

Flint Commerce Center

Developer: Ashley Capital, LLC



June 21, 2023 – RACER Update Meeting



Agenda

- Who is Ashley Capital?
- Project Overview
- RACER Trust and FCC Roles
- Project Status Update
- Regulatory Oversight
- Success Story working with RACER Trust
- Contact Information

AshleyCapital

Who is Ashley Capital?



opportunity into value

Ownership Structure	Privately held organization focused on long-term ownership
Experience	38 years of development experience
Strong Track Record	22 million square feet in Michigan – 30 million nationally
Nationally Recognized	Consistently ranked as a top 20 commercial development firm
Community Focused	Maintains strong and lasting relationships with communities
Quality Construction	Develops Class A industrial properties using high-quality materials
Employment	Over 100 tenants and approximately 10,000 jobs located in Ashley Capital facilities in Michigan
Experienced	Specializes in the redevelopment of large industrial facilities and new construction on greenfield sites and challenging brownfield sites with wide ranging levels and types of contamination

Flint Commerce Center (formerly Buick City)



Buick City, 1984

Flint Commerce Center (formerly Buick City)

- GM demolished site buildings in 2000s
- GM left building slabs, foundations, and utilities behind
- RACER Trust took ownership after GM bankruptcy in 2011

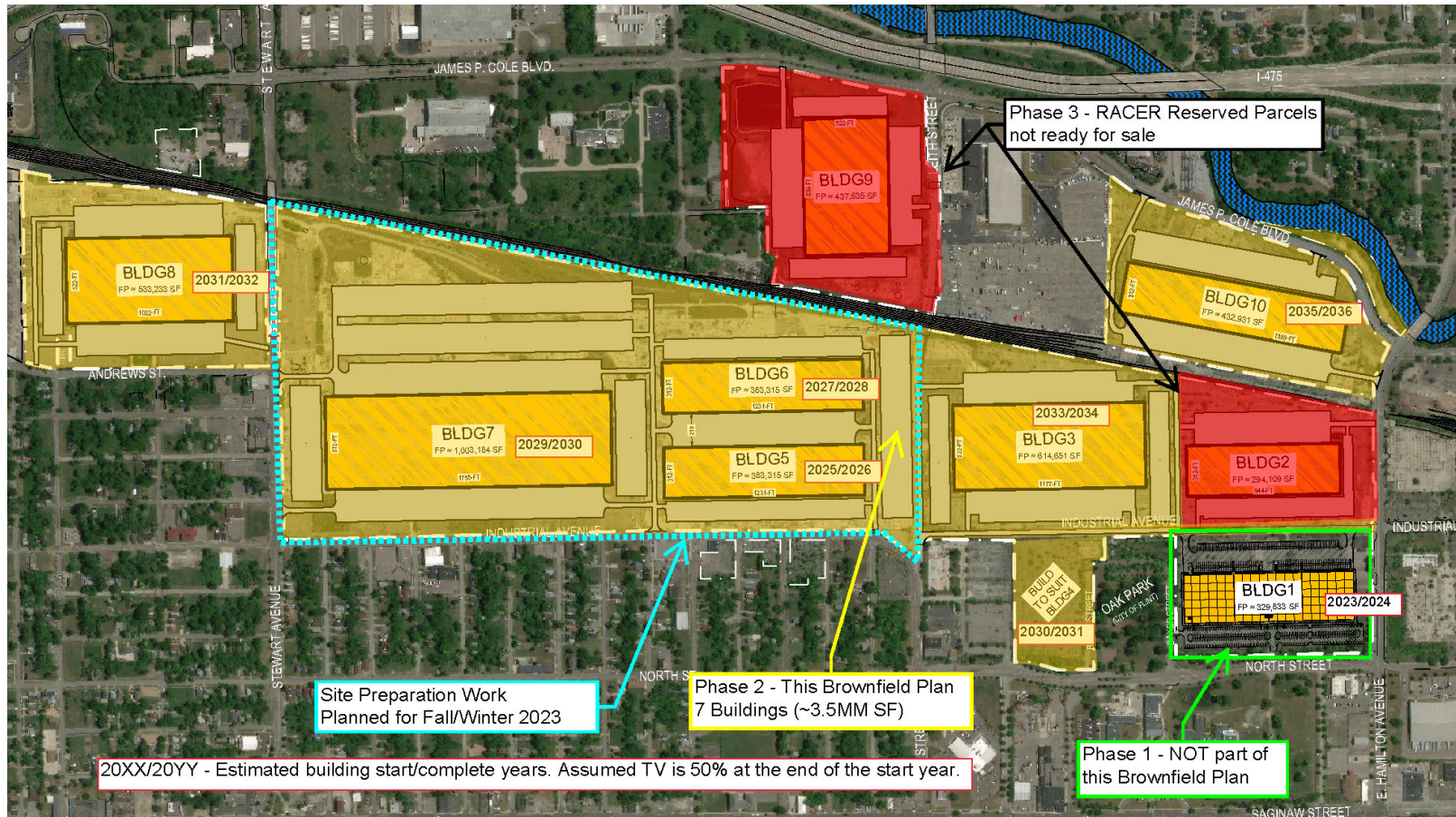




Flint Commerce Center Project Overview

- Former Buick City Site, vacant for more than 20 years
- Owned by the RACER Trust
- On-going environmental assessment and response activities performed by RACER Trust
- 350 acres under contract with Ashley Capital (due diligence underway)
- Approximately **4.5M SF**, state-of-the-art, 10 light industrial/distribution buildings planned for the site
- New jobs anticipated **2,500 – 4,000** (based on averages in other Ashley Capital facilities)
- Investment estimated at approximately **\$300M**
- **RACER Trust will continue to have responsibility for environmental contamination on the site after sale and redevelopment.**

FCC Development Conceptual Site Plan



Status Update

Project is divided into 3 phases tied to acquisitions from RACER Trust.

Phase 1:

- Building 1 is a ~330K SF speculative light industrial building on former GM parking lot that was previously a residential neighborhood. No heavy industrial past.
- RACER Trust received EGLE approval on Ready for Anticipated Reuse Determination for Phase 1 in March 2023 – This confirmed the parcel was ready for industrial development.
- Covenant Not to Sue (CNS) from EGLE in March 2023 – This provides liability protection from preexisting contamination (RACER responsibility).
- Closed on Building 1 parcel in March 2023.
- Construction started in April 2023.
- Groundbreaking in June 2023.
- Core and shell anticipated to be completed in Q1 2023.
- No tenants currently under contract.

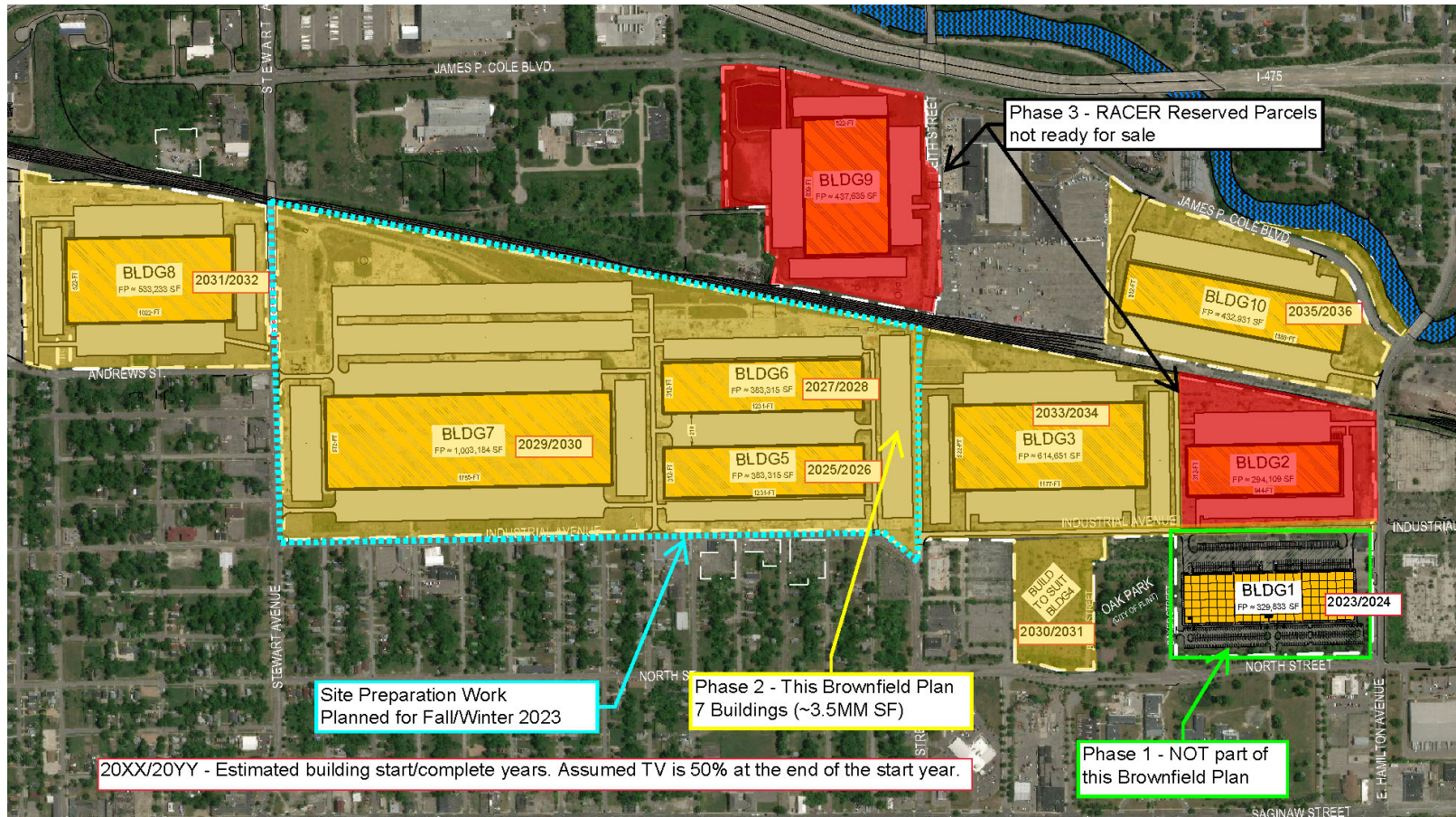
Status Update (continued)

Phase 1 (continued – construction):

So far, FCC has awarded about 15% of our contracts to local vendors.

- The Flint-based businesses under contract have included civil engineering, surveying, asbestos abatement, demolition, CCTV for underground sewer inspections, and dumpsters.
- The Genesee County-based businesses under contract have included concrete flatwork, plumbing, and HVAC.
- We continue to include Flint- and Genesee County-based contractors in our bid solicitations and are open to including additional contractors that people refer to us.

FCC Development Conceptual Site Plan



Status Update (continued)

Phase 2:

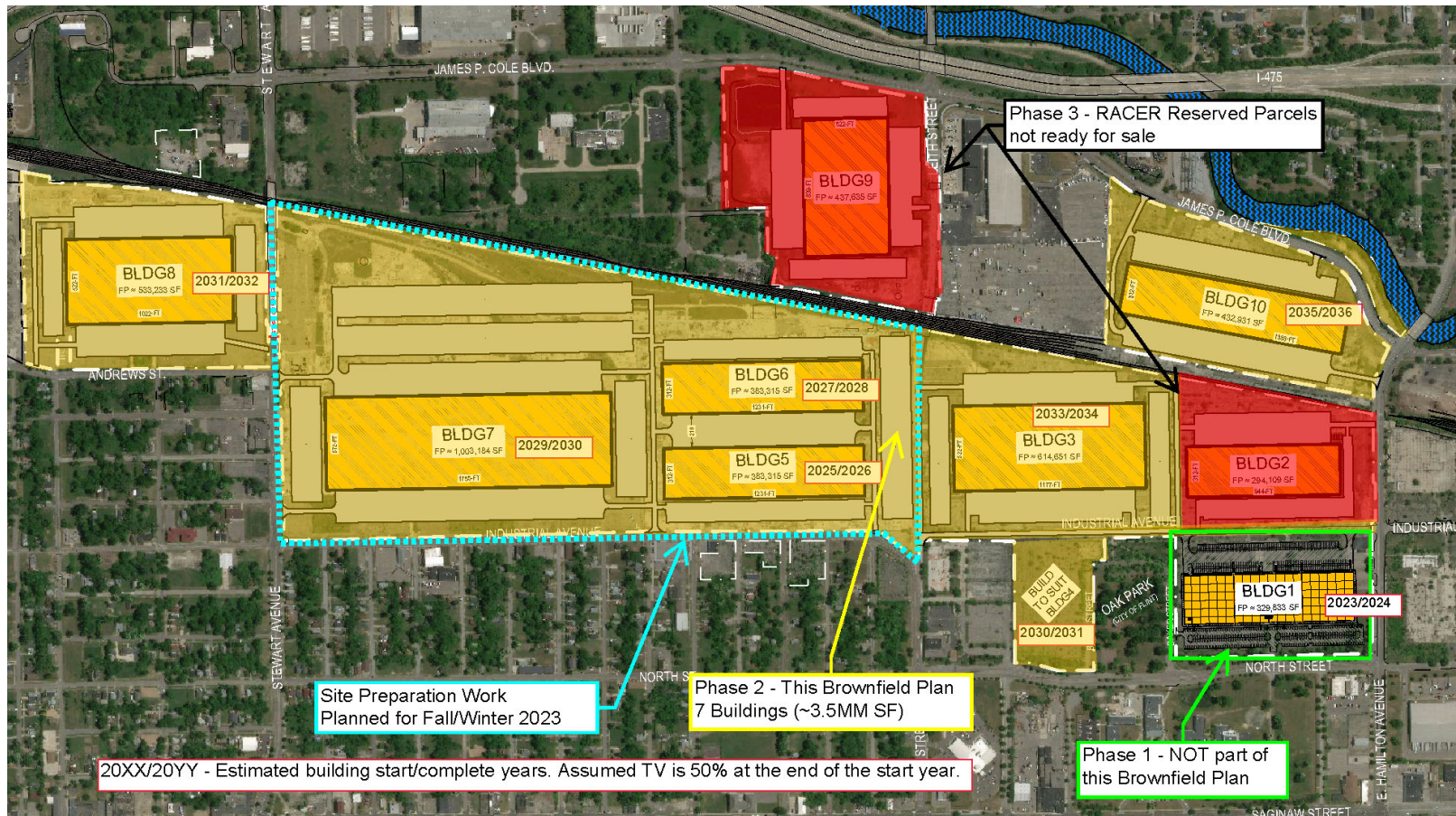
- ~273 acres with heavy industrial past. This is most of the remaining Buick City site except for the Reserve Parcels.
- Several key approvals are needed before FCC can close:
 - Working with EGLE and RACER on Materials Management Plan (MMP) that will govern environmental restrictions for development.
 - Working with USEPA on Prospective Purchaser Agreement (PPA).
 - Working with City and RACER on dedication of public infrastructure easements.
 - Working with City on Brownfield Plan.

Status Update (continued)

Phase 2 (continued):

- **We can't close without each of these items in place.**
- Closing scheduled for July 31, 2023, but date may not be met.
- Next step after closing will be the site preparation and environmental activities necessary to prepare ~150 acres between Leith Street and Stewart Ave for “pad ready” development. This is planned for Q4 2023.
- Total of ~3.5M SF is planned over 7 buildings.
- The timing, size, and location of buildings will be based on market demand.

FCC Development Conceptual Site Plan

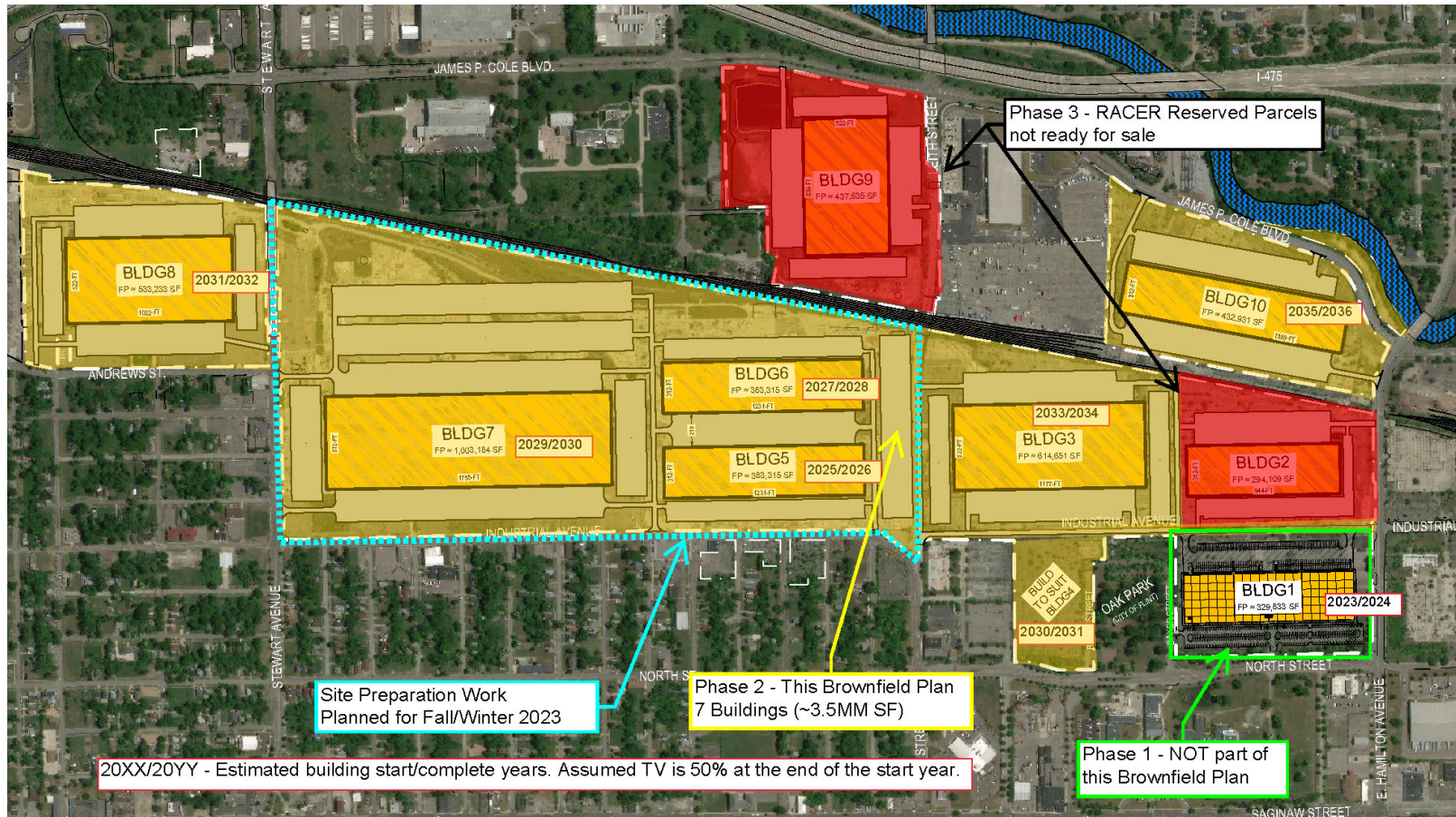


Status Update (continued)

Phase 3:

- Reserved parcels (~59 acres) are still under active environmental assessment and response activities by RACER Trust and not ready for sale.
- Closing will be based on when RACER Trust can complete sufficient activities to allow development to occur and necessary environmental agreements are in place.
- Timing unknown.

FCC Development Conceptual Site Plan



Environmental Responsibilities: RACER Trust vs FCC

- RACER Trust is responsible for:
 - Investigating and documenting the existing contamination: what kind, how much, and where?
 - Mitigating risk from the contamination so that the site is safe in its current vacant state with slabs in place and preventing contamination from leaving the site.
 - Marketing the site and selecting a qualified developer with the expertise to redevelop the site.
 - On-going monitoring and responding, as necessary, to environmental conditions, even after sale.
- RACER Trust is not responsible for (but FCC is):
 - Any development costs for the site, including extra costs incurred due to the fact it is a brownfield.
 - Environmental costs resulting from development activities (i.e. disturbing the soils and slabs).

Regulatory Oversight

- RACER Trust will continue to be regulated for environmental contamination by EGLE and USEPA, even after sale.
- FCC will be regulated by all applicable laws and by several agreements with RACER Trust, EGLE, and USEPA:
 - Covenant Not Sue (CNS) with EGLE
 - Materials Management Plan (MMP) with EGLE
 - Prospective Purchase Agreement (PPA) with USEPA
 - Environmental Easement Agreement (EEA) and Remediation and Redevelopment Coordination Plan (RRCP) with RACER Trust
 - Due care under Michigan Law (e.g. use the property safely and don't make contamination worse)



Success Story working with RACER Trust in Livonia, MI



March 2021

Former GM plating facility in Livonia. GM demolished above grade buildings, but left slabs, foundations, and utilities in place. Ashley Capital worked with RACER Trust and now the site is our ~365K SF Livonia West Commerce Center 2 Building.



August 2022

End of Presentation

Questions can be emailed to: flint@ashleycapital.com