

THE CHICAGO CONSULTANTS STUDIO, INC.

February 8, 2017

TO: Kevin Kennedy, Chief Development Officer
Phil Dromey, Deputy Director of Planning
*Office of Planning & Economic Development
City of Springfield, MA*

FROM: Kim Goluska

RE: *MGM 50% Construction Documents Submittal Summary Report*

The attached document dated February 8, 2017 is the final-for-distribution of CCS' HCA Compliance Review related to the 50% Construction Documents Submittal. It reflects all comments received from the City's internal review as well as comments received from MGM to ensure the report does not contain any proprietary information. As such, we understand this document is ready for public release by the City as part of the City's ongoing and continued oversight of the MGM casino redevelopment per the HCA.

As the document states, the plans, design and programmatic advancement of the MGM casino development are well on their way toward achieving for Springfield a precedent-setting urban investment in downtown Springfield as envisioned and anticipated by the City's leadership. Both MGM and the City's leaders should be congratulated for this collaboration that has achieved great progress to-date as it will definitely establish a new and exciting paradigm through the incorporation of a mixed-use casino product in the heart of an urban downtown. As long as MGM continues to deliver on the quality and character contained in the 50% submittal, and the City leadership continues to be vigilant in its oversight role in that regard, Springfield will have an end-product which will be a source of civic pride and economic development energy. We believe it is also important to note that the City's oversight role has been both rigorous and collaborative with MGM whereby the final design and development details have been enhanced through the City's substantive input, rather than it merely being a simple check on compliance.

At this point in the development process, it is also important and timely to highlight the need for the City to undertake the "Implementation Blueprint" process contemplated by and stipulated in the Host Community Agreement. The MGM Springfield Casino will be a success, but for Springfield to truly leverage that success and achieve long-term enhancements and economic development advances for downtown and the nearby neighborhoods, the Implementation Blueprint is critical in engaging civic and business leadership. It will serve to anticipate the inherent opportunities to utilize the MGM casino investment to enhance convention business, tourist visitation, Main Street revitalization, downtown residential and related collateral development. The Implementation Blueprint is an important facet of the City's ongoing role, as it will provide opportunities where enhanced regulatory guidelines, controls and/or incentives are required to encourage and guide related redevelopment investments in the downtown area.