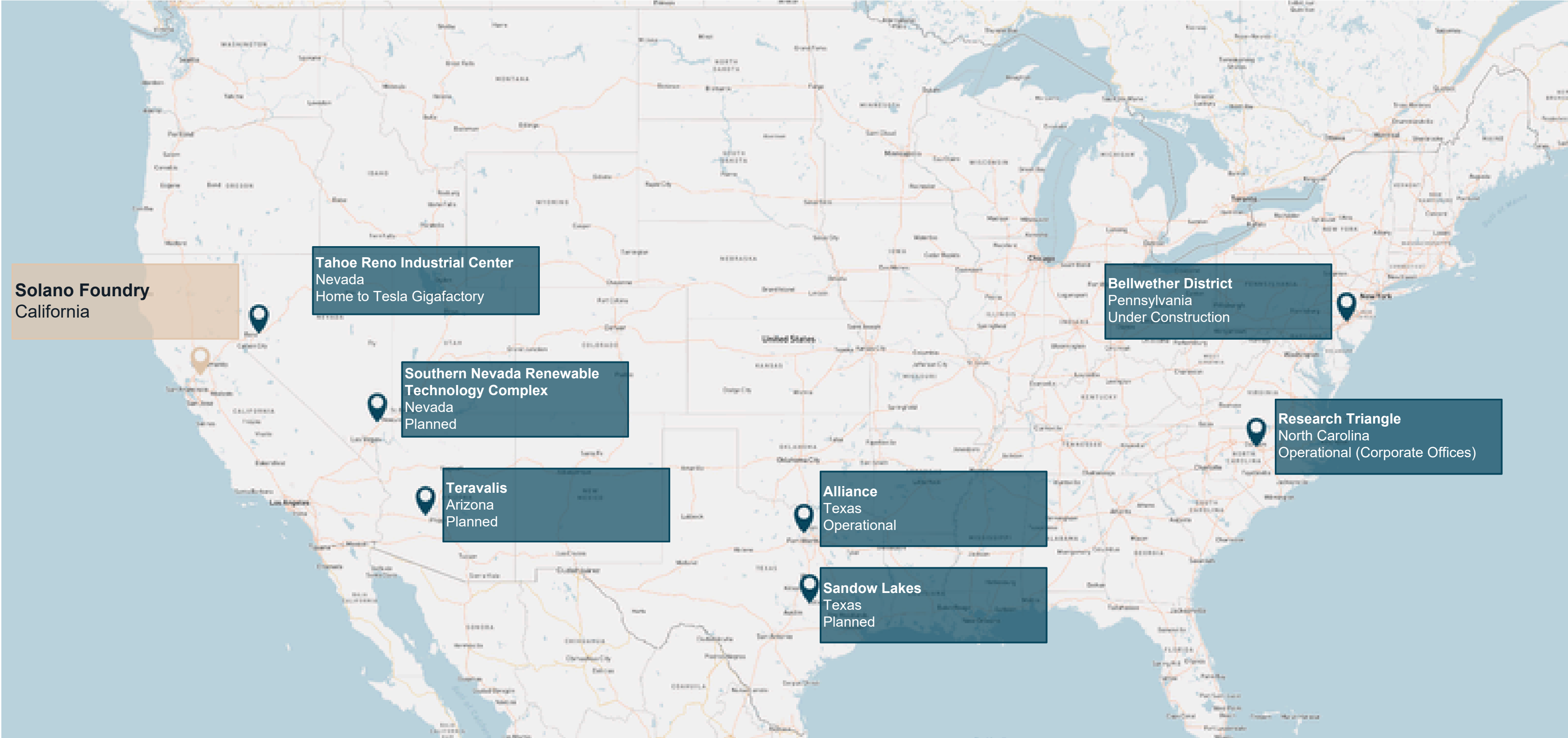
Built tech
(construction technology)

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Regional Competitive Positioning



National Competitive Positioning



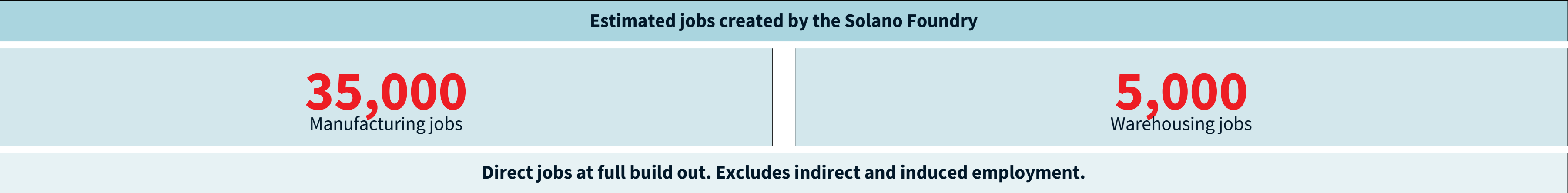


Why to Create Jobs in the Region

Why to Create Jobs in the Region

1	Solano County will be recognized as a California’s high-growth, pro-business region enabling economic expansion and production.
2	National visibility as employers make major announcements will establish Solano County's brand as a competitor on the national stage.
3	Solano County stands to benefit new companies coming to the region through innovation spillover.
4	Reducing the outflow of commuters will strengthen a sense of community for Solano County.

Creating Middle Class Jobs



By creating employment nodes in Solano County that align with the skillset of Solano County residents, many benefits will be realized, including:

Increased tax revenue from spending within the county which can be invested into public services and programs.

More local amenities such as shops, restaurants, and personal services based on the multiplier effect of job creation.

Improved health outcomes and decreased anti-social behavior as families can spend more time together instead of commuting.

Increased community engagement including civic duties, hobbies, and volunteering.



Reduced strain on local roads and infrastructure.

Thank you

Greg Matter
**Global Advanced
Manufacturing Team Lead**
Greg.Matter@jll.com

Joel Woodmass
**Location Intelligence and Labor
Analytics, NorCal Industrial**
Joel.Woodmass@jll.com

Q&A

One question per person.

Please keep your questions brief to allow time for everyone to speak.





THANK YOU