

## **Declaration of Augustus Haney, Vice President of Development at Brookfield Properties**

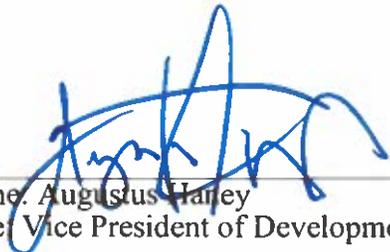
The undersigned, being duly sworn according to law, deposes and says:

1. I am a Vice President of Development at Brookfield Properties (“**Brookfield**”), an affiliate of FC Ballpark LLC (“**Developer**”).
2. Developer is the affiliate entity that will acquire and develop the property located in Square 744-S, Lot 807 (“**G1 Parcel**”).
3. As a Vice President of Development, I have been responsible for efforts relating to constructing and financing the development of the Property as a residential building with retail on the G1 Parcel (the “**Project**”).
4. The G1 Parcel is part of a larger planned unit development (“**PUD**”) that will extend the street grid to create four parcels that will be developed with three buildings and an extension of a waterfront park.
5. The property that is the subject of the PUD is owned by the District of Columbia and managed by the Office of the Deputy Mayor for Planning and Economic Development (“**DMPED**”).
6. Since the review and approval of the Project by the Commission in Z.C. Case No. 13-05E (“**Approval**”), Brookfield has been proceeding diligently in good faith to effectuate the Project.
7. Brookfield has engaged Municap, Inc. (“**Municap**”), a well-regarded public financing consultant with expertise in financing public infrastructure in the District of Columbia, to assist in securing approval of a Payment in Lieu of Taxes (“**PILOT**”) to fund public infrastructure of the PUD, including its streets and park elements.
8. On February 27<sup>th</sup>, 2023, Brookfield filed an application for the PILOT with the Office of the Chief Financial Officer (“**OCFO**”), and Brookfield, together with Municap, is presently negotiating the term sheet for the PILOT with OCFO and DMPED.
9. Brookfield and its partners have engaged a well-known affordable housing consultant with expertise in low-income housing tax credit and bond financing programs in the District of Columbia, to assist in securing financing for the Project’s affordable housing component.
10. To date, District officials have informed Brookfield and its consultant that low-income housing tax credits are temporarily unavailable because the District has reached its volume cap. Brookfield intends to apply for such tax credits when the District reopens the application process.
11. Brookfield has continued to advance the design of the Project as well as the street infrastructure and park intended to be constructed contemporaneously with the Project. After completing significant design milestones for the project, including 50% Schematic

Design on G1; further feasibility studies on adjacent parcels, which will likely be constructed in conjunction with G1; and updated construction pricing packages, *etc.*, design efforts have been paused pending resolution of financing considerations.

12. Brookfield has also advanced the design of the planned building for the G2 Parcel and undertook a feasibility study evaluating an alternative use for the F1 Parcel. As with the G1 Parcel, further efforts on these parcels are awaiting favorable conditions in infrastructure and affordable housing financing.
13. The Applicant has engaged in regular conversations with DMPED and other District officials regarding public financing, the implementation of the Land Disposition Agreement, and other matters that will allow the Project to move forward.
14. In total, since the Project's approval in December 2022, Brookfield has spent approximately \$2,500,000 on the design and financing efforts for the Project and adjacent affiliated Parcels, which is in addition to the approximately \$4,000,000 expended since original PUD approval in 2014.

[SIGNATURE PAGE TO FOLLOW]

By:   
Name: Augustus Harley  
Title: Vice President of Development

(SEAL)

Sworn to and subscribed before me this 17<sup>th</sup> day of March, 2025.

  
Notary Public

My Commission Expires: July 9, 2028

