

Oakland Maritime Support Services (OMSS)

OMSS Executive Summary

OMSS is seeking to raise \$17.5M to complete the architecture, engineering, construction and start-up operations for the development of a “Trucking Plaza” on the former Oakland Army Base in West Oakland. The full project cost is anticipated to be approximately \$30M. For this purpose OMSS has acquired a \$5M grant from the city of Oakland and a letter of intent from the Community Bank of the Bay in the amount of \$7.5M. The remaining funds to be raised for project completion are \$17.5 M.

The Asset

OMSS owns a fifty-five year lease on 15 acres on what was formerly the Oakland Army Base. The lease was granted in 2014. Under the terms of the agreement OMSS has the right to develop the acreage for the purpose of creating a “Truck Plaza”. The Truck Plaza is to provide the following services and revenue streams:

- Off street truck parking
- Diesel fuel
- Gas fuel
- A franchised convenience store
- Truck scales
- Truck storage
- Container storage
- Truck Cab Parking
- Truck Repair services
- Office and food court space rental

The total annual revenue from all income streams is expected to average approximately \$60M in each of the first five years after build-out. Build-out is expected to be completed with-in two years of the anticipated start in 3Q2018. The client is in discussions with multiple vendors for services and concessions and is aware there will be adjustments required as we move toward closing this transaction.

Funds are to be used to create hard assets and land improvements as well as business expansion.

OMSS is seeking to raise a combination of debt and equity for the project from qualified HNW individuals, funds, institutions and/or organizations in exchange for a reasonable and appropriate return of their investment.

It is the intent of OMSS and the project planners to open this opportunity for investment in the form of Direct Participation Ownership, crowdfunding, private equity and loans.

History/ Background

The project began in 2003 with the West Oakland communities' protests against the air pollution caused by trucks serving the port idling in the streets of West Oakland causing negative health consequences in the community.

Due to the cumulative health risks life expectancy is 6.6 years less in West Oakland as compared to the remainder of Alameda County. That difference increases to 14 years when comparing African Americans in West Oakland to whites in the Oakland Hills.

The West Oakland Environmental Improvement Plan (WOEIP) took the lead in developing solutions that were community based. WOEIP is a major participant in the movement with the port to continue the air quality improvements. The port began to take a major interest along with WOEIP with the formation of the "Maritime Air Quality Improvement Plan" (MAQIP).

In 2007 the first ever maritime emissions inventory was completed. In 2009 MAQIP along with WOEIP proposed broad resolutions calling for 85% pollution reduction by 2020. The most recent meeting of the group working from updates in 2012, 2015 and 2017 are monitoring and managing the progress toward goal. The port is about to commission a new inventory of pollutants to be monitored, reported and tracked into 2020.

These factors make this an opportunity to bring the scales of social justice more into balance when considering health, economic and social impact.

The following power point presentation is intended to support this effort.

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This is not an offering. This is not an attempt to sell shares in the project. This is information about an offering to be developed. If interested please contact Aaron Baker at Aaron@BakerAssociatesRia.com. Please, principals only.