



February 9, 2009

Mr. Ed Beasley
City Manager
City of Glendale
5850 West Glendale Avenue, Suite 431
Glendale, AZ 85301

RE: Proposed Casino at West Northern Avenue and North 91st Avenue

Mr. Beasley:

I am writing in response to the recently announced plans for a new Tohono O'odham Nation casino-resort just north of the Glendale Sports and Entertainment District.

As partners with the City of Glendale on the Dodgers and White Sox Spring Training Facility and the proposed USA Basketball headquarters, my partners and I are concerned about the effect a massive casino-resort would have on our development. We feel that such a casino is contrary to the vision of the Glendale Sports and Entertainment District, and would greatly change the dynamic required for the District to build an employment center, attract high quality retail, and create a consistent destination for people across the Valley.

Regarding the casino's direct impact on our development, a critical component of both the Spring Training Facility and USAB is hospitality development to service the sports enthusiasts and visitors to these amenities. Under the USAB Memorandum of Understanding, the City specifically tasked us with building a 150 room hotel to house the USAB athletes. The proposed casino-resort would only add to the oversupply of hotel rooms, leaving the development of our planned hotel impossible.

Additionally, the City of Glendale has committed a significant amount of its own money to build new infrastructure to service Spring Training and USAB. The capacity of these new roads, water and sewer lines would be overburdened with the traffic drawn to a mega resort-casino. The Dodgers and White Sox were assured that a northerly exit from the ballpark would provide a smooth traffic outflow for their fans. The new Maryland Parkway would put traffic directly in the path of the proposed casino, and the intersections of the 101 Freeway at Glendale Ave. and Northern Ave. would turn into congestion nightmares.

Our general development concerns are further amplified when we consider the impact the casino would have on the employment base and visitors to Glendale. The original vision the City of Glendale established for the Sports and Entertainment District was for a new city center that created both a destination for sports and arts enthusiasts and for a new employment hub to attract



businesses to the West Valley. A casino-resort and its clientele would make it very difficult for us and other Westside developers to lure businesses to invest in Glendale and spur office development. Residential development would also suffer with a major nighttime attraction like a casino nearby. These issues clearly devalue our development as originally envisioned under our Planned Area Development (PAD), which was approved by the Glendale City Council back in June 2007.

When all of the above considerations are taken together, the casino-resort should clearly be seen as a bad deal for Glendale. As the managing partner of RPL Development Group, I respectfully ask to you re-evaluate the City's support of the Tohono O'odham Nation's development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Hendon', is written over a faint, light-colored signature line.

Daniel Hendon
RPL Development Group