

**Exhibit VIII.C.17.c**  
**Necessary Utility Improvements**

*Submit as Exhibit VIII.C.17.c, a description of the electricity, sewer, water, and other utility improvements needed to adequately serve the Gaming Facility Site to include: (i) the estimated cost of the improvements; (ii) the estimated date of completion; (iii) the names of the parties, whether public or private, initiating the improvements; (iv) the names of the parties responsible for the costs of the improvements; and (v) if more than one party is responsible for the costs, the proportionate distribution of the costs among the parties.*

Primary electrical and gas service will be provided by National Grid which is currently engineering the service for the Mohawk Harbor mixed-use project to be developed by Maxon ALCO Holdings, LLC (an affiliate of The Galesi Group). The will serve letter is attached as Exhibit VIII.C.17.c. Attachment "A".

As part of the larger Mohawk Harbor project, new public water supply, sanitary sewer mains and storm water mains will be installed within the extension of Front Street and carried throughout the Mohawk Harbor project. This new infrastructure will provide service to the proposed Gaming Facility. As part of the Mohawk Harbor redevelopment project, Maxon ALCO Holdings will be redirecting the new storm connections into the proposed new harbor. This will reduce storm water discharges into the municipal storm water system, providing a tangible benefit to the community.

- i. The estimated cost of the offsite improvements is \$4,000,000.
- ii. The estimated date of completion is November 1, 2015.
- iii. Maxon Alco Holdings, LLC is responsible for initiating the improvements.
- iv. Maxon Alco Holdings, LLC is responsible for the costs of the improvements.