

TOWN OF EAST WINDSOR BOARD OF SELECTMEN

SPECIAL MEETING

Saturday, February 25, 2017

2:00 p.m.

Auditorium, East Windsor High School
76 Rye Street, East Windsor, CT. 06088

AMENDED Meeting Minutes

***** *Draft Document subject to Board Review/Approval* *****

Board of Selectmen:

Robert Maynard, First Selectman
Richard P. Pippin, II, Deputy First Selectman
Jason Bowsza, Selectman
Dale Nelson, Selectman
Steve Dearborn, Selectman

TIME AND PLACE OF SPECIAL MEETING:

First Selectman Maynard called the Meeting to Order at 2:04 p.m. in the Auditorium of the East Windsor High School, 76 South Main Street, East Windsor, CT.

PLEDGE OF ALLEGIANCE:

Those citizens assembled stood to recite the Pledge of Allegiance.

ATTENDANCE:

Board of Selectmen: Robert Maynard, First Selectman; Richard P. Pippin, II, Deputy First Selectman; Jason Bowsza; Dale Nelson; Steve Dearborn.

Guests: **Legal Counsel:** Michael Andreana, Esquire, of Pullman & Comley, representing the Town of East Windsor regarding Development Agreement with MMCT Venture, LLC.; **East Windsor Police Department:** Chief Edward DeMarco, and Deputy Chief Roger Hart.

First Selectman Maynard introduced Attorney Michael Andreana who has been working with the Town regarding the Development Agreement. Attorney Andreana noted he is with the law firm of Pullman & Comley; he has been representing the Town as the Town Attorney regarding

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discussions with MMCT Venture. Attorney Andreana indicated it's been a long and technical process which has picked up in the last week. The work was finalized yesterday morning. Attorney Andreana then reviewed a summary of the Development Agreement. He noted that MMCT will pay a one-time up front amount to the Town prior to the casino's opening; subsequent annual payments will follow until the casino closes. Real and personal property taxes will be paid at the assessed value until the casino opens; subsequent payments will be based on a fixed assessment for a 5 year period. The assessed value will return to the current value after that period. MMCT has agreed to employ 4% of East Windsor residents for the anticipated construction and operating jobs. MMCT will hold two job fairs to encourage East Windsor residents to apply for positions. MMCT will procure a specified value of local goods and services annually. MMCT has agreed to reimburse the Town for a specified amount of the cost related to negotiation of this agreement, and other related potential costs. MMCT will indemnify the Town for specified situations. The agreement will continue until the casino closes. Expansion of the casino, and the potential additional impact to Town services, will be renegotiated.

Attorney Andreana concluded his comments. First Selectman Maynard opened discussion to the public.

PUBLIC PARTICIPATION:

The public was asked to keep their remarks to 2 minutes.

Reverend Denise Terry, 2309 Canyon Ridge Drive, Broad Brook, CT. 06016:

Reverend Terry reported on an upcoming forum opposing the casinos. Reverend Terry urged people to contact their legislator regarding this proposal. She suggested it's becoming increasingly clear that they will turn this down. This is a terrible deal the tribes are offering. She referenced an agreement with Palmer, MA for \$25,000,000 per year, and a similar offering from MGM to Springfield. She also referenced Attorney Andreana's comment regarding 68 local jobs. Reverend Terry suggested the tribes didn't guarantee they would use Connecticut laborers, and acknowledged it's cheaper to use Massachusetts labor because they have lower worker's compensation taxes. Reverend Terry cited there will be 1400 jobs coming in from outside Connecticut. The tribes said they will give first dibbs to the people laid off from other facilities.

Mike Savelyev, 49 Highland Avenue, Broad Brook, CT. 06016: is opposed to the casino.

This seems like a done deal. He questioned First Selectman Maynard what's the democratic process; there is no referendum – why? What's the next step in the State level where he could voice his opposition? Mr. Savelyev felt not having a vote isn't democratic; we're voting on every crack in the sidewalks. Mr. Savelyev felt this was a hasty meeting; he heard about it from a friend. He couldn't find it on the Town website.

Regarding a referendum, First Selectman Maynard reported the property on which the cinema is located is zoned for commercial entertainment, which includes the casino. If we allowed the town to vote on how a private property owner builds his house, or paints it, that's up to the PZC (Planning and Zoning Commission). We can't have a referendum over-riding a PZC regulation.

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First Selectman Maynard apologized for the haste but they didn't know until 10 o'clock Thursday, and there is some haste to report to the State legislators. Attorney Andreana cited the local approval; he noted the Charter touches on this by giving the First Selectman the ability to enter into agreements after approval from the Board of Selectmen.

Regarding the State legislators, Attorney Andreana indicated that nothing happens until the legislature acts to legalize commercial gaming on private property.

Bill Loos, 44 Melrose Road, Broad Brook, CT. 06016: Mr. Loos reported he has been a resident for 81 years, and was a member of the Broad Brook Fire Department for 60 years. He grew up and worked here all his life. Mr. Loos felt the agreement was good for East Windsor. The Board of Selectmen and First Selectman Maynard spent many hours to get to this point, and they worked on it until midnight Thursday. The property is zoned for entertainment; we had the cinema there, this just needs to go to Zoning. The property has all the necessary utilities – sewer, gas, fire protection. The property is located at the intersection of I-91, Route 5, and Route 140; it's a perfect spot for the casino. If they were proposing it for a property near Ellington he would oppose it.

Al Rodrigue, 6 Mahoney Road, East Windsor, CT.: Mr. Rodrigue reported he's lived in town for over 50 years; he isn't a newbie. His children and grandchildren grew up in town. He referenced various companies that have come and gone – Hamilton Standard, the Mushroom factory, Railroad Salvage, and others. Now is the time to use this vacant property. This seems to be a good agreement for the town.

Regarding the concerns for gambling what about church bingos, fund-raising raffles, any other game of chance, the State lottery? Mr. Rodrigue reported he is in favor of this. He felt East Windsor will benefit from it; he felt there will be little impact on the town.

Paul Anderson, 89 Main Street, Broad Brook, CT.:

Mr. Anderson reported he's been in town since 1971. He was a little disappointed regarding local employment would be about 68 jobs, although that doesn't mean the number won't be bigger.

Other concerns include: he's heard now that 50% of the building square footage will be food and beverage, retail, entertainment. He had heard before this wasn't meant to be a destination but to a limited degree it appears it might be. Mr. Anderson suggested he wouldn't mind if it included the entertainment.

He also noted the total agreement is 20 pages. One of his concerns is for the Board of Selectmen making comments for the Warehouse Point Fire District, which is autonomous.

Mr. Anderson suggested in general he is in favor of the casino.

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Cindy Daly, 108 Scantic Road, East Windsor, CT.:

Ms. Daly reported she's thrilled if the casino comes to East Windsor, although she does have concerns for the police, EMTs and fire services. All of them are great and she has great respect for them. These ladies and gentlemen can't operate on a shoe string now; how will the casino help them? First Selectman Maynard suggested the \$3,000,000 annual payment is to offset the impact on public safety services and the school system. Chief DeMarco advised the public Police Department staff did significant research on potential impact to the community. He heard comments from the audience regarding money offered to Springfield and Palmer, MA. The Police Department didn't want to use Springfield or Palmer because they aren't the same size as East Windsor so they looked at towns similar in size. The MMCT want to be good neighbors, and partners to the community. The \$3,000,000 will be given to the town and the Board of Selectmen will decide where the impacts are being felt regarding public safety and education.

Bob Lyke, 80 Rye Street, Broad Brook, CT.: Mr. Lyke suggested he's almost as ardent as Selectman Dearborn regarding the positive benefits for the town. This isn't a done deal. His initial reaction was cautious because of his childhood experiences living near a racetrack, and because other family members do business with Las Vegas casinos. Mr. Lyke reported he's been an advocate for an Economic Development consultant for years; the \$6,000,000 will go a long way towards a Town Manager position or an Economic Development consultant. Regarding the reimbursement option in the agreement, he hoped it includes lobbying efforts in Hartford. Regarding the 68 employees, that's not enough for East Windsor, and he would like to see a caveat to hire veterans.

John Burnham, 178 Scantic Road, East Windsor, CT. – Chairman of the Warehouse Point Fire District: Mr. Burnham reported the Warehouse Point Fire District hasn't been totally involved in this agreement; he assumed the \$3,000,000 included compensation to the Warehouse Point Fire District. Mr. Burnham cited past dealings with the Town/Board of Selectmen; he's concerned the money will go elsewhere. Mr. Burnham referenced comments made regarding summarization of the agreement regarding assessed value; he assumed the District will tax the property at the assessed value. Mr. Burnham also hoped any allocation to the Warehouse Point Fire District will include compensation for the District Fire Marshal; they expect an equal slice of the pie.

Brianna Stronk, 6 Gardner Street, East Windsor, CT.: Referencing the baby in her arms Ms. Stronk indicated "this" is the reason she doesn't want to see a casino coming to East Windsor. With regard to the person to contact to make your voice heard she suggested people contact their State legislators; there are also two Facebook groups in opposition to the casino. Ms. Stronk referenced excerpts from the agreement, suggesting the language is misleading. Ms. Stronk suggested people's property values will go down more than they anticipate as a result of the casino. She also cited the cost needed to cover an English language program in the school system. Ms. Stronk cited concern for increased crime, money laundering, etc.; there is a lot that can potentially go wrong.

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Steve Wandzy, 6 Gardner Street, East Windsor, CT.: Mr. Wandzy reported he's lived in East Windsor, Windsor Locks, or Ellington all of his 45 years. Mr. Wandzy suggested to compare the vote of the people to what color he paints his house is ludicrous and disrespectful. He would like to continue his taxpaying life in East Windsor but he feels the casino will bring in significant long term issues. Mr. Wandzy also cited the addiction of gambling which causes people to commit crimes which causes the police to need to deal with it. Mr. Wandzy begged everyone to get informed.

John Simonelli, 71 Depot Street, Broad Brook, CT.: Mr. Simonelli indicated he understands the concerns. For ten years the town has been stuck in neutral and can't pass a budget. If we can't pass a budget then we must increase the Grand List and we've done a terrible job of that. We are not growing. He understands the downside and risks but the prospect of additional businesses, such as restaurants, and the additional jobs, and the addition to the Grand List will be benefits. Mr. Simonelli reported he lives near Mill Pond; we have problems in town already. If you don't realize that you've had your head in the sand. Mr. Simonelli felt the town can handle the casino.

Sean Emerson, 13 Omelia Road, Broad Brook, CT.: Mr. Emerson felt it was an issue of hedging your bets on both sides. Both of the casinos are in southeast Connecticut 3 ½ hours away from Boston. For the tribes to minimize their losses is to hedge their bets and be competition to MGM. In 5 years they may decide to leave. If you were traveling I-91 and you had a choice would you stop here or keep going? Mr. Emerson feels this is bad for East Windsor.

Kathy Bilodeau, 343 Scantic Road, East Windsor, CT.: Mrs. Bilodeau reported she's been here for 20 years and has been on the Board of Education for ten years. She has some concerns regarding the effect of the casino on the school system. With regard to the \$3,000,000 to mitigate the impact on police, fire, and the schools, her concern is the Board of Selectmen will be deciding how the money will be allocated. Is there anything in the proposal to take care of the Board of Education or the children? Can she be sure there will be an agreement between the Board of Education and the Board of Selectmen regarding the allocation of the funds for the needs of the additional children? Mrs. Bilodeau cited the school system is good today; she doesn't want to see it lost because of a family that has needs. Mrs. Bilodeau noted that boards in town change over time; she needs to be sure the needs of the school system will be met.

First Selectman Maynard reported he also was a member of the Board of Education, and also taught school; he also has concerns for the students. He will do everything he can so the school system will get their share of the \$3,000,000; he suggested the Board of Selectmen can make an ordinance to deal with the payment vs. the expenditures.

Marie DeSousa, 10 Rice Road, Broad Brook, CT., and Laurel Court, Warehouse Point, CT.: Mrs. DeSousa questioned the ability to double the capacity of the facility in the future but the agreement is a fixed rate for 5 years – if they double the property her concern is the mill rate of the Warehouse Point Fire District. Mrs. DeSousa agreed the casino needs to come to East

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Windsor; it's deplorable to see the blighted buildings in town. We need the casino for the tax revenue. Mrs. DeSousa is also concerned regarding the negativity for public education. She is sure the Board of Selectmen will do the right thing regarding the expenditures. She didn't feel there will be a lot of impact. Regarding housing for the new people, Mrs. DeSousa suggested we don't have a lot of housing in East Windsor now; we may need it in the future.

Cathy Simonelli, 71 Depot Street, Broad Brook, CT.: Mrs. Simonelli suggested the devil is in the details. Regarding the impacts, it's been shown there is an increase in students; she questioned how the Board of Education will have additional funds for the additional students enrolled? First Selectmen Maynard referenced an ordinance; how will that work to ensure the needs of the additional students will be met? Mrs. Simonelli also had a concern regarding the annual payment to the town, and the reimbursement costs. When does the third party costs apply; will those costs be covered even if the legislation doesn't approve the casino expansion? Mrs. Simonelli suggested she does believe the Development Agreement is a good one. This proposal can be good for East Windsor; having something coming in to bring in tax money means we'll be able to make improvements.

Attorney Andreana suggested that as soon as the agreement is finalized they will cover the legal fees from the beginning of the agreement negotiations.

Elyse Fila, 31 Niederwerfer Road, Broad Brook, CT.: Ms. Fila indicated she is in favor of the casino; it's good for the economic development of the town. Ms. Fila cited she has a couple of concerns. Ms. Fila questioned what is the actual cost to the host town; will the \$3,000,000 annual payment actually cover the costs needed for the additional services? She is also concerned with the \$150,000 reimbursement costs; does anyone have an idea what that will actually be? Ms. Fila felt the location near the highway won't ruin the rural character of the town.

Attorney Andreana indicated that some of the reimbursement costs will be going forward. The \$150,000 was thought to be an ample number to cover the costs the town will incur to create this agreement, and the costs through the legislation process and the land use approval process. Attorney Andreana suggested they don't actually know a fixed cost. Ms. Fila questioned Attorney Andreana if his services were a fixed cost, or was he on retainer? Attorney Andreana reported he is working on an hourly basis which is heavily discounted because of the other work done as the Town Attorney. Attorney Andreana suggested he couldn't say how far along we are with the agreement but they felt the \$150,000 was a reasonable cost. First Selectman Maynard felt they think they have anticipated the legal cost; he also noted the town will be getting \$3,000,000 up front to start the casino.

Ella Faria, Prospect Hill Drive, East Windsor, CT.: Ms. Faria reported she lives across from the facility; she didn't think any business like this should be that close to a residential neighborhood. Regarding the referendum, she would like to see what the town has to say. She has concerns for the local businesses staying afloat as the casino will have similar services; she didn't see local businesses thriving. Ms. Faria also questioned how much of the vendor services

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would they use from the local area? What is the average hourly rate; is it the same as Wendy's or Walmart? Ms. Faria felt \$3,000,000 is a paltry sell out. Ms. Faria wants a vote.

Sydney Faria, Prospect Hill Drive, East Windsor, CT.: Mr. Faria reported he moved into East Windsor 30 years ago and he went to work in Middletown. At the time the drive was 25 minutes; today it takes him 90 minutes. I-91, 84, Route 140 are all a mess. Who's going to pay for this? Mr. Faria wants a vote.

Steve Dearborn, Selectman: Selectman Dearborn stated the casino is coming. If you have one in Windsor Locks we'll have people going through to Windsor Locks. If the casino is going somewhere he wants it here. It will provide a lot of money to East Windsor; the Selectmen will devy the money up fairly. The businesses around here will benefit; people will go to the restaurants, the convenience stores, the hotels – maybe more hotels will be built nearby. We have nothing here now. He's been here for 64 years; we need to got going. We have nothing; we're stale. Selectman Dearborn suggested there's an old saying – “you hate us today but you will love us tomorrow.”

Ken Kudna, 22 Joseph Court.: Mr. Kudra reported he's the President of the Millbrook Condominium Association; he questioned if we'll do anything about the toxic mill site? Mr. Kudna questioned if we'll prostitute ourselves for \$3,000,000? We'll need a lot of additional police; he cited traffic on Route 140. Mr. Kudna reported he isn't ready to sell the lives of his children for \$3,000,000. The Town budget is \$25,000,000; the \$3,000,000 is 12% of that. How much does a police officer make? We'll need to add officers, and we haven't added the Warehouse Point Fire District. Mr. Kudna indicated the town can't tell him what he can do with his property. Put it up to a vote.

James Barton, 108 Main Street, East Windsor, CT.: Chief Barton reported he's been in town for 41 years, and has been Chief for the last 12 years. With regard to public safety, early on they met and discussed the impact and they believed they have put a plan together to properly mitigate the impact. They put a lot of work and time into the discussions; he feels they will be able to properly mitigate the impact.

Chief Barton had a question for First Selectman Maynard – he noted the Town doesn't have the legal right to negotiate for the Warehouse Point Fire District; the fact they weren't included in the negotiations concerns him. Chief Barton reported he hasn't seen the 20 page document. He noted First Selectman Maynard suggested there would be an ordinance and other stuff to properly distribute the money but to not include the District is a huge concern for him.

John Matthews, 169 Melrose Road: Mr. Matthews reported he went to the hearing on Thursday and found it informative; a lot of information was given out and his questions were answered. Regarding using the businesses in town, the Tribes currently contract with 1700 businesses; the average salary is \$43,000. Regarding the presentation by the pastor, he would have liked to hear her complete her remarks, but with regard to her comment that Mohegan gave \$25,000,000 to Palmer - that facility is a billion dollar facility; the facility for here is

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\$300,000,000, We'll be getting \$5 ½ million in taxes and \$3 million in annual payments; that's \$8 ½ million.

Jim Ryan, 148 Regina Drive: Mr. Ryan referred to an earlier comment that a referendum wasn't needed because of the zoning of the site; he questioned if Attorney Andreana agreed with that? Would it be possible to have a non-binding referendum to hear the people's opinion? Attorney Andreana noted they have advised the town that the Charter says this agreement can be approved by the Board of Selectmen's vote.

Denise Menard, Miller Road - (for Angelo Savarino, East Windsor Democratic Registrar of Voters): Mrs. Menard noted she was asked to deliver a message from a friend (later identified as Angelo Savarino, Democratic Registrar of Voters). She read from her i-phone: Mr. Savarino indicated while he couldn't be present he would like to express his strong hope for a casino at the proposed site at I-91. Mr. Savarino suggested he didn't feel a casino would increase crime in East Windsor; that hasn't happened in southeastern Connecticut. The proposed site is a small corner parcel which has been unused for far too long.

Wendy Parker, 171 Greenwood Lane: Ms. Parker reported she understands both sides; she is a Mom and her boy is her world. She has faith in the Board of Selectmen that they will be putting the money where it needs to be, and the police, fire, etc. will continue to protect us. It's going to go in our town or the next town. Everything you are concerned with, if it goes in Windsor Locks we won't have the positive effects of it.

Stan Paleski, 354 Rye Street, Broad Brook: Mr. Paleski challenged MMCT to invest in the local community – maybe buy development rights for farms. This is an entertainment facility; we could have something much worse.

Keith Yagaloff, 125 Depot Street: Mr. Yagaloff felt this is a beautiful rural farm town but the thing holding us back is the schools. The real property tax is \$5.5 million; that's 1000 homes that don't have to be built, that many less kids in the school system. The \$3,000,000 needs to go to the police, fire and the schools. Mr. Yagaloff suggested he will hold management accountable.

Gil Hayes, Rye Street: Mr. Hayes noted that if the casino is approved it will go on a little corner on I-91 that is almost in a blight stage. He is in favor of it. Mr. Hayes reported he understands the jobs will be union jobs at the prevailing wage. Mr. Hayes reported he was on the Board of Selectmen and the Board of Finance; we've always had problems with budgets. You either cut services or increase revenue. He noted that services have been cut to the bone for the town and the school system; it's been heartbreaking. The people coming in with the casino have promised, and they're reputable people.

Rich Leboris, 16 Church Street: Mr. Leboris reported that as the process began he was highly skeptical; he didn't think it would be good for the community. With regard to the agreement, he would like to congratulate the Town administration. The challenge will be in how to use the

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funds to enhance services and the schools and for roads. Those are all serious needs. If it's used for a big tax cut it will be a huge failure.

No one further requested to speak. First Selectman Maynard thanked the public for coming and participating.

NEW BUSINESS/A. Discussion and aproval of the Development Agreement between the Town of East Windsor and MMCT Venture LLC and authorization of First Selectman to sign the agreeemnt:

RESOLUTION:

RE: Development Agreement between the Town of East Windsor and MMCT Venture LLC and authorization of First Selectman to sign the Development Agreement.

At a meeting of the Board of Selectmen held on February 25, 2017, on a motion by Board Member Richard Pippin and seconded by Board Member Steve Dearborn the following resolutions were adopted:

RESOLVED, that the Board of Selectmen of the Town of East Windsor hereby approves that:

1. That the Development Agreement substantially in the form thereof as presented to this meeting, with such changes, omissions, insertions and revisions as the First Selectman and Town Counsel shall deem advisable, is approved; and the First Selectman, in the name of the Town, is hereby authorized to execute such Development Agreement, and the approval of the Board of selectmen shall conclusively be determined from the signature of the First Selectman on the Development Agreement.

DISCUSSION:

Selectman Dearborn reported the proposal sounds good to him.

First Selectman Maynard reported he has given this proposal much thought, and he has been involved in the negotiations for over a year. He feels the proposal benefits many parties - the State, who will receive \$70,000,000, and perhaps more; the North Central region of Connecticut by creating jobs; East Windsor for local jobs and tax revenue; and the Tribal Nations - all are major players who will benefit from this Development Agreement, which he felt was a good agreement.

First Selectman Maynard reported considerable time was spent talking with the Police and Fire Departments, and the School System who did all they could to take into consideration the impact on services in East Windsor.

First Selectman Maynard noted there is an urgency to completing this agreement to present to the Legislature. He cited the full 20 page Development Agreement will be posted on the East Windsor website Monday.

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First Selectman Maynard indicated we will be working with the Tribal Nations; they are good people who care about other people ; he feels it will be a pleasure working with them. This has been their home for generations, as it has been for residents of East Windsor. If other gambling places come in they don't care about Connecticut. These people are the Tribal Nations that were here before us. First Selectman Maynard indicated he is looking forward to a lot of success; this is a beginning. Windsor Locks is putting in a second rail line which will benefit the rezoning of the Warehouse Point area. As an example First Selectman Maynard noted the Veterans' Commission is redoing the park in the center of Warehouse Point. First Selectman Maynard suggested this will be the beginning of growth for the town and the region, and, if central Connecticut grows it will help Connecticut grow.

Selectman Dearborn added, this is actually history in the making. What's happening here, this is a big thing. To see this for the town; he is proud to be a part of it.

Selectman Bowsza noted this has been something the community has been thinking about for over a year. Selectman Bowsza feels the Town has been well represented on this agreement; many people put in a lot of hours. Selectman Bowsza congratulated First Selectman Maynard, the Chief of Police, representatives from the schools getting an agreement together. This will be good for the Town. He understands there are risks related to this type of development but there will be benefits as well. Chief DeMarco and his team have put in many hours of research related to the impact on services and they have a plan to deal with that. This is an opportunity for East Windsor to take a step in a new direction and take advantage of an economic development opportunity that the town has hungered for for years. We are putting our cards on the table. The MMCT's next step is to choose a location and then this will go through a local approval process. This is a good first step and he feels there will be better things coming because of this.

Deputy First Selectman Pippin acknowledged this has been a long and arduous process. He apologized this has been so secretive but there are people across the river who have been negotiating for this as well. To the people of East Windsor he asks for your support; go talk to your legislator in favor of this. Deputy First Selectman Pippin hopes this works.

Hearing none of the other Selectment request to speak, First Selectman Maynard called for a vote.

In Favor: Unanimous – First Selectman Maynard, Deputy First Selectman Pippin, Selectman Dearborn, Selectman Nelson, and Selectman Bowsza.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 3:40 p.m.

Nelson moved/Bowsza/VOTE: In Favor: Unanimous

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Respectfully submitted,
Peg Hoffman, Substitute Recording Secretary
East Windsor Board of Selectmen

ATTACHMENT – A: - See below

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SUMMARY OF PROPOSED DEVELOPMENT AGREEMENT
Town of East Windsor/MMCT Venture, LLC

Below is the principal terms of the Development Agreement ("Agreement") between MMCT Venture, LLC ("MMCT") and the Town of East Windsor (the "Town").

I. Description of Casino Facility.

Construction of an approximately 200,000 square foot commercial casino gaming facility, including: (i) approximately 100,000 square feet of gaming floor; (ii) approximately 100,000 square feet of food and beverage, retail, entertainment, and back of house space; (iii) approximately 2,000 slot and video gaming machines; (iv) approximately 50 to 150 table games; (v) related security and customer service facilities; and (vi) related infrastructure and parking (approximately 3,000 spaces).

II. Summary of Economic Terms.

Type of Payment	Amount	Timing/Use
1. Single Upfront Payment	\$3,000,000	Not later than 15 months prior to the opening of the Casino Facility.
2. Annual Payments	\$3,000,000	First payment made 15 days after Casino Facility receives final certificate of occupancy and each anniversary thereafter as long as Casino Facility is open and Agreement still effective.
- If Casino Facility closes in first 10 years there are notice requirements to the Town. If notice requirements are not satisfied, an additional payment is required to be made by MMCT to Town after the Casino Facility closes		
3. Annual Real and Personal Property Taxes	Real and Personal Property Taxes based on application mill rate against Assessed Value	Assessed Value Determination: Until Casino Facility opens, assessed value of Casino Facility will be determined by generally applicable Town tax assessment process. For the first 5 years that Casino Facility is open, real and personal property taxes will be based on an agreed upon aggregate fixed assessed value of \$171,179,528.94. During 5-year fixed assessment period, fixed assessed value will be adjusted if additional Special Districts are created that are taxing the Casino Facility. After end of 5-year fixed assessment period, assessed value of Casino Facility will be determined by generally applicable Town tax assessment process.
4. Reimbursement of Costs	\$150,000	Town will be reimbursed for third-party costs and expenses incurred prior to the CO for the Casino Facility relating to negotiation of Agreement, work relating to legislation affecting the Casino Facility and the Town's land use approval process.

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III. Summary of Non-Economic Terms

A. Employment.	
<i>Construction Jobs</i>	MMCT anticipates approximately 1,700 construction jobs at the Project.
<i>Permanent Jobs</i>	MMCT anticipates approximately 1,700 Casino Facility operating jobs; approximately 75% anticipated to be full time.
<i>Employment of Town Residents</i>	MMCT will hold at least 2 job fair events in Town to provide information regarding MMCT's employment needs for the Casino Facility and to encourage local applications. After opening, MMCT will use reasonable efforts to achieve a workforce of no fewer than 4% Town residents and no fewer than 15% to be residents from inside a 25 mile radius around the Casino Facility.
B. Business Utilization.	
<i>Use of local businesses</i>	MMCT will locally publicize information about its procurement process and its anticipated needs for goods and services in connection with the Casino Facility and will use reasonable efforts to procure from local businesses at least \$1,000,000 of goods and services per year in connection with the Casino Facility.
C. Other Obligations.	
<i>Indemnification.</i>	MMCT will indemnify the Town and each of its officers, agents and employees (the "Indemnitees") from and against any claim (administrative or judicial), charge, dispute, petition or litigation threatened or filed against the Indemnitees out of or related to the Town's negotiation and approval of this Agreement (including, but not limited to, petitions by a member of the public or others with standing), the Town's permitting process and approvals related to the Casino Facility or the development for the Casino Facility, the Town's entering into the Agreement, and the passage by the State General Assembly of the legislation legalizing commercial casino gaming on the site. MMCT's obligation to indemnify shall not exceed the aggregate of \$300,000. Indemnification amounts paid in excess of \$225,000 will reduce the amount of the next Upfront Payment or Annual Payment, as the case may be, by such excess amount.
<i>Term</i>	Agreement shall continue until permanent closure of the Casino Facility unless sooner terminated as provided in Agreement. Certain provisions of Agreement will survive termination of Agreement.
<i>Failure of Approvals</i>	If legislation legalizing commercial casino gaming on the site is not authorized or Company declines option to purchase the site, MMCT has right to terminate the Agreement. Reimbursement of Town costs and any Town indemnification expenses incurred prior to termination will be paid in accordance with the Agreement.
<i>Expansion of Gaming Floor</i>	In the event MMCT more than doubles the square footage, as constituted at Opening, used for commercial casino gaming at the Casino Facility, MMCT and the Town agree to assess whether any additional community impacts are created by such gaming floor expansion. If any such additional impacts are found, MMCT and Town agree to review the Annual Payment owed under the Agreement and to negotiate in good faith the additional payments, if any, necessary to mitigate any such additional impacts.

This document summarizes the principal terms of the Agreement. The summary is qualified in its entirety by the actual Agreement.