

Municipality: East Hartford, CT

MARCIA A. LECLERC
MAYOR

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OFFICE OF THE

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November 6, 2015

Mr. Chris Nolan
H. Pearce Commercial
393 State Street
North Haven, CT 06473

Dear Mr. Nolan:

Enclosed please find the Town of East Hartford's response to the Request for Proposals issued by MMCT Venture, LLC.

The Town of East Hartford was an early and vocal supporter of the efforts of the Mashantucket Pequot Tribe and the Mohegan Tribal Gaming Authority to consider a new first-class gaming facility at a site in this region.

Throughout our history, East Hartford has been home to many diverse companies which provided good salaries and benefits to our residents. As our economy has changed over the past few decades, East Hartford has taken the necessary steps to adapt, by exploring new sustainable development opportunities and diversifying our job base. The Town Council and I firmly believe that a new gaming facility will serve to create job opportunities, stabilize neighborhood housing, promote home ownership, and complement the approved development of the Outlet Shoppes at Rentschler Field, and the creation of the new Pratt & Whitney world headquarters and United Technology Research Center (UTRC) expansion which is a state-of-the-art research and development center.

The proposed location at the former Showcase Cinemas on Silver Lane is an iconic site for our town. Directly visible from I-84, over 130,000 cars pass by on a daily basis. It is in close proximity of the junction of Interstates 91, 84, 291, 384, and Routes 2, 5 and 15. The site is located on a signalized four-lane state road in a commercial corridor with a large amount of parking and the ability to expand and access to public transit. The location also has strong connectivity to tourist and destination sites in Hartford, including the XL Center, Connecticut Convention Center, Connecticut Science Center, Adrian's Landing, UConn Hartford Campus, and future Yard Goats Stadium. East Hartford has several hotels within close proximity, and plans for new hotel construction in the works.

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In addition, there are several vacant or underutilized sites within the Silver Lane commercial corridor which are on the market and suitable for development which could allow for further expansion of the former Showcase Cinemas site. These sites are on the Silver Lane corridor between the intersection of Forbes and Mercer streets, which includes the UConn Football Stadium/Rentschler Field area. We have included a map of the corridor and available properties in the proposal.

As a business-friendly town, we have dedicated town officials and knowledgeable boards and commissions who are skilled at quickly making large scale projects a reality. Over the past six months, our Development Office, Planning and Zoning Commission and Inland Wetlands Commission have approved the new Pratt & Whitney headquarters, an expansion of the United Technology Research Center, as well as the 425,000 square-foot Outlet Shoppes at Rentschler Field. It is also important to note that in September, the town Planning and Zoning Commission approved the proposed site for the gaming facility for a change of use which allows for indoor recreation, including restaurants, office space, and entertainment.

As you stated in the request for proposal that you wish to leave a better place for your grandchildren, as a life-long resident and Mayor of the Town of East Hartford, I wish to leave a better community for all of our residents both young and old who call this community home. I am excited about the opportunity for the town to be home for to the new gaming and entertainment facility and look forward to working with you on this project.

Sincerely,

A handwritten signature in cursive script, reading "Marcia A. Leclerc". The signature is written in dark ink and has a fluid, connected style.

Marcia A. Leclerc
Mayor