



September 8, 2026

Port of Oakland
Board of Port Commissioners
530 Water Street
Oakland, CA 94607

**RE: Exploratory Exclusive Negotiating Agreement with Industrial Realty Group, LLC
and Oakland Pro Soccer LLC**

Dear Commission President Dominguez Walton and Members of the Board of Port Commissioners,

On behalf of the Oakland Maritime Access, Sustainability, and Trade (O-MAST) Coalition, we are submitting our formal response to Resolution 6.7, which would authorize the Port to execute a one-year Exploratory Exclusive Negotiating Agreement (EENA) with Industrial Realty Group, LLC and Oakland Pro Soccer, LLC.

O-MAST unites maritime, industrial, logistics, labor, and community stakeholders from across Oakland's goods movement sector to provide a strong, unified voice for the city's industrial economy. The coalition continues to grow, welcoming new members from East and West Oakland and strengthening citywide collaboration to protect industrial jobs and critical infrastructure while supporting the long-term vitality of the Port of Oakland and the broader goods movement ecosystem.

O-MAST appreciates the Port's proactive efforts to involve the coalition at the onset of the EENA process and looks forward to continued participation as the process moves forward, particularly as key milestones are reached, including completion of the feasibility study, capital improvements analysis, entitlements plan, and project timeline. O-MAST has made clear that we are available to meet with IRG and Oakland Roots Sports Club to participate in productive discussions, help identify concerns, and work toward resolving them during

this preliminary phase of the project. We sincerely hope the developers take advantage of the opportunity to work with our coalition as the process moves forward.

O-MAST recognizes that the Port of Oakland has identified Howard Terminal as an opportunity for additional investment and development at the Port. At the same time, Howard Terminal is located in a Port Priority Use area which is within an active maritime and goods movement corridor, and any recreational or other non-maritime development must be carefully evaluated to ensure it can safely and effectively coexist with Port operations and does not damage the competitiveness of the Port.

O-MAST's key concerns also include maintaining reliable access for trucks and other maritime users, eliminating conflicts between recreational activity and goods movement activity, addressing safety and infrastructure needs, and understanding the potential capital improvements and funding structure required to support the project.

Oakland's industrial sector provides a foundation for the regional economy, supporting more than 100,000 jobs, contributing over \$175 billion in economic activity, and generating more than \$900 million in tax revenue. Protecting this economic base and the critical infrastructure that supports it must remain a priority. We look forward to continuing to work collaboratively with the Port and its stakeholders to support a thoughtful, transparent process that balances the needs of Oakland's maritime and goods movement industries with the Port's broader economic goals.

Sincerely,

The Oakland Maritime Access, Sustainability, and Trade (O-MAST) Coalition

CC:

Mayor Barbara Lee

Chuck Baker, Deputy City Administrator, City of Oakland

Visraant Iyer, Office of the Mayor

Preston Kilgore, Office of the Mayor

Councilmember Kevin Jenkins, President, Oakland City Council

Councilmember At Large Rowena Brown, Oakland City Council

Councilmember Zac Unger, Oakland City Council

Councilmember Charlene Wang, Oakland City Council

Councilmember Carroll Fife, Oakland City Council

Councilmember Janani Ramachandran, Oakland City Council

Councilmember Noel Gallo, Oakland City Council
Councilmember Ken Houston, Oakland City Council
Asha Reed, City Clerk, Oakland City Council
Kristi McKenney, Executive Director, Port of Oakland
Matt Davis, Chief Public Engagement Officer, Port of Oakland
Diego Gonzalez, Government Affairs Manager, Port of Oakland
Daria Edgerly, Secretary of the Board, Port of Oakland
Susan Ransom, SSA Marine
Mike Jacob, Pacific Merchant Shipping Association
Jen Cohen, Pacific Merchant Shipping Association
Jessica Berg, Bodwell Group