

**OHMIO + CITY OF RIVERSIDE = A conceptual framework to establish an International Headquarters, Manufacturing Facility, Research and Development Center and active deployment and demonstration of emerging technology in the City of Riverside**



***A Conceptual Framework by Ohmio to locate and invest in the City of Riverside***

1. Ohmio will establish its international headquarters in the City of Riverside.
2. Ohmio will manufacture all its electric-autonomous shuttle vehicles in the City.
3. Ohmio will include a research and development center in the City.
4. Ohmio will use the City of Riverside as its point of sale for all products.
5. Ohmio will sign a lease term of three (3) to five (5) years, with options to extend for two 3-year term, totaling 9 years, within the City of Riverside.
6. Ohmio will collaborative with academic partners in the City including the University of California, Riverside on research projects, internships and funding opportunities.

**Ohmio Context**

- A. HMI Technologies ([www.hmitechnologies.com.au](http://www.hmitechnologies.com.au)), Ohmio's parent company, is a global leader in custom-built Intelligent Transport Systems, offering a suite of design and manufacturing services. HMI has a strong global presence, with offices in Auckland, New Zealand, and multiple locations in Australia - Melbourne, Sydney, Brisbane, and Perth.
- B. Since 2016, Ohmio ([www.ohmio.com](http://www.ohmio.com)) has been a leader in the development and deployment of Autonomous Shuttle Vehicles, conducting multiple trials in New Zealand and Australia.

- C. Ohmio LIFT vehicles operate globally, including New Zealand, Australia, South Korea, Luxembourg, and New York, and has recently secured new contracts in The Netherlands, the UK, and Finland.
- D. Ohmio is currently in discussions for projects at Ontario International Airport, Changi Airport, Singapore, Taoyuan Airport, Taiwan, Helmond, The Netherlands and Belfast, Ireland.
- E. Ohmio has received many accolades, awards, recognitions, and achievements:
- Ohmio is the only company licensed to operate on public roads in South Korea.
  - Ohmio successfully completed a pilot operation at JFK International Airport (June 2023).
  - Ohmio is the first to successfully implement autonomous vehicle platooning at high speeds (21 mph) and low separation (6 feet).
- F. Ohmio vehicles sales (average cost per vehicle is \$300,000) are growing and, with an anticipated 30,000-square foot building, as many as 50 vehicles per year could be manufactured and sold.
- G. Ohmio will sign a lease for a site with a 30,000 square foot building in the City of Riverside for no less than three (3) to five (5) years with two, three-year options to host its international headquarters, manufacturing operation, point of sales location and research and development center. The lease term as outlined is desired by Ohmio to remain flexible should they need to expand their business operation and exceed the proposed site capacity.
- H. Ohmio will manufacture autonomous-electric shuttle vehicles in the City of Riverside with production of vehicles occurring in 2024, which will stimulate the local economy.
- I. Ohmio will invest in excess of \$10M into the City to set up a manufacturing, sales, research and development facility and international headquarters, which is inclusive of tenant improvements, purchasing equipment, hiring people, setting up the supply chain and other related endeavors. In addition, Ohmio has already invested over \$28M in research and development of its flagship Ohmio LIFT vehicle. All of the benefits derived from this earlier research will be available to the new business in Riverside.
- J. Ohmio would be the only autonomous shuttle manufacturer in the United States.
- K. Ohmio will enhance workforce opportunities with seven (7) new jobs in year one (1) and at least 25 new jobs by year three (3), which will include hi-tech/clean-tech engineering, technician positions and other support positions. Ohmio will endeavor to hire locally.
- L. Ohmio will collaborate with the University of California, Riverside (UCR) on research and development of innovative, sustainable transit solutions in the areas pertaining to batteries, electric-autonomous vehicles, sustainable transportation, robotics, artificial intelligence, and other related areas of mutual interest. It will also collaborate with UCR refining workforce development curricula and exploring new opportunities to address the needs of the electric-autonomous vehicles industry.
- M. Ohmio will foster stronger industry-academic ties by offering unique internship programs at the Research and Development Center and Manufacturing Facility. For example, UCR students, from a range of disciplines, will gain practical, hands-on experience, aiding their professional development and enhancing the quality of UCR's academic offerings through a MOU between Ohmio and UC Riverside.
- N. Ohmio electric vehicles are all electric vehicles that reduce greenhouse gas emissions, enhance air quality, and contribute to a healthier environment.
- O. Ohmio will secure all requisite permits, licenses and approvals to allow for the manufacture of vehicles, research and development, and deployment of electric-autonomous vehicles in California

and the City of Riverside. This would also include designating the City of Riverside as the point of sale for all products/vehicles.

- P. Ohmio will support the City of Riverside with the planning, operation, deployment, and maintenance of the vehicles being leased.
- Q. Ohmio will also secure all permits, licenses, and approvals to register as a business in California and obtain all required City of Riverside permits and licenses.

***A Conceptual Framework by the City of Riverside to Facilitate Ohmio's Business Development***

1. The City of Riverside will assist Ohmio with site selection at no cost.
2. The City of Riverside will receive sales tax from serving as the point of sales for all Ohmio products and vehicles (Estimated between \$250,000 to \$1.3M per year).
3. The City of Riverside workforce will see 7 new jobs (year 1) grow to 25 jobs (year 3).
4. The City of Riverside will lease or purchase three Ohmio LIFT Autonomous Shuttles for a two-year period (Not to exceed \$1.5M capital lease comprised of three vehicles leasing at \$20,400 per month or \$1.4M one time purchase payment). The City of Riverside would also be responsible for staffing each shuttle with a "safety driver" (estimated to be the equivalent at least 3 full-time positions for 2 years). The term of the shuttle lease to coincide with the grand opening of Ohmio International Headquarters anticipated to be March/April 2024.
5. The shuttle deployment will make Riverside one of the first cities in the U.S. to proactively explore the use of electric-autonomous vehicles for public transportation.
6. The City of Riverside brand and image will benefit from being an early adopter of autonomous vehicle technology ("living lab") that would strengthen Riverside's reputation as an innovative, forward-thinking city, and will attract in turn other companies to the city.
7. The City of Riverside will grow its sustainable, clean-tech and high-tech ecosystem with Ohmio - a state-of-the-art electric, autonomous vehicle manufacturer with products deployed internationally.

- A. The City of Riverside Envision Riverside 2025 Strategic Plan provides for three Strategic Priority areas of alignment with Ohmio's vehicle manufacturing operation and the deployment of electric-autonomous vehicles in the City: 1) Infrastructure, Mobility and Connectivity (Access to Transportation Choices, Green Fleet and Systems and Smart City Ecosystem); 2) Economic Opportunity (Facilitate partnerships and programs to attract innovative business sectors, Connect local workers with high quality employment opportunities); and 3 Environmental Stewardship (Implement proactive policies and measures to ensure all residents breath healthy and clean air; Implement the requisite measures to achieve citywide carbon neutrality no later than 2040)
- B. As the City of Arts and Innovation, Ohmio's international headquarters, manufacturing of electric-autonomous fleet vehicles and active deployment and demonstration of their emerging technology and transit solutions in the City of Riverside will complement the spirit of innovation and further the City's reputation as a "living lab".
- C. The City is home to the University of California, Riverside, with its world-renowned Center for Environmental Research and Technology (CE-CERT). As leaders in air quality, climate change,

community health, energy and transportation research, CE-CERT ([www.cert.ucr.edu](http://www.cert.ucr.edu)) is well-positioned to collaborate and partner with Ohmio. This partnership will position UCR at the forefront of autonomous vehicle technology research, attracting funding opportunities, and enabling the university to shape the future of this transformative field. The University of California, Riverside achievements include:

- UC Riverside is a new member of the very selective Association of American Universities, which is comprised of top leading research universities in the U.S. and Canada.
  - No. 1 public university in the U.S. for social mobility four years in a row – U.S. News & World Report
  - No. 1 for Hispanic enrollment among selective universities – Urban Institute
  - No. 2 in the country for financial aid – Business Insider
  - No. 3 in Hispanic STEM graduates in the nation – National Science Foundation
  - No. 4 for Pell Grant student performance – Washington Monthly
  - No. 5 most diverse medical school – U.S. News
  - No. 9 among public universities for sustainability – Princeton Review
  - Top 12 public university – Forbes "America's Best Value Colleges"
  - No. 14 public university – CNBC "Colleges That Pay Off the Most"
  - No. 20 public university – Princeton Review Best Schools for Making a Public Impact
- D. Ohmio will complement the state-of-the-art Southern California Headquarters of CARB located in the City of Riverside. The 19-acre campus opened in 2022 and is host to 450+ employees who carry out CARB's research and testing of next-generation vehicles.
- E. Ohmio will interact with the tenants at the Opportunities to Advance Sustainability, Innovation and Social Inclusion (OASIS) Park, currently being developed by UCR with local partners and centered around synergist activities between UCR, CARB, emerging and established companies, and the local community.
- F. The City's hi-tech/clean-tech economy will continue to grow with Ohmio's international headquarters, manufacturing facility, research and development center and is expected to stimulate the local supplier network, potentially attracting more sustainable, hi-tech/clean-tech companies to the City and reinforcing Riverside as a hub of innovation and hi-tech/clean-tech, high-tech manufacturing.
- G. The City will serve as Ohmio's point of sale resulting in the City receiving sales tax associated with all vehicle/product sales worldwide.
- H. The City of Riverside's will provide one of the lowest electric rates in Southern California. The Riverside Public Utility also offers a 50% mix of renewable energy resources consisting of solar, wind, geothermal and biomass projects.
- I. The City will draw and retain talent through the creation of 7-10 jobs initially and 25-30 new jobs over three years. These jobs are to include engineers and technical support staff.

- J. The City will enhance its attractiveness to investment by demonstrating its support, commitment and intentionality in aligned and strategic areas including sustainability, sustainable transit solutions, all-electric/battery systems, and forward-thinking autonomous vehicles.

### Conceptual Timeline

|                   | Ohmio  | City of Riverside  |
|-------------------|--|--|
| <b>6/2023</b>     | <b>Identify site needs, visit sites, select a site of Interest</b>   | <b>Identify sites of interest and tour sites</b>   |
| <b>7/2023</b>     | <b>Review conceptual framework</b>   | <b>Prepare conceptual framework</b>  |
| <b>8/2023</b>     | <b>Register a business with the State of California</b>  | <b>Present conceptual framework to Council Committee</b>   |
| <b>9/2023</b>     | <b>Obtain City of Riverside business license</b>   | <b>Present conceptual framework to City Council</b>  |
| <b>10-12/2023</b> | <b>Sign lease or purchase agreement with site in the City of Riverside to locate international headquarters, manufacturing facility, designate point of sales and establish a research and design center</b>   | <b>Prepare and present lease or purchase for Ohmio: Three (3) electric-autonomous shuttle vehicles for two year term or one time purchase; Includes allowance for City to contract use of shuttles to 3<sup>rd</sup> party for use</b> |
| <b>1-2/2024</b>   | <b>Obtain approval to operate and manufacture and deploy an electric-autonomous vehicle in California and City of Riverside<br/>Obtain approval for tenant improvements and complete tenant improvements<br/>Obtain Certificate of Occupancy upon completion of all tenant improvement work and successful completion of inspections<br/>Sign MOU with UC Riverside to collaborate and partner on research and development<br/>Sign MOU with UC Riverside and Riverside Community College to establish an internship program and other workforce development opportunities</b> |  |
| <b>3/2024</b>     | <b>Begin manufacture of electric-autonomous vehicles</b>   | <b>Start two-year lease or purchase of three (3) electric-autonomous vehicle deployment in the City of Riverside</b>   |
| <b>4/2024</b>     | <b>Host grand opening in coordination with the City of Riverside</b>   | <b>Promote/Attend grand opening<br/><br/>Launch autonomous vehicle use (subject to approval from State)</b>  |
|                   | <b>Participate in the following key events:<br/>1) Cities Long Nights of Arts and Innovation<br/>2) City of Riverside State of the City</b>  |  |

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|--------|---|--|
|        | <p>3) Conferences and Seminars hosted at City Convention Center pertaining to Economic Development and Business Attraction such as Riverside Forward: Business Innovation Expo</p> <p>4) National and International Conference on areas related to electric and autonomous vehicles, transportation, and automatization, and economic and environmental fleet sustainability such as the Advanced Clean Transportation (ACT) Expo (???) and promote City of Riverside</p> <p>5) Annual events at UCR and the EPIC incubator to showcase, promote, and invest in entrepreneurship and innovation</p> <p>6) City of Riverside marketing and branding campaigns such as print and film collateral pieces</p> <p>7) All materials (hard copy and digital) shall display:</p> <ul style="list-style-type: none"> <li>- "Ohmio's international headquarters" is City of Riverside,</li> <li>- "Made in the City of Riverside"</li> </ul> <p>Prepare marketing materials for Ohmio</p> |  |
| 4/2024 | (reoccurring) Submit annual report on Ohmio sales, number of employees and noteworthy achievements  |  |
| 3/2025 |   | End lease of 3 electric-autonomous vehicle deployment in the City of Riverside |
| 3/2027 | Demonstrate 25 full-time Ohmio employees at the City of Riverside facility  |  |
| 3/2033 | Site lease ends<br>Consider option to extend for additional three years   |  |