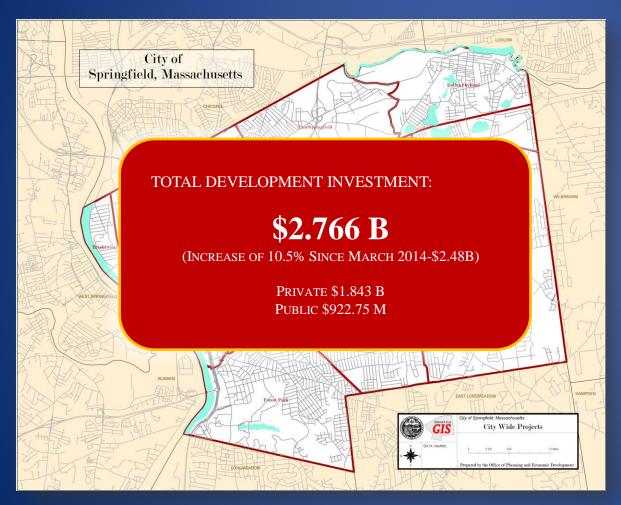
City on the Rise!

The Right Direction



Development Update



RECENTLY COMPLETED PROJECTS: (AS PER MARCH 2014 PRESENTATION)

\$612.57 M

(PRIVATE \$350.34 M/PUBLIC \$262.23 M)

COMPLETED PROJECTS: (SINCE MARCH 2014)

\$149.8 M

(PRIVATE \$112.55 M/PUBLIC \$37.25 M)

PLANNED/IN-PROGRESS PROJECTS:

\$1.817 B

(PRIVATE \$1.227 B / PUBLIC \$589.97 M)

DISASTER RECOVERY:

\$21.9 M (PUBLIC)

ROADWAY/SIDEWALK INITIATIVES:

\$11.4 M (PUBLIC)

FIRE STATIONS:

\$1 M (PRIVATE)

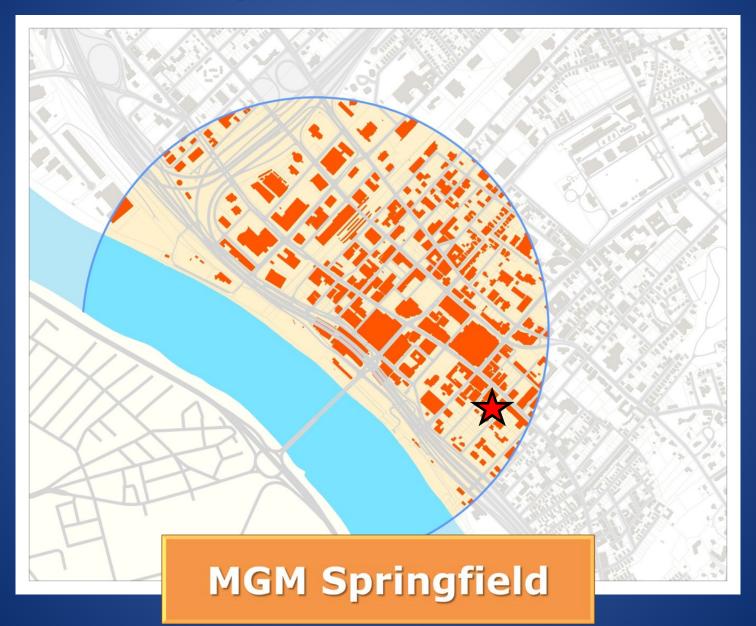
TAX INCENTIVE PROGRAMS:

\$152 M (PRIVATE)

Currently Underway

The Right Direction!

City on the Rise!



PROGRAM SPECIFICS:

- PROJECTED 480M IN GROSS REVENUES
- 2,000 Construction Jobs
- 3,000 FULL/PART TIME OPERATIONAL JOBS
- 117,500 s.f Casino
- 2,370 SLOTS
- 84 TABLE GAMES
- 250 ROOM, 4-STAR HOTEL
- 3,500 SPACE PARKING GARAGE
- 40 MARKET RATE RESIDENTIAL UNITS
- 41,332 s.f. of Pedestrian Scale Retail
- 49,983 s.f. of Dining/Beverage Services

ENTERTAINMENT:

- UNDERWRITE/PROMOTE THREE (3) EVENTS PER YEAR AT BOTH SYMPHONY HALL AND CITY STAGE
- FOUR (4) NEW EVENTS ANNUALLY AT THE MASSMUTUAL CENTER
- TWO (2) ADDITIONAL EVENTS PER CALENDAR YEAR EITHER AT THE MASSMUTUAL CENTER, SYMPHONY HALL OR CITY STAGE

NEW SECURITY ZONE:

- 15 NEW POLICE OFFICERS AND RELATED EQUIPMENT
- NEW SECURITY CAMERAS





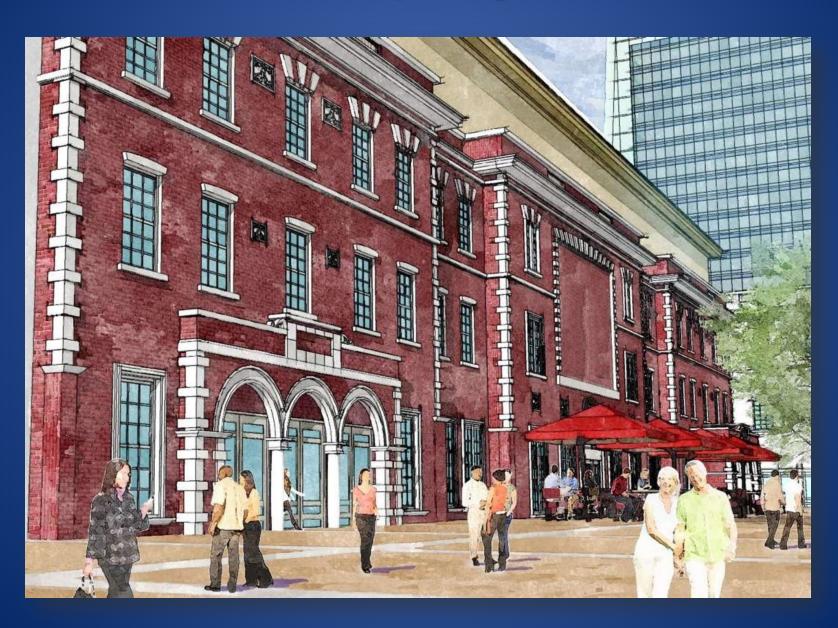
BASKETBALL HALL OF FAME/QUADRANGLE

- PARTNER WITH GREATER SPRINGFIELD CONVENTION & VISITOR'S BUREAU TO PROMOTE BOTH THE HALL OF FAME AND THE QUADRANGLE
- HOST ANNUAL EMPLOYEE FAMILY EVENTS AT BOTH THE HALL OF FAME AND THE QUADRANGLE
- Purchase of five hundred (500) tickets per calendar year for customer events and promotions at the Hall of Fame and the Quadrangle
- SIGNIFICANT SPONSOR OF THE MEN'S AND WOMEN'S BASKETBALL TOURNAMENTS
- SPONSOR OF THE SPRINGFIELD FALCON'S













City on the Rise!



PROGRAM SPECIFICS:

- RESTORATION OF TERMINAL BUILDING
- RESTORATION/REACTIVATION OF PASSENGER TUNNEL LINKING TERMINAL BUILDING AND LYMAN STREET
- CONSTRUCTION OF 26-BAY BUS TERMINAL AND 377 SPACE, ON-SITE PARKING GARAGE
- ACTIVATION OF 66,000 S.F. OF LEASABLE COMMERCIAL SPACE

IMPROVED REGIONAL RAIL SERVICE

- 73 M IN IMPROVEMENTS OF TRACK BEDS ALONG THE KNOWLEDGE CORRIDOR BETWEEN NEW HAVEN, CT AND VERMONT
- 25 TRIPS PER DAY TO HARTFORD/NEW HAVEN
- NEW SERVICE TO VERMONT/ NEW PLATFORMS CONSTRUCTED IN HOLYOKE, NORTHHAMPTON AND GREENFIELD
- ONGOING STUDY FOR IMPROVED RAIL SERVICE TO BOSTON



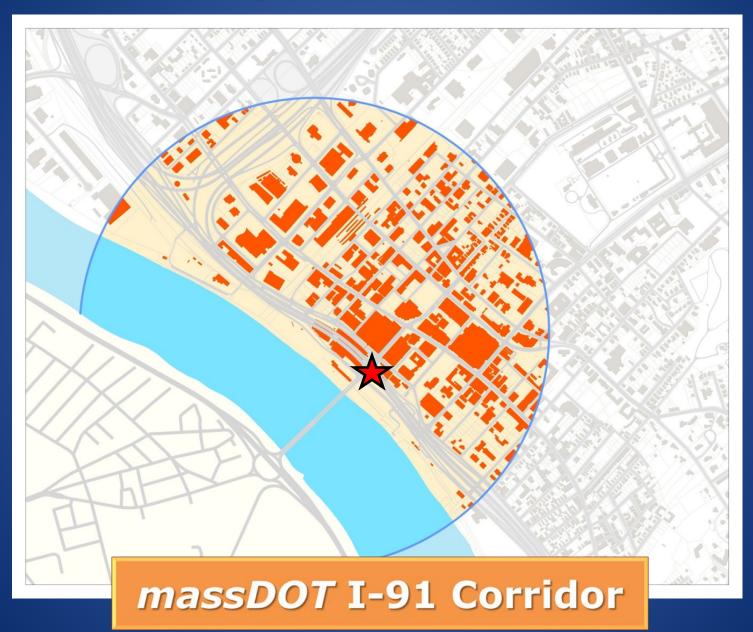








City on the Rise!



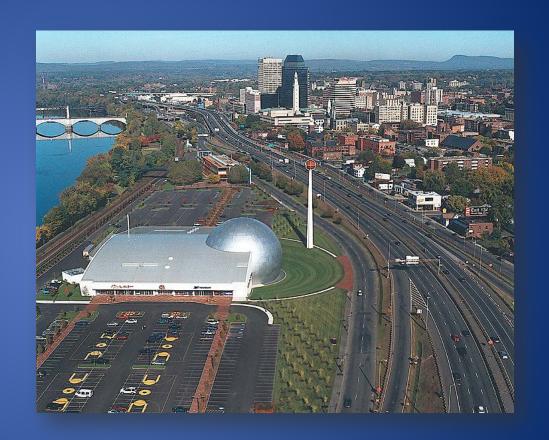
massDOT I-91 Corridor

PROJECT SCHEDULE

- CONTRACT AWARD APRIL 2015
- NOTICE TO PROCEED APRIL/MAY 2015
- Preconstruction Meeting May 2015
- END DATE FALL/WINTER 2017

TRAFFIC MANAGEMENT PLAN

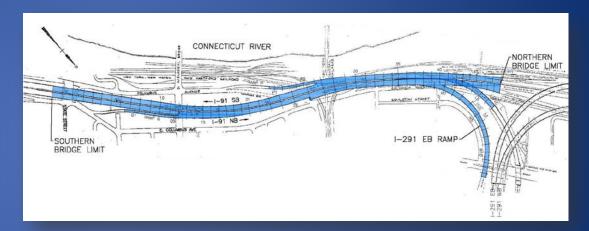
- 2 LANES IN EACH DIRECTION TO BE MAINTAINED
- SELECTED RAMPS TO BE CLOSED FOR DURATION OF THE PROJECT
- ACCESS TO DOWNTOWN AND LOCAL BUSINESSES TO BE MAINTAINED VIA EAST COLUMBUS AVENUE AND HALL OF FAME WAY
- MAINTAIN ACCESS TO/FROM I-291



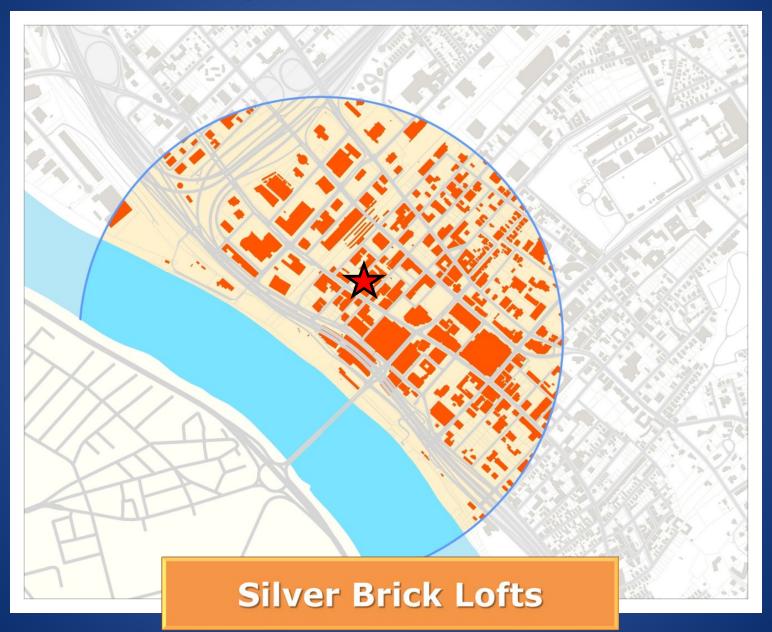
massDOT I-91 Corridor

TRAFFIC MITIGATION EFFORTS

- POLICE DETAILS AT CRITICAL INTERSECTIONS DURING PEAK HOURS
- COMPREHENSIVE MONITORING OF KEY INTERSECTIONS
- MONITORING CAMERAS
- REAL TIME TRAFFIC MANAGEMENT SYSTEM
- INCIDENT RESPONSE OPERATIONS
- MASSDOT TO USE ALL AVAILABLE RESOURCES TO COMMUNICATE PROJECT INFORMATION (I.E. BROADCAST/PRINT MEDIA, SOCIAL MEDIA, WEBSITES, SIGNAGE, RADIO, ETC.)



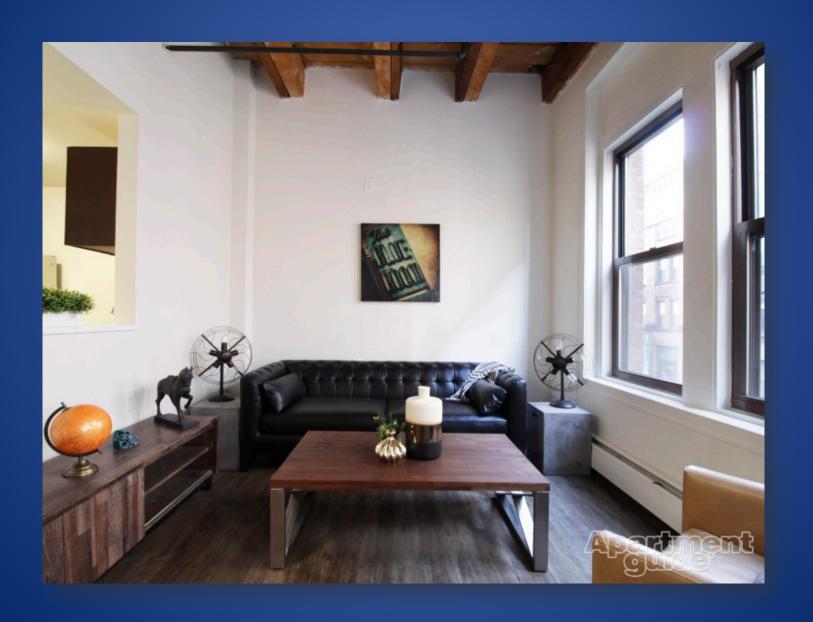
City on the Rise!



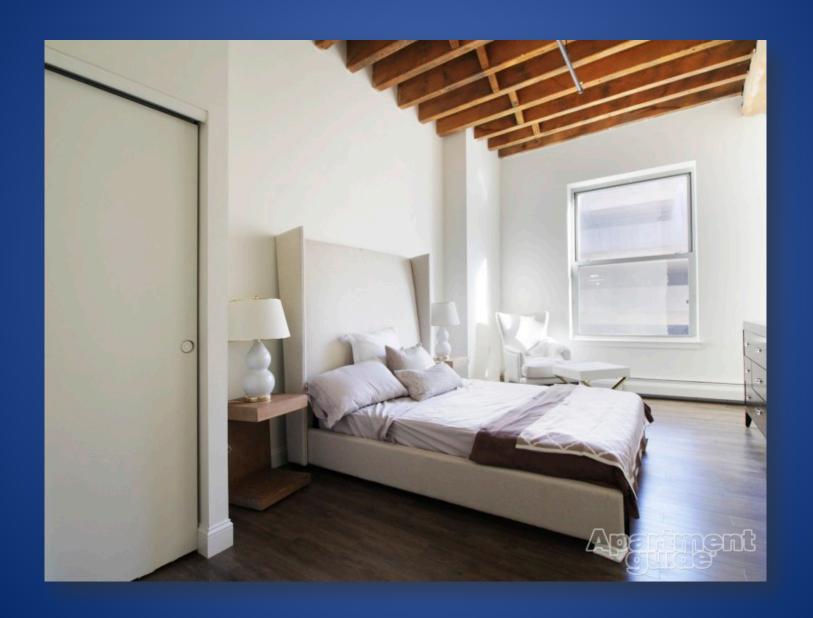
PROJECT:

- FORMER MORGAN SQUARE APARTMENTS
- \$17 M INVESTMENT
- RENOVATIONS OF 266 MARKET RATE/DOWNTOWN APARTMENTS









City on the Rise!









INNOVATION CENTER



City on the Rise!

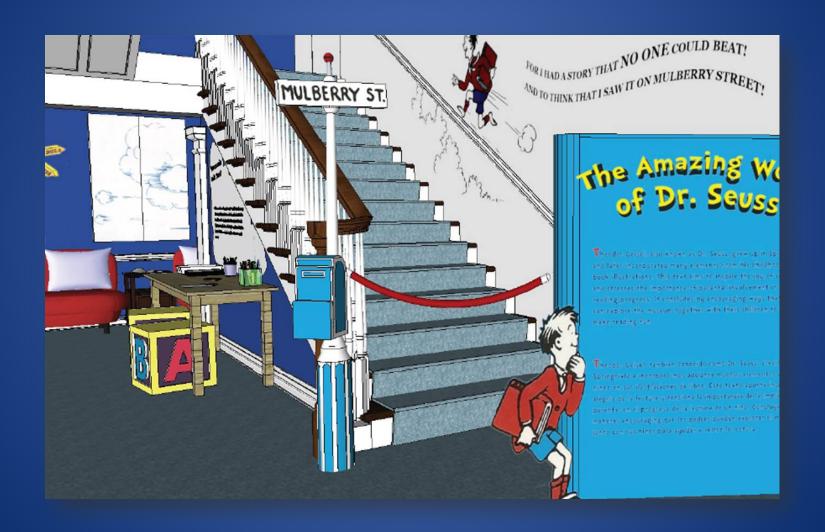


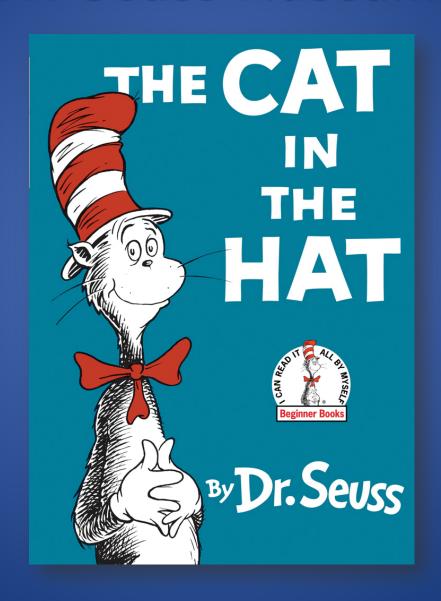
PROJECT SCHEDULE

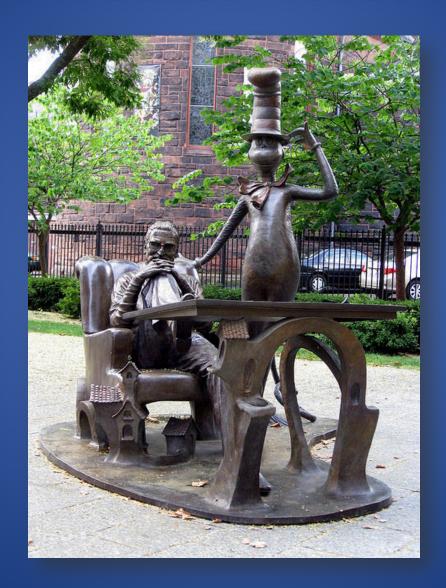
- Amazing world of Dr. Seuss Museum opening 2016 in the William Pynchon Memorial Building
- 2ND FLOOR OF MUSEUM TO OPEN IN 2017 AS A RE-CREATION OF THEODORE GEISEL'S STUDIO
- EXPECTED TO INCREASE VISITATION TO THE SPRINGFIELD MUSEUMS BY 25%





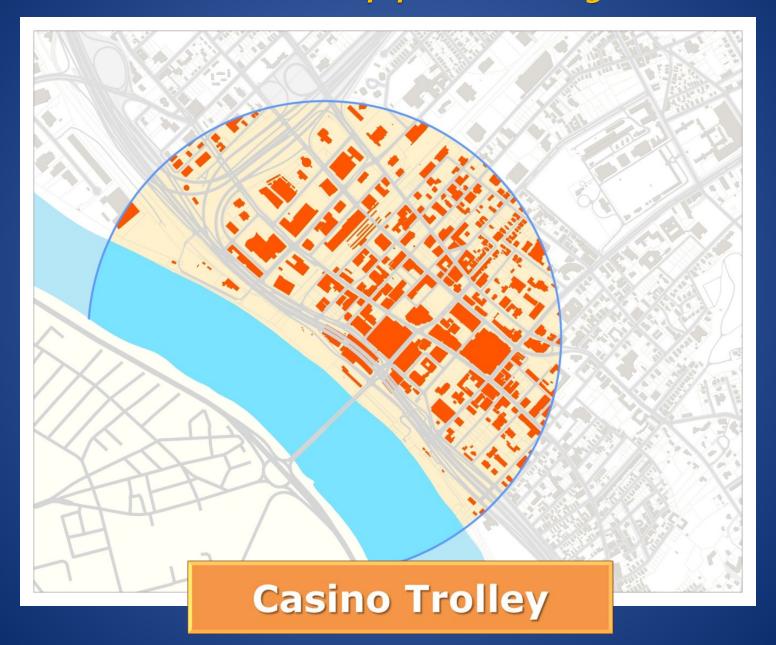






Dr. Seuss Museum





Casino Trolley

- MGM Springfield in partnership with the Pioneer Valley Transit Authority to create downtown trolley service
- MGM Springfield to provide capital investment for two (2) trolleys. Investments to include operation, maintenance and marketing costs.
- STOPS TO INCLUDE:
 - Union Station
 - Quadrangle
 - MASSMUTUAL CENTER
 - SYMPHONY HALL/CITY STAGE
 - RIVERFRONT PARK
 - BASKETBALL HALL OF FAME
 - Civic Institutions
 - Local Business Accommodations
 - HOTELS

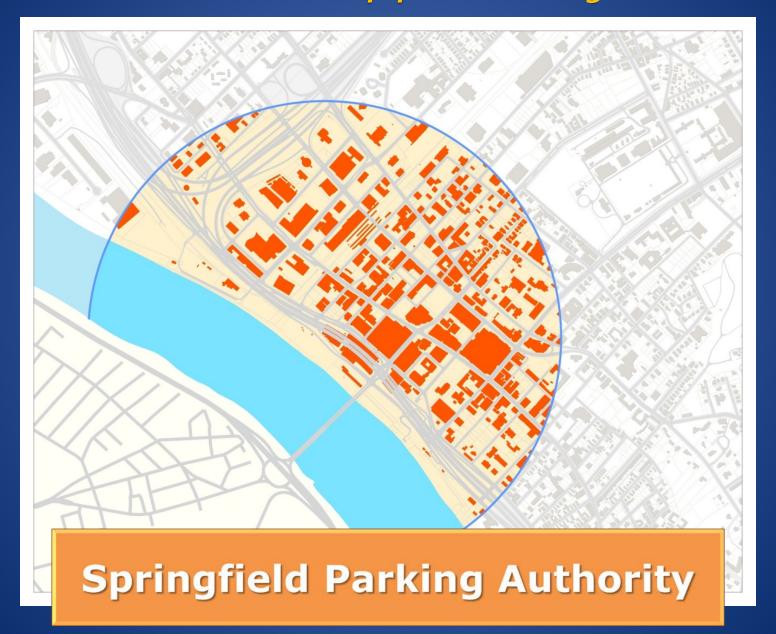


Casino Trolley





Springfield Integrated Downtown

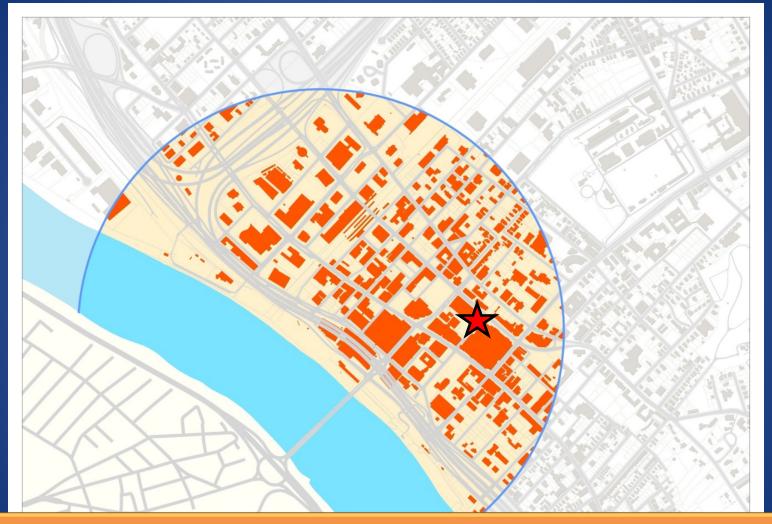


Springfield Parking Authority

- RECENTLY UNDERWENT REFINANCING NOW FINICALLY STABLE
- PARKING FACILITIES AT NEAR FULL CAPACITY
- PARTNER WITH THE MASSMUTUAL CENTER IN POSSIBLE EXPANSION







Civic Center Garage Site/Expansion of MassMutual Center

Civic Center Garage/Expansion

- CONCEPT TO CREATE ADDITIONAL CONVENTION CENTER SPACE WITH PARKING
- Need to replace 1,232 space Civic Center Garage built in 1971
- EXPECTED TO INCREASE MASSMUTUAL CENTER ACTIVITY
- RENOVATION OF PYNCHON PARK AND CONNECTION TO MUSEUMS

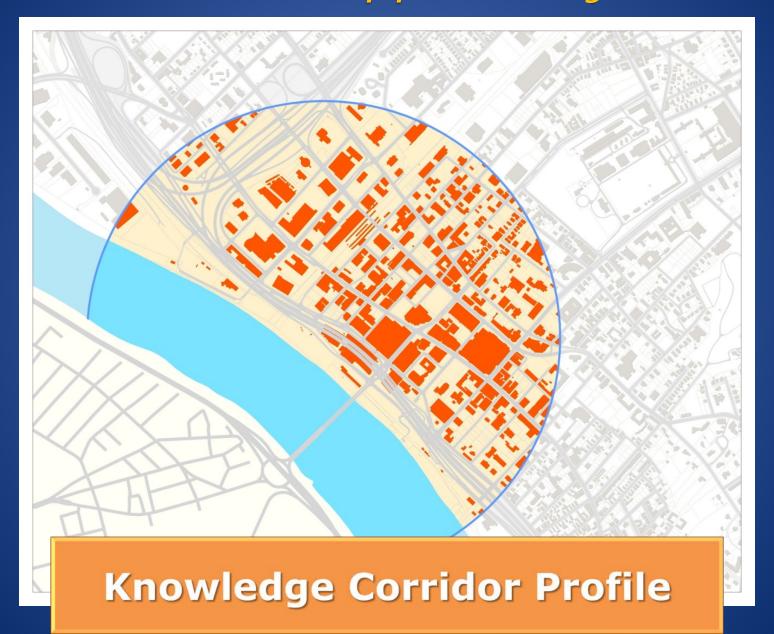


Civic Center Garage/Expansion



Pynchon Park/Museum Connection

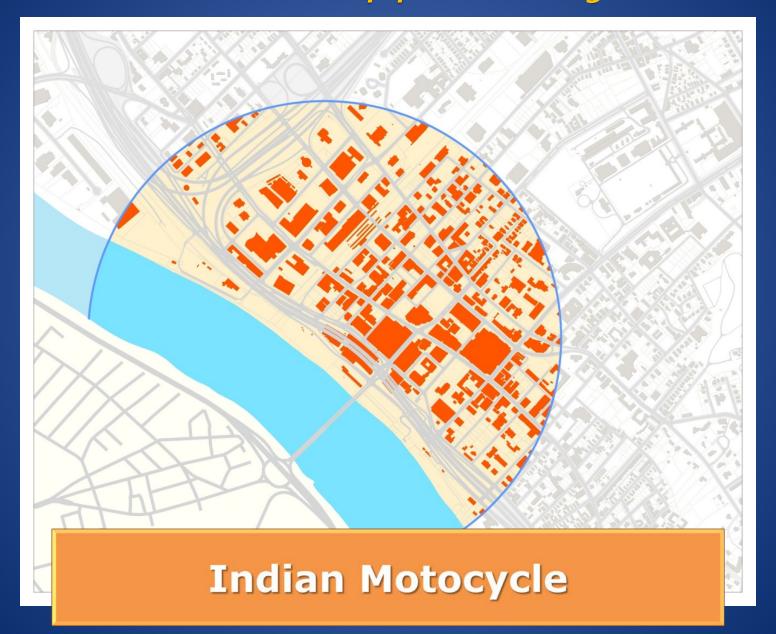




Knowledge Corridor

- HARTFORD/SPRINGFIELD CORRIDOR ENCOMPASSES A WORKFORCE OF 1.34 MILLION, TOTAL POPULATION OF 2.77 MILLION AND 64,000 BUSINESSES
- SECOND LARGEST CONCENTRATION OF HIGHER-EDUCATION INSTITUTIONS IN NEW ENGLAND INCLUDING 41 COLLEGES AND UNIVERSITIES WITH 215,000 STUDENTS
- INTRODUCTION OF COMMUTER RAIL NETWORK FROM SPRINGFIELD TO NEW HAVEN IN 2016

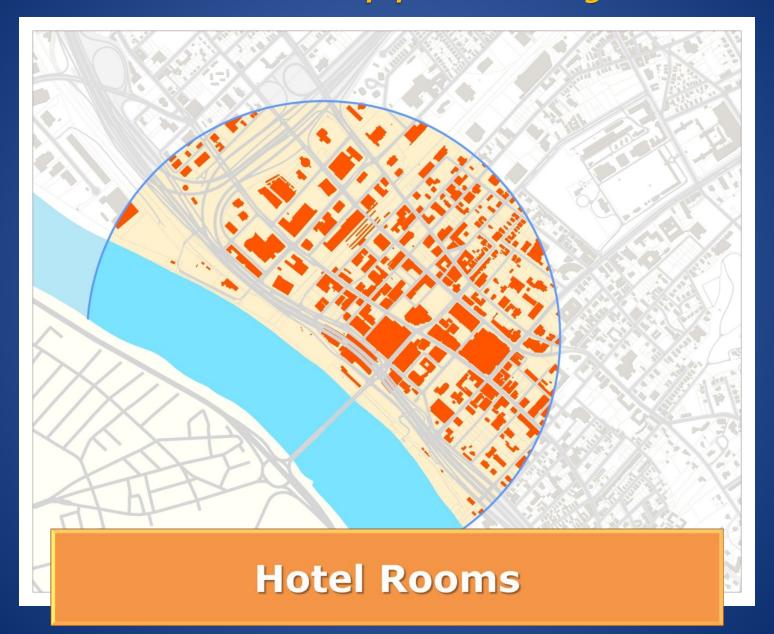




Indian Motocycle

- LONG DORMANT MASON SQUARE FIRE STATION AND INDIAN MOTOCYCLE "B" SOLD TO FIRST RESOURCE DEVELOPMENT
- \$25 M REDEVELOPMENT PLAN
- RENOVATION OF 139 EXISTING UNITS
- DEVELOP 75 NEW LOFT-STYLE APARTMENTS





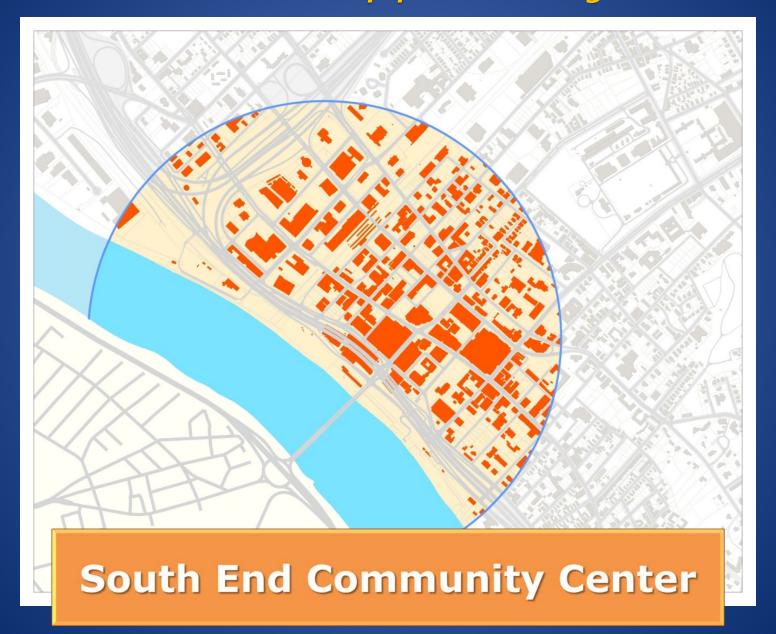
Hotel Rooms

PROJECT:

- CURRENT DOWNTOWN HOTEL ROOM COUNT: 917
- New Projects: Hampton Inn, Holiday Inn Express, Court Square Boutique, MGM Tower
- New projects to add 599 new rooms for a total of 1,516 rooms
- ENHANCES ABILITY TO ATTRACT CONVENTIONS ALONG WITH THE NEW MGM AMENITIES



Sheraton



South End Community Center

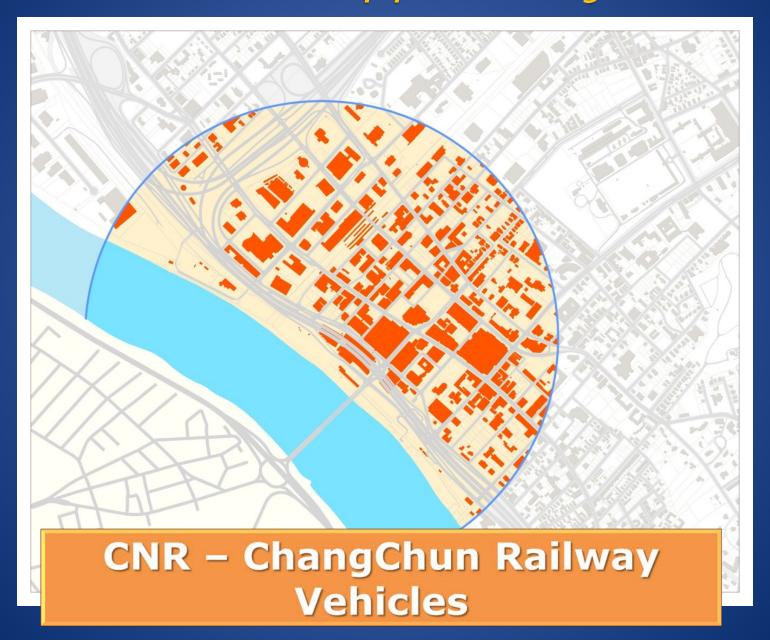
PROJECT:

• REPLACEMENT OF THE HOWARD STREET FACILITY WHICH WAS DESTROYED DUE TO THE JUNE 1ST TORNADO

- To be located on a portion of the Emmerson Wight Park
- \$8 M TOTAL COST
- TO INCLUDE INDOOR AND OUTDOOR BASKETBALL COURTS, CLASSROOMS, FITNESS ROOM AND ADMINISTRATIVE OFFICES







CNR

- \$65 M RAILROAD CAR MANUFACTURING
 OPERATION AT THE FORMER WESTINGHOUSE SITE
- 220,000 S.F. FACTORY
- INCLUDES TEST TRACK, ENGINEERING, RESEARCH
 & DEVELOPMENT AND ADMINISTRATIVE OFFICES
- 150 PRODUCTION JOBS WITH POSSIBLE EXPANSION OF UP TO 300 JOBS
- CONSTRUCTION TO BEGIN IN 2016/PRODUCTION OF FIRST RAIL CARS IN 2018



CNR



City on the Rise!

This presentation can be found at:



http://tinyurl.com/cityontherise