

# REQUEST FOR PROPOSALS



Mashantucket Pequot  
Tribal Nation



**MOHEGAN TRIBAL**  
GAMING AUTHORITY

**October 1, 2015**

Issued by MMCT Venture, LLC pursuant to  
Special Act No. 15-7, Connecticut Bill No. 1090

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**Section A:  
General**

## **Introduction**

The Mashantucket Pequot Tribe and the Mohegan Tribal Gaming Authority, through its newly formed entity, MMCT Venture, LLC, invites you to respond to the attached Request for Proposal for the development of a first-class gaming entertainment facility in your community.

It is with a deep sense of the history of this moment that our two nations move forward on this joint venture to protect the jobs, revenue and partnership we have enjoyed with the State of Connecticut for over twenty years. We take very seriously our responsibility to deliver a first rate, sustainable project to our home state, and we believe fundamentally that all interested communities and their leaders will share this commitment with us. We are interested in finding a partner in this region who:

- Is committed to the protection and preservation of Connecticut jobs;
- Is committed to a sustainable, regional approach to development and to leveraging the gaming facility to create jobs and development opportunities for the region;
- Recognizes and welcomes us as active and willing members of the community with a genuine stake in a well-managed and well-sited facility;
- Understands that the gaming market in New England is extremely competitive and that as a result sufficient public infrastructure, tax policies, and willing and well-trained workforces are essential to winning the regional battle for jobs and revenue; and
- Demonstrates an ability and willingness to work with landowners, developers, labor and other stakeholders to achieve our common goal of completing a project quickly and efficiently.

One of the main things that distinguishes us in this effort to meet our competition head on is that we view this development, as well as our other on- and off-reservation activities, through the lens of centuries. We are bound to honor our ancestors and to leave a better place for our grandchildren, and this commitment is fundamental to all that we do. This project must be done well, it must be done right, and it must be done in a manner consistent with our shared values.

Thank you very much for your consideration, reflection and, hopefully, your response to this Request for Proposal.

## Instructions

In accordance with Special Act No. 15-7, Connecticut Bill No. 1090, the Mashantucket Pequot Tribe and the Mohegan Tribal Gaming Authority, an instrumentality of the Mohegan Tribe of Indians of Connecticut, have formed a joint venture, MMCT Venture LLC (“MMCT”) to protect Connecticut jobs and to encourage tourism by creating a new casino gaming facility (the “Facility”) to be built in the Hartford County region.

MMCT is interested in identifying a Municipality that wishes to become home to the Facility that will provide significant and lasting benefit to the residents of the community, the region and the State of Connecticut and will deliver an overall experience that residents and tourists will enjoy for years to come.

MMCT anticipates planning, designing, constructing and operating the Facility that would service 10,000 visitors daily. The Facility would be programmed to provide ample parking, food and beverage and other amenities that would result in a first-class experience for these visitors and would complement the existing assets of the community and region.

The proposal may only be submitted by a Municipality that has identified one or more potential locations that could be the site of the new Facility.

If a respondent is unable to comply with or respond to any part of this Request for Proposals (RFP) and requires clarification, questions may be submitted in writing to [MMCT@hpearce.com](mailto:MMCT@hpearce.com). MMCT has selected Pearce Real Estate to coordinate the receipt of Proposals and to respond to any questions or request for information. Questions will not be accepted or answered verbally. Questions will be accepted by e-mail and answered on the Frequently Asked Questions (FAQ) page at [www.HPearceCommercial.com](http://www.HPearceCommercial.com) where you will find a link to the MMCT Venture page. Additional copies of this RFP are available at the same location. At no time during this process should any Respondent contact MMCT, the tribes or their officials, gaming enterprises, or executives directly. Answers to questions submitted will be posted on the MMCT Venture page at [www.HPearceCommercial.com](http://www.HPearceCommercial.com).

This RFP does not constitute an offer of any nature to any respondent. Neither MMCT nor Pearce Real Estate shall assume any liability for expenses incurred by a Respondent in preparing, submitting, or clarifying any proposal submitted in response to this RFP. This RFP is divided into two primary sections:

- The first section requests responses that pertain to the Municipality; and
- The second section requests responses that pertain to a particular property or properties. More than one property may be submitted with a Proposal, but a separate Property Submission Form and Approval Forms must be completed for each property.

When submitting the Proposal, please feel free to extend your response beyond the formal space provided by reference to an attachment. Please label any attachments made within a response by Section Reference. Please be sure that the Respondent’s name is on each page of the Proposal as well as any attachments and, also, where appropriate identifying information about a property or properties is also clearly marked on each page or pages.

Submission of a Proposal: The deadline to submit Proposals is no later than **4:00 p.m., Friday, November 6, 2015**. The respondent must submit three hard copies to H. Pearce Commercial c/o Chris Nolan, 393 State St., North Haven, CT 06473 and one electronic version to [MMCT@hpearce.com](mailto:MMCT@hpearce.com). All sections of this RFP must be submitted in order for a Proposal to be considered, including the signatures of the duly authorized officer or agent of the Municipality and for the Property.

Proposals will be evaluated immediately thereafter. MMCT expects to select the Municipality and the Property by December 15, 2015. Thereafter, MMCT intends to negotiate and enter into a development agreement with the selected Municipality and an option to purchase or lease the selected Property. Any development agreement with the Municipality and purchase or lease of the selected Property will be contingent on the enactment of legislation authorizing the operation of the Facility as contemplated.

**Section B:  
Municipality  
Submission Form**



B. Municipality Submission Form

Municipality: \_\_\_\_\_

**B-4 Formal Approval Process**

a. What approvals will be necessary in order to develop and operate the Facility in this Municipality?  
Please describe and include any and all relevant actions, agencies or officials that may be required.

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b. Has this Municipality undertaken any action in support of or against the Facility being sited in your Municipality?

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**B-5 Planning Commission & Zoning Permits**

a. Name of Governing Body(ies):

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b. Description of Permitting Process:

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c. Requirement of the Permitting Process and any accommodations, if available, to expedite the process:

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**B-6 Inland/Wetland Permits**

a. Name of Governing Body(ies):

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b. Description of Permitting Process:

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c. Requirement of the Inland / Wetland Permits process and any accommodations, if available, to expedite the process:

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B. Municipality Submission Form

Municipality: \_\_\_\_\_

**B-7 Types of Taxes, fees and assessments**

a. Property Taxes: Mill Rate \_\_\_\_\_ Last Assessment Year \_\_\_\_\_  
Next Planned Assessment \_\_\_\_\_

b. Please describe any other taxes, fees or assessments required:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**B-8 Other Municipal Departments or Services**

a. Police Department – Services that would be required to accommodate the Facility:

\_\_\_\_\_  
\_\_\_\_\_

b. Fire Department - Public or Volunteer – Services that would be required to accommodate the Facility:

\_\_\_\_\_  
\_\_\_\_\_

c. Any other departments or services that would be required to accommodate the Facility:

\_\_\_\_\_  
\_\_\_\_\_

**B-9 Other Information, for consideration**

a. Please describe any other relevant or unique information about this Municipality that should be considered:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section C:  
Property Submission  
Form**

**If more than one property is proposed, please submit  
a Property Submission Form for each property.**

C. Property Submission Form

Property Name: \_\_\_\_\_

**Property Submission Form**

**COMPONENTS OF THIS FORM MARKED BY\*\*\* MAY BE SUBMITTED SEPARATELY TO PEARCE REAL ESTATE AS CONFIDENTIAL**

**C-1 Property Information**

a. Name: \_\_\_\_\_

b. Address: \_\_\_\_\_

c. Property Owner(s) and Contact Information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

d. Offer Terms for Sale or Lease of the Property\*\*\*:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

e. Current and prior uses of the Property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

f. Please describe any obstacles that may prevent any portion of the Property from being developable\*\*\*:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

g. Please provide a brief description of the Property including size, total acreage, and developable/buildable acreage:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. Property Submission Form

Property Name \_\_\_\_\_

**h.** Please provide a brief description of the existing building(s) (if applicable) including square footage, number of floors, square footage per floor, age of building, parking facilities, etc.:

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**i.** Please describe any easements, restrictions, or known encumbrances or any other legal claims involving the Property and any surrounding properties\*\*\*:

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**j.** Please describe any planned land development or construction which may affect the Property including neighboring projects, road/utility line construction, ongoing or planned\*\*\*:

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**k.** Please describe any prior development proposals, planned, pending, or abandoned for the Property or adjoining parcels. Include approvals granted or denied by any entity or legal proceedings regarding such proposals:

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**l.** Please provide with this Form the following additional items regarding the Property:

- Assessor’s card
- Current real estate tax bill
- Tax map
- Zoning map with outline of property boundaries and zone designation
- Survey of the property, if available

C. Property Submission Form

Property Name: \_\_\_\_\_

**C-2. Accessibility/Visibility**

a. Nearest highway/interstate & exit number: \_\_\_\_\_

b. Distance to the Property? \_\_\_\_\_

c. Is this a four-way interchange? \_\_\_\_\_

d. Describe the road system & route from highway/interstate to the Property and who controls it:

State \_\_\_\_\_ Local \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

e. Is the Property currently (or potentially) visible from the highway?

\_\_\_\_\_

f. Do improvements need to be made to the road system, and if so, who would be responsible?

\_\_\_\_\_

g. Please indicate which of the following items you are able to provide upon request, if any (please check all that apply)

- Topographical maps/surveys/reports \_\_\_\_\_
- A-2 Survey \_\_\_\_\_
- Geotechnical maps/surveys \_\_\_\_\_
- Elevation maps \_\_\_\_\_
- Inland/Wetlands maps/surveys/reports \_\_\_\_\_
- Environmental Reports \_\_\_\_\_
- Aerial and street level photos \_\_\_\_\_
- Locator maps \_\_\_\_\_
- Interstate overlays \_\_\_\_\_
- Detailed legal description of the Property \_\_\_\_\_
- Existing feasibility studies of/for the Property \_\_\_\_\_
- Detailed explanation of ownership if an LLC, limited partnership, or other entity \_\_\_\_\_
- Engineering Report for any existing building(s) \_\_\_\_\_

**C-3 Utilities**

***a. Water***

i. Name of Provider or if municipally controlled: \_\_\_\_\_

ii. Description of Governance:

\_\_\_\_\_  
\_\_\_\_\_

iii. Description of Service to the Property:

\_\_\_\_\_  
\_\_\_\_\_

iv. Description of Accommodations, If Available, To Service the Property:

\_\_\_\_\_  
\_\_\_\_\_

***b. Gas***

i. Name of Provider or if municipally controlled: \_\_\_\_\_

ii. Description of Governance:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Description of Service to the Property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iv. Description of Accommodations, If Available, To Service the Property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. Property Submission Form

Property Name: \_\_\_\_\_

**c. *Electric***

i. Name of Provider or if municipally controlled:

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ii. Description of Governance:

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iii. Description of Service to the Property:

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iv. Description of Accommodations, If Available, To Service the Property:

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**d. *Sewer***

i. Name of Provider or if municipally controlled:

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ii. Description of Governance:

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iii. Description of Service to the Property:

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iv. Description of Accommodations, If Available, To Service the Property:

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**C-4 Other**

**a. *Surrounding and Adjacent Properties***

i. Please describe the surrounding and adjacent property (ies) and their uses:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ii. Please describe any easements, restrictions, or known encumbrances relative to these surrounding and adjacent properties:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**b. *Environmental***

i. Please provide and/or describe any known or suspected environmental conditions relating to the Property, including any disclosed by an environmental site assessment report\*\*\*:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. MMCT understands that all properties possess individual characteristics and challenges that are unique. If there are special circumstances regarding the Property that you would like to be considered for the Facility, we encourage you to attach this information. Also, if you can provide any economic incentives, please describe how they would be delivered to this project\*\*\*:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section D:  
Approval to Submit**

**If more than one property is proposed, please submit a Municipality Approval Form and a Property Approval Form for each property**

D. Approvals to Submit Application

Municipality: \_\_\_\_\_

Property Name: \_\_\_\_\_

**Municipality Approval:**

Name of Authorized Individual: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

The undersigned Authorized Individual hereby certifies that this Proposal by the Municipality (excluding the Property Submission Form) is true, correct and complete in all material respects, that he/she is duly authorized by the Municipality to execute and submit the Proposal on behalf of the Municipality and that the submission of this Proposal is duly authorized by the Municipality.

Signature of Authorized Individual: \_\_\_\_\_

State of Connecticut )

County of \_\_\_\_\_ ) ss. \_\_\_\_\_

On this the \_\_\_ day of \_\_\_\_\_, 2015, before me, the undersigned officer, personally appeared \_\_\_\_\_ (Name of Authorized Individual), known to me (or satisfactorily proven) to be the person whose name is subscribed above and acknowledged that he/ she executed the same for the purpose therein contained.

In Witness Whereof, I hereunto set my hand.

\_\_\_\_\_  
Signature of Notary Public

Date Commission Expires: \_\_\_\_\_

[SEAL]

D. Approvals to Submit Application

Municipality: \_\_\_\_\_

Property Name: \_\_\_\_\_

**Property Approval:**

Owner of the Property: \_\_\_\_\_

If the Property Submission Form is completed by other than the Owner, please indicate

your relationship to the Owner: \_\_\_\_\_

Name of Authorized Individual: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

The undersigned Authorized Individual hereby certifies that the Property Submission Form of this Proposal by the Municipality is true, correct and complete in all material respects, that he/she is duly authorized to execute and submit the Property Submission Form and that the submission of the Property Submission Form is duly authorized by or on behalf of the owner of the Property.

Signature of Authorized Individual: \_\_\_\_\_

State of Connecticut )  
County of \_\_\_\_\_ ) ss. \_\_\_\_\_

On this the \_\_\_ day of \_\_\_\_\_, 2015, before me, the undersigned officer, personally appeared \_\_\_\_\_ (Name of Authorized Individual), known to me (or satisfactorily proven) to be the person whose name is subscribed above and acknowledged that he/ she executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand.

\_\_\_\_\_  
Signature of Notary Public  
Date Commission Expires: \_\_\_\_\_  
[SEAL]