

# Demonstration Case Study

## STRATEGIC BLUEPRINT: THE HOMERVILLE CITY STADIUM

A Next-Generation Public-Private Partnership (PPP)

Developed By: B-ROE Management

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### DEMONSTRATION CASE STUDY

#### NOTICE TO READER:

**Hypothetical Scenario:** This Strategic Blueprint is a conceptual case study designed solely to illustrate B-ROE Management's strategic integration capabilities and the implementation of innovative technologies (blockchain, tokenization, stablecoin, and Web3).

- **The City:** "Homerville" represents a municipality seeking fiscal responsibility.
- **The Private Partner:** "J17ENTERPRISES, LLC" represents a private sector tenant/operator.
- **The Infrastructure:** References to "Regulated Fund Administrators" and "Settlement Layers" represent the network of fintech partners we integrate.

**No Affiliation:** The names, characters, businesses, places, events, locales, and incidents are either the products of the author's imagination or used in a fictitious manner. The names do not represent or intend to represent any specific "Real World" entity, person, or organization. Any resemblance to actual persons, living or dead, or actual events is purely coincidental.

**Not Financial Advice:** References to "Regulated Fund Administrators," "Settlement Layers," "Securities," or "Returns" are for illustrative purposes only. This document does not constitute an offer to sell securities, nor does it constitute legal, financial, or tax advice.

This document demonstrates how B-ROE Management bridges the gap between traditional municipal financing and the modern digital economy. The names do not represent or intend to represent any specific "Real World" entity, person or organization.

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# 1. Executive Summary

**The Challenge** The City of Homerville needed a Tier-1 professional sports stadium to anchor its downtown revitalization. However, traditional financing methods (100% taxpayer-funded bonds) were politically unviable and financially risky for the municipal budget.

**The Solution** B-ROE Management architected a **Digital Public-Private Partnership (PPP)**. By utilizing Web3 infrastructure and **Stablecoin** settlement rails, we enabled the Private Partner (The Team) to raise capital directly from the community and institutional markets, reducing the City's financial burden by over 70%.

## The Core Structure

- **Public Partner:** Homerville Stadium Authority (Land Owner).
  - **Private Partner:** J17ENTERPRISES, LLC (Team Operator).
  - **Strategic Integrator:** B-ROE Management.
  - **Financial Infrastructure:** Regulated Blockchain Settlement Layers.
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# 2. Market Context & Scale

To validate the scope of this blueprint, we look to current industry standards. A directly comparable project is the **Buffalo Bills Highmark Stadium Rebuild**.

## Industry Benchmark: The Highmark Stadium Project

- **Total Project Cost:** ~\$2.1 Billion
- **Public Funding:** ~\$850 Million (State of NY & Erie County)
- **Private Funding:** Pegula Family / NFL Loans / PSLs
- **Structure:** 30-Year Lease; Team covers cost overruns.
- **Timeline:** Opening 2026.

**The B-ROE Management Difference:** While the Highmark Stadium project relies heavily on traditional public funding (\$850M) and owner equity, the Homerville Blueprint demonstrates how **Digital Assets** can be utilized to offset this massive public burden. By tokenizing revenue streams, we reduce the taxpayer contribution while offering fans true asset ownership rather than sunk costs.

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### 3. Why This Model Outperforms Traditional Financing

We replaced the "Debt Model" with the "Asset Model." Here is how the B-ROE Management approach compares to the status quo:

#### A. Fiscal Responsibility (No "Bad Debt")

- **Traditional Model:** The City borrows the full amount. If the stadium fails, taxpayers are on the hook for 30 years of interest payments.
- **B-ROE Model:** The City funds only the core infrastructure (Land/Foundation). The vertical construction is funded by **Private Capital** raised through **Digital Asset Tokenization**. The risk is transferred from the taxpayer to willing private investors.

#### B. Speed of Capital Deployment

- **Traditional Model:** Contractors wait 60–90 days for bank draws to clear. This "cost of waiting" is often priced into bids, inflating project costs by 5-10%.
- **B-ROE Model:** We utilize **Stablecoin Settlement Rails**. When a City Inspector digitally verifies a milestone (e.g., "Steel Framing Complete"), funds are released to the contractor in seconds. This efficiency allows us to negotiate lower construction costs.

#### C. Radical Transparency (The "Voter Trust" Dashboard)

- **Traditional Model:** Project finances are a "Black Box," leading to public skepticism and accusations of corruption.
- **B-ROE Model:** We implement a public-facing **"Glass Ledger."** Voters and stakeholders can view a real-time Web3 dashboard showing exactly how public funds are being deployed into physical materials, building immense political capital for City leadership.

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### 4. The Financial Architecture: The "Split-Stack"

**Total Project Value: \$1.4 Billion (Est.)**

#### Public Contribution (~30%)

- **Source:** Municipal Bonds & Land Contribution.
- **Allocation:** Site Work, Foundation, and Public Infrastructure.
- **Control:** Funds are managed by a **Regulated Fund Administrator** and released only upon verified completion of work.

#### Private Contribution (~70%)

- **Source:** Private Capital Raise (The Team).
- **Method:** B-ROE Management coordinates a modern capital raise via:
  1. **Digital Seat Licenses:** Tradable seat rights (NFTs) sold to fans.

2. **Naming Rights Securitization:** Upfront monetization of future sponsorship contracts via security tokens.
  3. **Community Bonds:** Regulation A+ offerings allowing local residents to invest in the project debt.
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## 5. B-ROE Management Fee Structure

Our compensation model is designed to align strictly with the success of the project. We operate on a **"Performance-First"** basis, meaning we only maximize our revenue when the project is fully funded, on time, and on budget.

### Phase 1: Engagement & Strategy

- **Mobilization Retainer:** A customary engagement fee is required upon signing. This covers the initial Feasibility Study, Deal Architecture, and the setup of the proprietary Digital Deal Room.

### Phase 2: Operational Management (Base Fee)

- **Development Fee:** A competitive percentage of the Total Project Costs negotiated based on scope and complexity.
- **Structure:** This fee covers the day-to-day management of the project ecosystem, including vendor coordination, SEC filing oversight, and technology implementation. It is paid pro-rata over the construction timeline.

### Phase 3: Risk-Adjusted Incentives (Success Fee)

- **Performance Tranches:** A significant portion of B-ROE Management's potential compensation is **at-risk**. These fees are locked in a digital escrow and are only released upon the successful achievement of specific Key Performance Indicators (KPIs), such as:
  - **100% Capital Funding Secured.**
  - **Substantial Completion on Schedule.**
  - **Final Project Delivery Under Budget.**

*Note: Specific fee percentages and caps are determined during the Final Scoping Phase to ensure alignment with the project's unique financial modeling.*

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## 6. The Operational Roadmap

### Phase 1: The Foundation

**"Writing the Rules"** B-ROE Management coordinates the formation of the **Stadium Authority** and codes the **Smart Lease Agreement**, ensuring that the City's revenue share (Tax/Rent) is hard-coded and automated.

### Phase 2: The Capital Raise

**"Funding the Vault"** We oversee the Private Partner's capital raise, coordinating Licensed Broker-Dealers to issue the **Digital Seat Licenses** and **Naming Rights Tokens**. Construction does not begin until capital is secured.

### **Phase 3: The Trustless Build**

**"Automated Governance"** We deploy our **Smart Contract Draw System**. Payments to contractors are automated via **Stablecoin** based on verified milestones, eliminating administrative bottlenecks and ensuring the project moves at the speed of the private sector.

### **Phase 4: Operations**

**"The Automated Economy"** Upon opening, the stadium operates on a "Smart Split" revenue model. Every ticket sale triggers an instant, automated distribution of funds to the City (Tax), the Reserve Fund (Maintenance), and the Private Investors.

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### **Why Choose B-ROE Management?**

We are not just consultants; we are *Strategic Integrators*. We bridge the gap between traditional methods and today's innovation, implementing the blockchain, tokenization, and Web3 technologies that make complex deals possible.