

PROJECT VISION

MGM Springfield will be designed and developed around a focus on the things that matter most to guests and the residents of Springfield: product quality, service excellence, sustainability and community involvement. This will be accomplished by:

- Mixing heritage and modern architecture in a way that is warm and inviting and maintains an iconic connection to Springfield’s proud history.
- Leveraging the scale and depth of MGM Resorts’ resources to deliver a truly outstanding entertainment experience.
- Creating a sustainable destination resort that is linked to the community and extends far beyond the bricks-and-mortar into the reinvigorated business fabric of Main Street and the Downtown, to Springfield’s enhanced Riverfront and to the City’s new multi-modal transportation hub, Union Station.
- Promoting and using the Union Station transportation hub to attract customers from around the region in a sustainable way, and developing a trolley bus service that connects many of Springfield’s cultural and entertainment venues.
- Utilizing the site’s immediate highway access to avoid Downtown transportation congestion (90% of traffic will come directly from I-91).

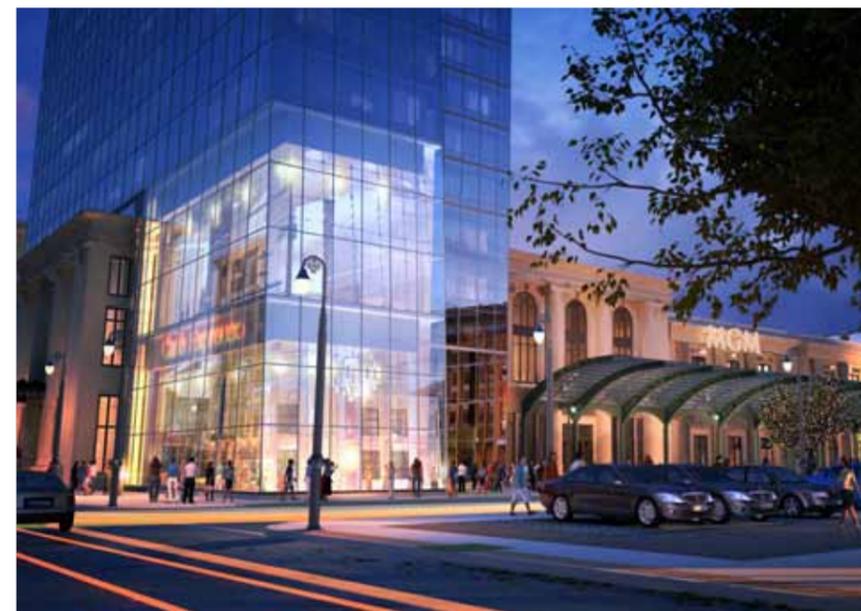
Our \$850 million multi-use plan envisions an exciting and lively residential, retail, dining and entertainment district that preserves much of Downtown's most iconic architecture while rebuilding the city's hardest-hit Downtown neighborhood. Our renaissance project will reinvigorate the Downtown and bring new life, new visitors and new reasons to be proud of Springfield.



MassMutual Center Connection

CORE BLOCK

- Site:** Between State and Union Streets, and Main Street and Columbus Avenue
- Hotel:** 294 rooms (274 standard guest rooms and 20 VIP suites)
- Casino:** 125,000 sq. ft. (3,100 slots, 100 tables)
- Spa:** 9,400 sq. ft.
- Child Care Center:** Three-shift, on-site facility
- Parking:** 4,800 parking spaces (free to residents 8 a.m.–5 p.m., Mon – Fri)
- Meeting Space:** 40,000 sq. ft (14,000 sq. ft. main ballroom)
- Apartments:** 54 units (700 sq. ft. singles, 1,200 sq. ft. doubles, and 1,700 – 2,000 sq. ft. three bedrooms)
- Office:** Refurbish 85,000 sq. ft. of 1200 Main Street (old MassMutual)
- Entertainment Square:** Eight-screen theatre, 18-lane bowling, shops, restaurants, free outdoor public entertainment plaza
- Restaurants:** 10 venues (ranging from Steakhouse, to Buffet, to a food market anchored by local brands such as La Fiorentina, Frigo’s, and Red Rose Pizzeria, an Irish pub and a sports bar)
- Retail:** 43,000 sq. ft (approximately 20 shops)



Union Station

ANCILLARY DEVELOPMENT

- MGM Springfield Training Institute: 44,000 sq. ft. lease at Union Station for hiring center, training rooms and regional call center
- Riverfront Park: Redeveloped Riverfront Park with outdoor summer plaza and winter community skating rink
- Physical permanent connection to the MassMutual Center to facilitate increased access



Riverfront Park

MGM RESORTS HAS LISTENED

Our project is inspired and designed by the feedback we received from the community of which we hope to become a part:

- The Springfield hotel owner community told us they were worried about competing hotel rooms: **We designed a modest 300-room hotel tower.**
- Citizens talked about their pride in the architecture in the Downtown area: **We incorporated three of the iconic buildings (1200 Main Street, 73 State Street, and the old Armory) on our site into our project design.**
- The Massachusetts Convention Center Authority expressed concern about competition for the MassMutual Center: **We reduced our meeting space program, committed to physically connect to the MassMutual Center, and to co-promote events at the center.**
- We listened to local businesses and citizens concerned about the Downtown area closing down on weeknights and on weekends: **Our proposal establishes a dynamic entertainment district featuring free public entertainment, a bowling alley, movie theater, and shops, including landmark local institutions such as Frigo's, Red Rose Pizzeria, La Fiorentina and Langone's Florist.**

COMMUNITY INVOLVEMENT

MGM Resorts has been active in the Springfield community since first beginning its due diligence in April. Between April and our August 22, 2012 public announcement, senior members of MGM Resorts, along with the members of our dedicated Springfield team (both Las Vegas-based and locally) have been on the ground, meeting with the Springfield community — all aspects of the community, from government to business to residents, from affluent to impoverished and with the Italian, Irish, Hispanic and African-American communities.

- Endorsement of South End Citizens Council
- More than 200 community meetings to date
- Nine Neighborhood Council presentations (three endorsements to date)
- Police and Fire Union Endorsement
- Square One Letter of Intent for Managed Day Care Center
- Bright Nights Sponsorship
- Lead Sponsor of Armor and Falcons Teams
- Stone Soul Festival Platinum Sponsorship
- South End Community Center After School Program Support

MGM RESORTS LEADS BY EXAMPLE

- MGM Resorts is the only Applicant that has successfully developed and operated a destination resort at a cost at or in excess of \$800 million.
- MGM Resorts is the only Applicant that generates greater than 50% of its companywide revenues from non-gaming sources and has the capability to deliver complete vacation experiences to the widest possible customer base.
- MGM Resorts operates 10 destination resorts, which include 40,000 hotel rooms, 15 theaters and two arenas, in the most competitive tourist and gaming market in the world. Operating such a vast number of high quality rooms and entertainment venues means we have second-to-none relationships with online travel agencies, bricks-and-mortar travel agencies, entertainers, entertainment content providers, meeting planners, airlines and many other strategic partners.
- MGM Resorts is the only Applicant that has successfully developed and operated a destination resort that is LEED Gold-certified. MGM Resorts believes that ensuring a secure, robust and sustainable gaming market also means building sustainable and environmentally friendly projects.

EXCISED MATERIAL



JOBS

- 3,071 direct permanent jobs
- 2,000 direct construction jobs
- Commitment to []% of jobs for residents of the City of Springfield
- Target of []% for MWDBE contractors and vendors during construction and operations
- Reached neutrality agreement with UNITE HERE and other affiliated unions on December 17, 2012