

PRESENTATION

A brighter future for everyone

The Historic Gas Plant Site
St. Petersburg, Florida



An aerial, grayscale photograph of a city. In the center background, a tall, cylindrical water tower stands out against the sky. The city below is a dense collection of buildings, mostly multi-story structures, with some greenery interspersed. The overall tone is somber due to the grayscale palette.

**“I am no longer accepting
the things I cannot change.
I am changing the things I
cannot accept”** - Angela Y. Davis

**“If you don’t own it-
you can’t control it ”** - Monti Valrie

“50 Plus 1 Sports is a disruptive real-estate finance company focused on social equity, not a typical developer” - Monti Valrie

THE TEAM



100% minority-owned

**Brining the funding, commitment and ideas to
make impactful change.**

THE TEAM



#2 Broker in US overall

\$315B in global capital markets transactions (2021)

26,000 projects constructed annually

2,700 & 140+ project managers US & in Florida

#1 in volume - Project and Development services

\$120 billion in development volume (2020)

Development advisor for The Battery + Truist Park (Atlanta)



THE TEAM

AECOM

#2 Top Design Firm, ENR

45,000+ staff worldwide

360+ Tampa Bay-based staff

103.2M SF LEED Certified Construction

Global sports leader, ENR's #2 Top Design Firm

Designer of Golden 1 Center, Intuit Dome + Yards Streetscapes DC

Planner of London 2012 Olympic Games + Legacy Community.

City's Planner for St. Pete Waterfront and Edge District



THE TEAM

AECOM

57
Years designing sports venues + facilities

65
Stadiums

55+
Training/practice/operations facilities

71
Arenas



THE TEAM

AECOM

Golden One Center
Sacramento, CA



THE TEAM



MBE firm as lead planner + architect

30+ years of experience

37+ awards and honors

Architect of record for KC Chiefs training facility Kansas City, MO

Interior Architect for Busch Stadium St Louis, MO

Interior Architect + Design Production for FTX Arena Miami, FL

Planner for Kansas City's Brush Creek Corridor + Westside Neighborhood



“I am unapologetic at taking a stand to level the playing field, without having to politely ask to be heard.

That's why in every project we partner in, 50 Plus 1 Sports comes to table with the ability to sign the check” - Monti Valrie

THE DIFFERENCE

St. Pete residents
retain ownership of
land and revenue

“If you don't own
it, you can't
control it.”

- Monti Valrie



THE DIFFERENCE

The City retains ownership
of land development

No City funding requested
And revenue stays local

\$8.9 billion revenue-share
Disbursed to the City during the first 60 years.

\$800 million
Toward the new stadium



THE DIFFERENCE

50% affordable housing onsite

Reserved of total onsite apartments – for the life of the 99-year ground lease

50% MBE/WBE/VBE/SDVBE

Business participation in professional services

\$10 million career fund

To support job training and career development

100% minority ownership

In the development



THE LEVEL PLAYING FIELD

Additional Community Benefits

Insurance Coverage

for contracted MBE, WBE, VBE, SDVBE Partners

Child-care

onsite for community residents + construction jobs

Free Transportation

for onsite construction jobs

Health Clinic

onsite for community residents + construction jobs



THE PLACE

- Housing
- Education
- Health
- Mobility
- Sustainability
- Equity
- Opportunity



- | | | | | | |
|---|-------------------------------------|---|-------------------------|----|-------------------------|
| 1 | Booker Creek Commons | 5 | Intermodal Transit Hub | 9 | Bridge Park |
| 2 | Cultural Venue (Museum/Performance) | 6 | Pinellas Trail | 10 | Restaurants in the Park |
| 3 | Baseball Stadium | 7 | Booker Creek Trail | 11 | Shopping District |
| 4 | Education/Tech Campus | 8 | Pedestrian/Cycle Bridge | 12 | Entertainment District |

St. Pete community, history + culture at the heart of the Plan



Design inspired by the arts + vibrant community



Booker Creek magnet for culture and events

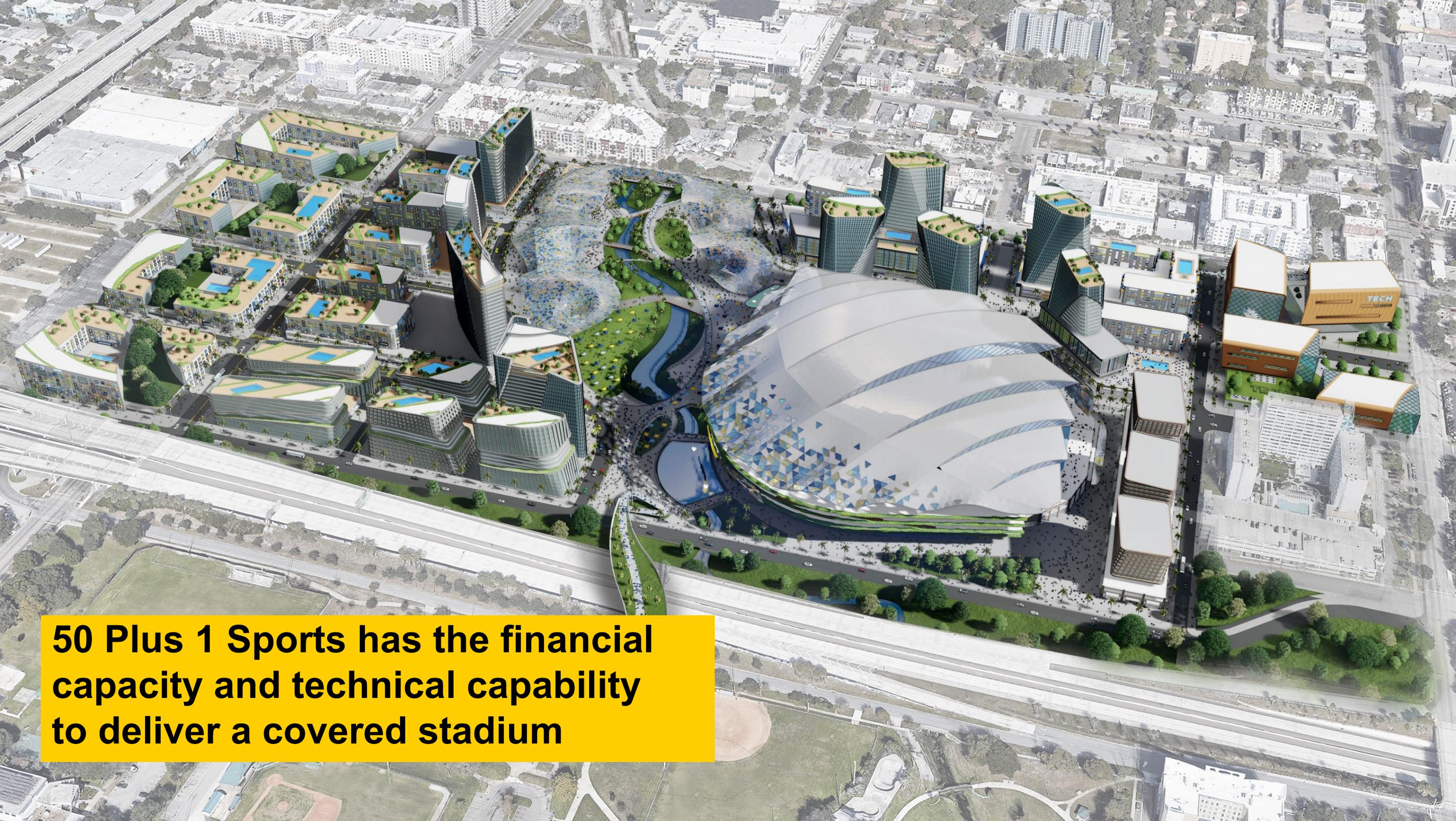


Entertainment + shopping **for everyone**



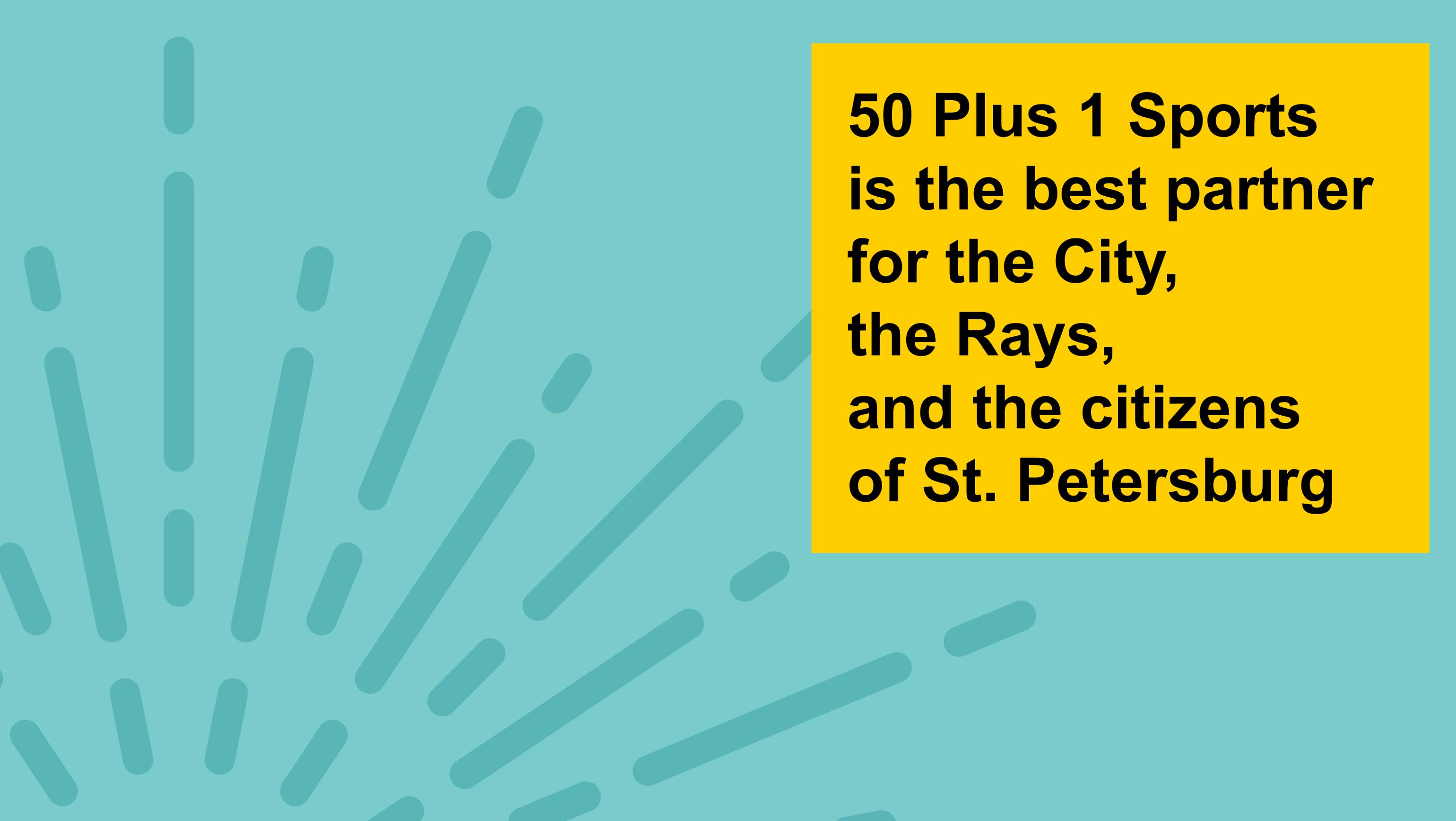
Shopping + Dining Destination





50 Plus 1 Sports has the financial capacity and technical capability to deliver a covered stadium

**“We are not asking the city for money
to take somewhere else” - Monti Valrie**

The background features a pattern of diagonal bars in two colors: teal and yellow. The bars are of varying lengths and orientations, creating a dynamic, textured effect. The teal bars are scattered across the entire background, while the yellow bars are concentrated in a rectangular area on the right side, which also contains the text.

**50 Plus 1 Sports
is the best partner
for the City,
the Rays,
and the citizens
of St. Petersburg**