

PRESENTATION

# A brighter future for everyone

The Historic Gas Plant Site  
St. Petersburg, Florida


5 | SOPLUS1  
sports



JLL



AECOM

An aerial, black and white photograph of a cityscape. In the background, a large, prominent water tower stands out against the sky. The city below is densely packed with various buildings, including houses and larger commercial structures. Trees are scattered throughout the urban landscape. The overall tone is somber due to the monochrome 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

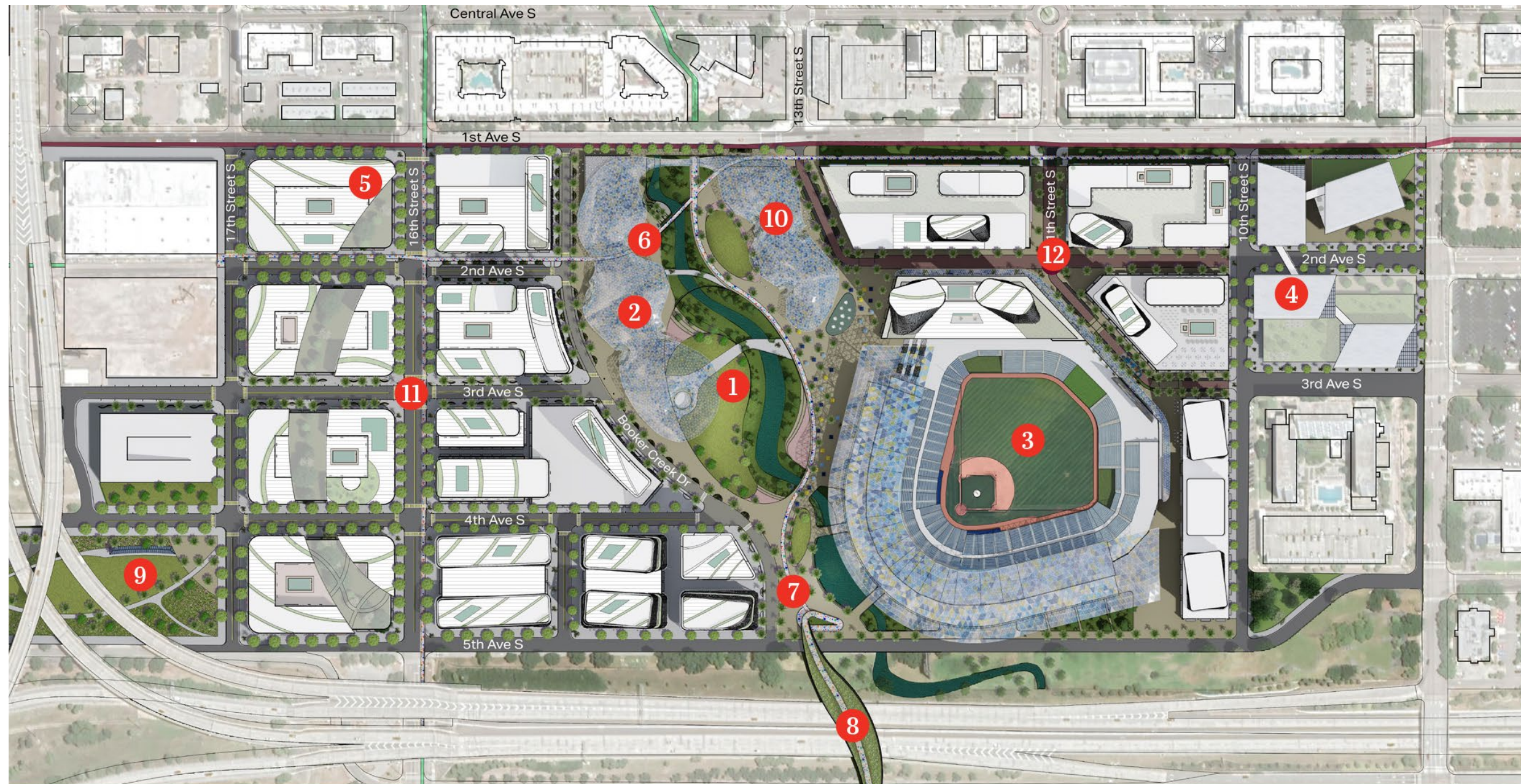
onsite for community residents + construction jobs





# 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





An aerial architectural rendering of a proposed urban development. The central feature is a large, covered stadium with a white, undulating roof and a blue and yellow geometric pattern on its lower facade. To the left of the stadium is a large, landscaped park area with a winding river, green lawns, and various trees. Surrounding the park and stadium are several modern buildings, including tall skyscrapers and smaller, colorful structures. Some buildings have green roofs and swimming pools. The development is situated in an urban area with existing buildings and a highway visible in the background.

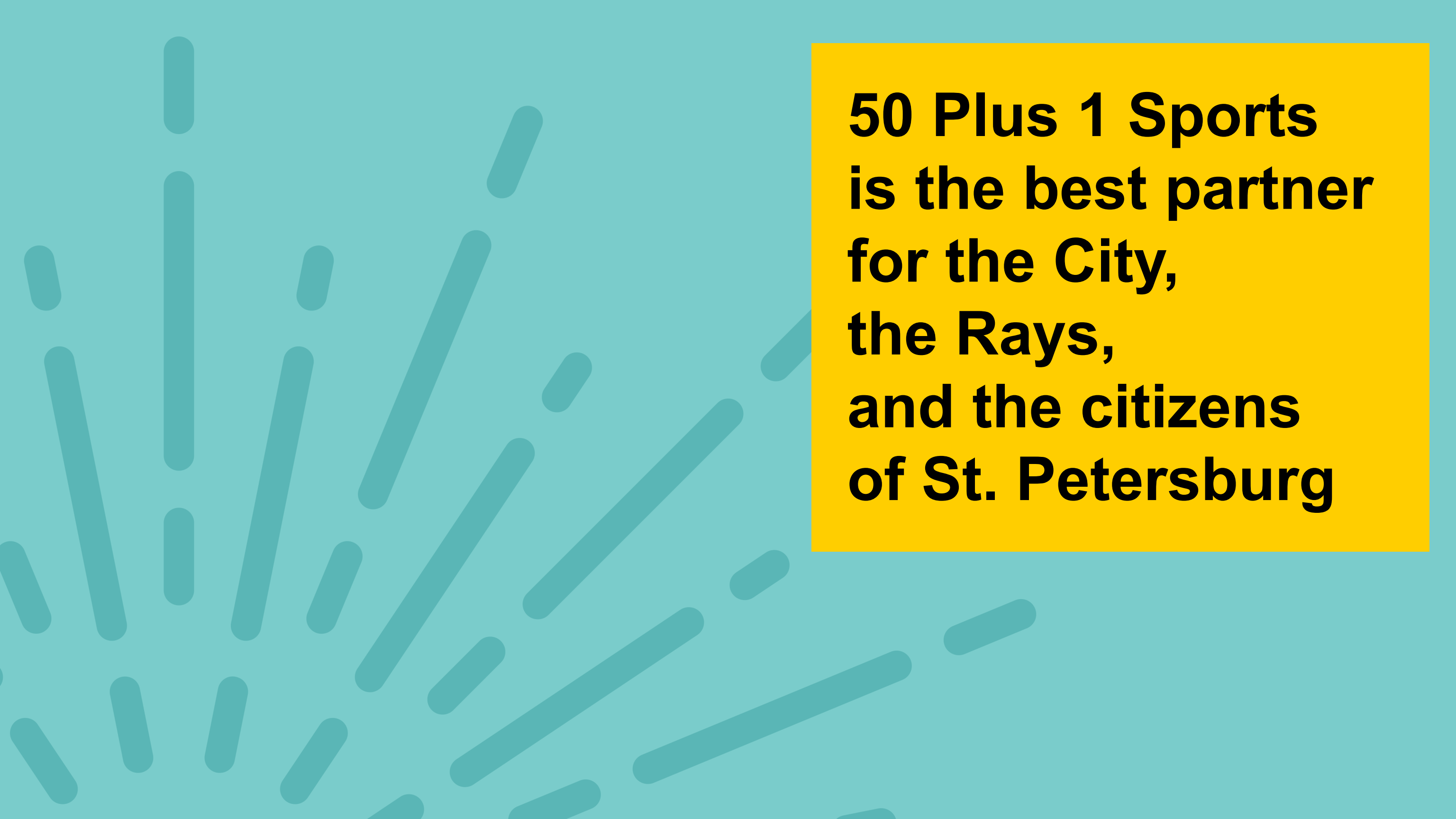
**50 Plus 1 Sports has the financial capacity and technical capability to deliver a covered stadium**



The background is a solid teal color with numerous diagonal lines of varying lengths and thicknesses scattered across it, creating a textured, rain-like effect.

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





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