

PITG Gaming, LLC

Presentation to:

Pennsylvania
Gaming Control Board

November 21, 2006



Project Summary

Don H. Barden

Chairman of the Board
President and Chief Executive Officer

PITG Gaming, LLC
Barden Development, Inc.
Majestic Star Casino, LLC
Barden Companies, Inc.



Project Summary



- Site location
 - Transportation and access
 - Neighborhood buffer
 - North Shore entertainment attraction
 - Riverfront destination



Don H. Barden

Chairman of the Board
President and Chief Executive Officer
PITG Gaming, LLC



Project Summary

- Site location
 - Parking relief for the Pittsburgh Steelers
 - Complement existing businesses
 - Economic development
 - Optimize underdeveloped property



Don H. Barden

Chairman of the Board
President and Chief Executive Officer
PITG Gaming, LLC



Project Summary

- Site location
 - Majority *opposition* to Hill District casino
 - Broad support of PITG Gaming

Source:

*Hill District Gaming
Task Force*



Don H. Barden

Chairman of the Board
President and Chief Executive Officer
PITG Gaming, LLC



Project Summary



- Site location
 - Major investment in two Pittsburgh neighborhoods
 - Construction schedule
 - Temporary vs. permanent facility



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President and Chief Executive Officer
PITG Gaming, LLC



Project Summary



- Worldclass design



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Project Summary

- Community development



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Project Summary



- Economic growth and development for the Pittsburgh region



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Project Financing

Steve Croxton

Managing Director - Gaming Group
Jefferies & Company

New York City

Jefferies 



Project Financing



- History with Don Barden and Barden Gaming
- Knowledge of:
 - Company management
 - Pittsburgh project
- Over \$900 million financed through Jefferies since 1999

Steve Croxton

Managing Director - Gaming Group
Jefferies & Company



Project Financing



Over \$450 million in committed financing for
Majestic Star Casino

Steve Croxton

Managing Director - Gaming Group
Jefferies & Company



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Transportation and Traffic

Stuart Anderson

Traffic Analyst

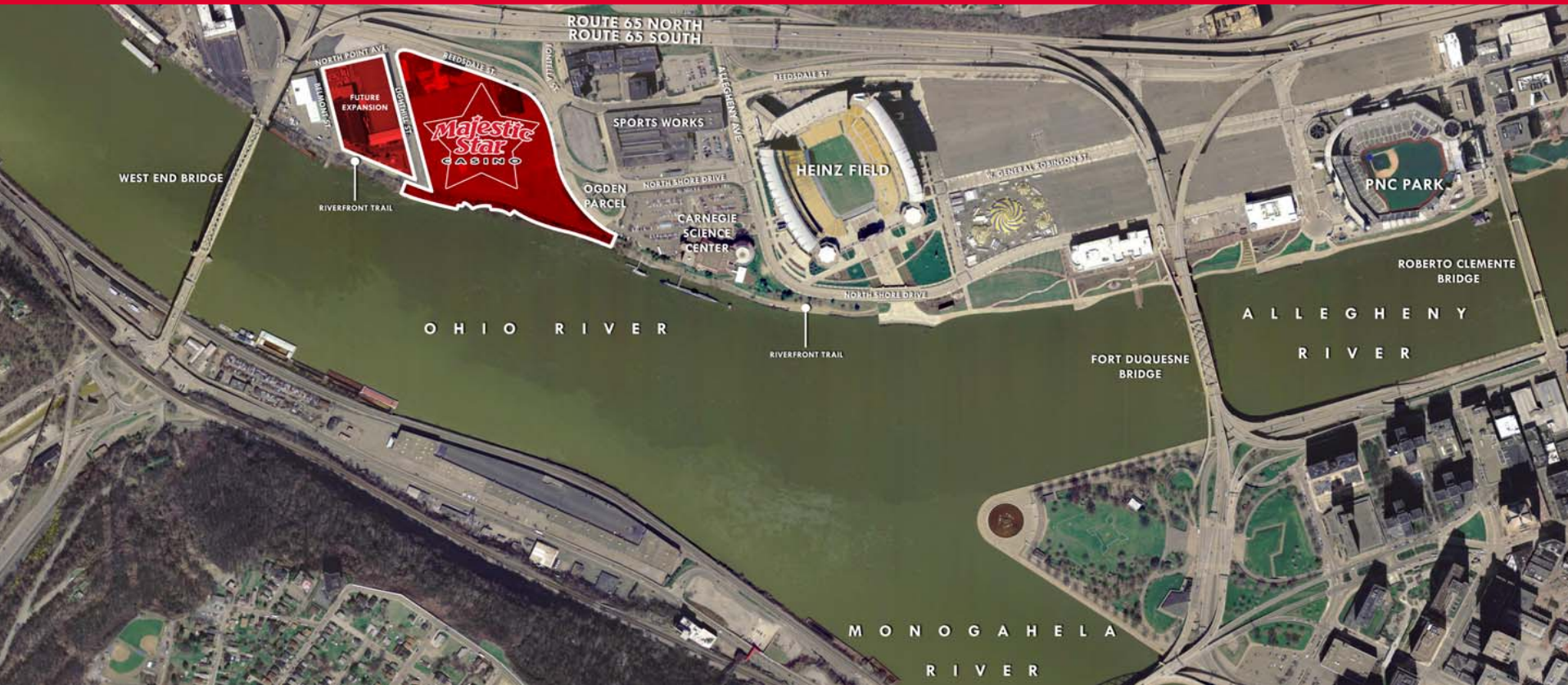
IBI Group Consulting

Toronto, Ontario

**IBI
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Transportation and Traffic



Stuart Anderson
Traffic Analyst
IBI Group



Transportation and Traffic

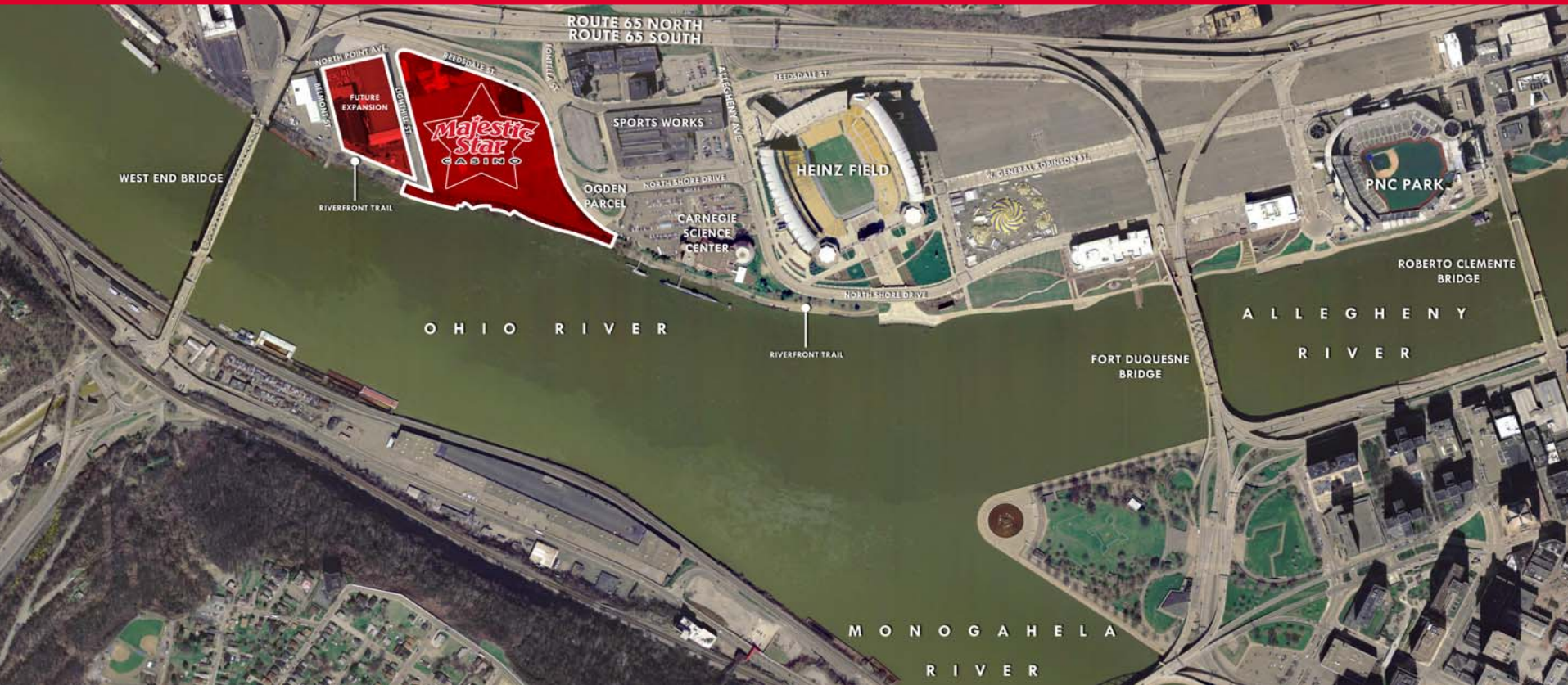
- Existing conditions
- Transportation and parking assessment
- Proposed improvements
- Issues outside study area
- Conclusions

Stuart Anderson

Traffic Analyst
IBI Group



Transportation and Traffic

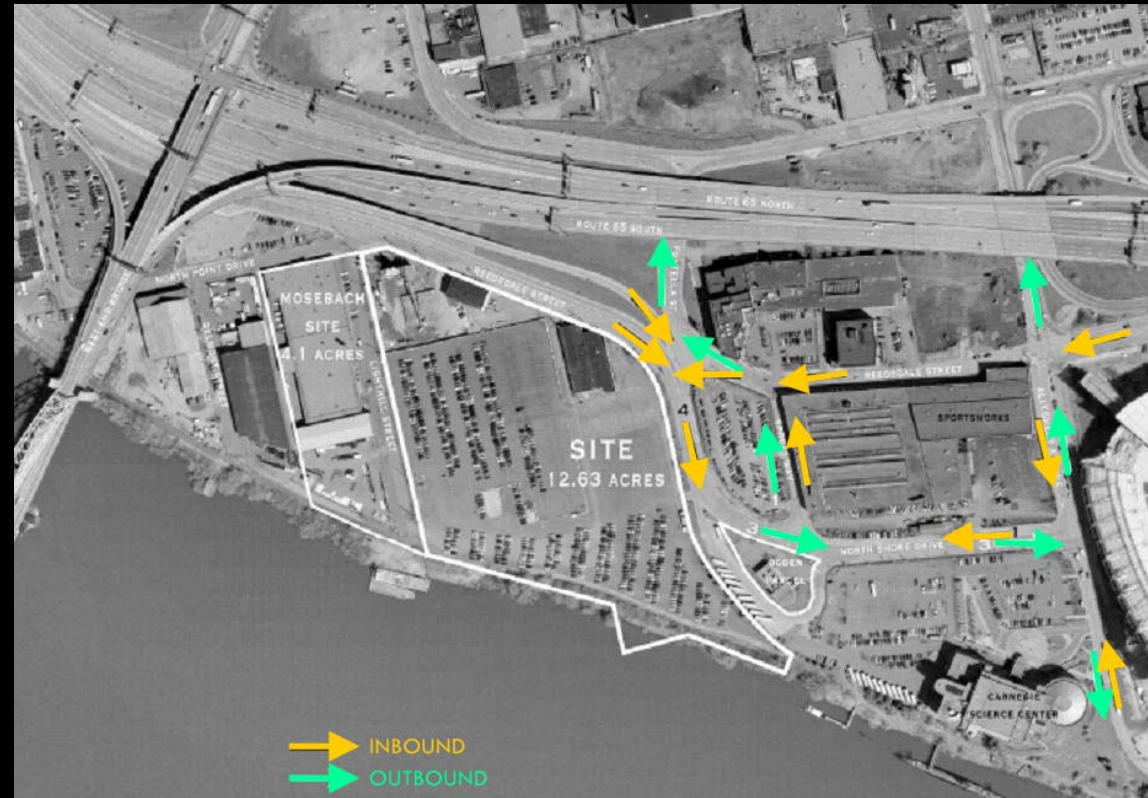


Stuart Anderson
Traffic Analyst
IBI Group



Transportation and Traffic

- Existing inbound and outbound access conditions



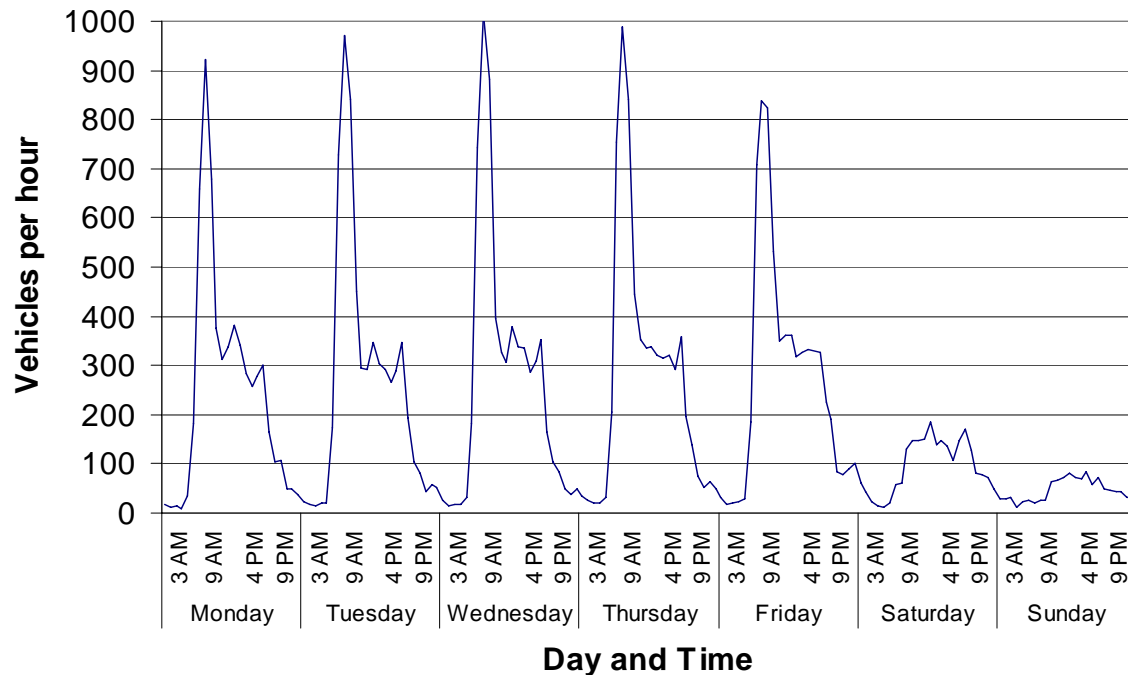
Stuart Anderson

Traffic Analyst
IBI Group



Transportation and Traffic

- Review of existing conditions



Stuart Anderson

Traffic Analyst
IBI Group



Transportation and Traffic



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Traffic Analyst
IBI Group



Transportation and Traffic

- Getting there without a car
 - Mass transit
 - Pedestrians/
cyclists
 - River



Stuart Anderson

Traffic Analyst
IBI Group



Transportation and Traffic

- Trip generation
- Parking provision
 - Phase I:
4100 spaces
 - Phase III:
Up to 5100 spaces



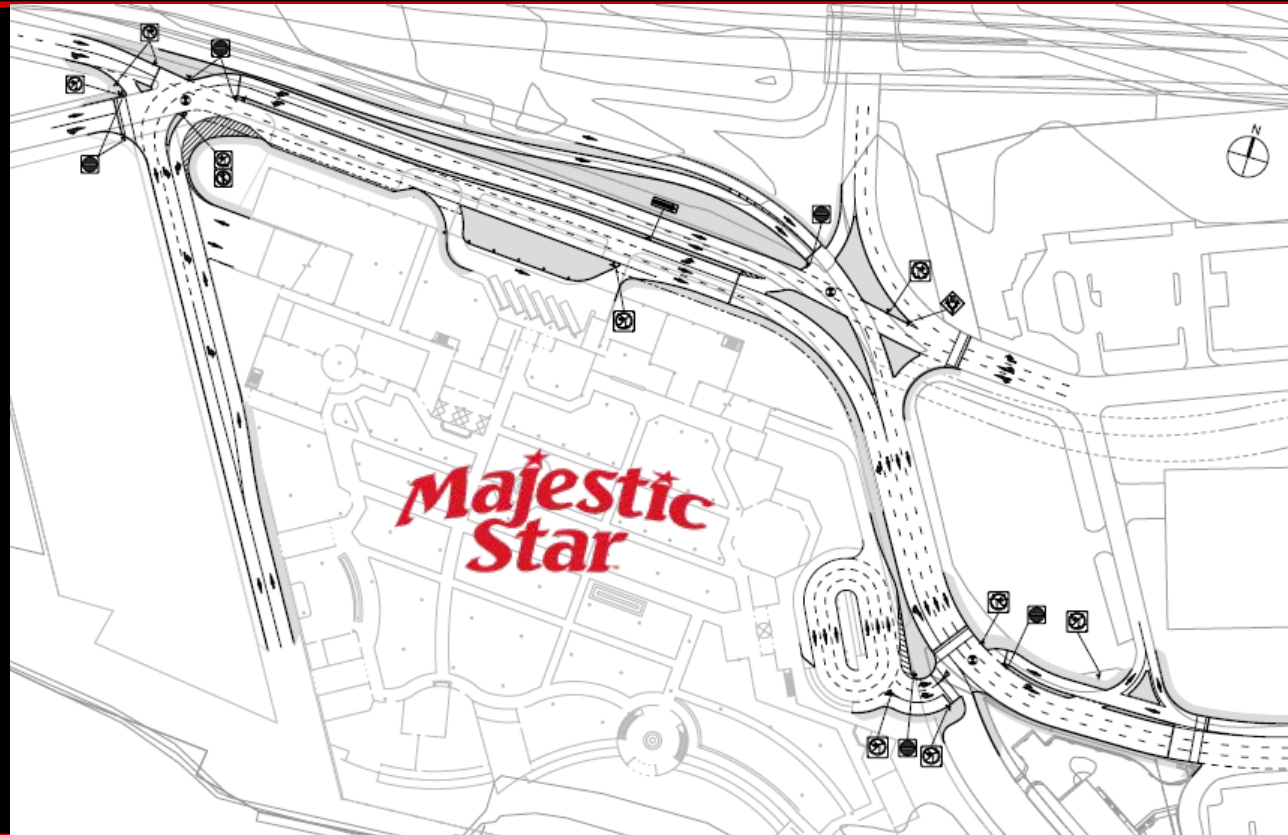
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Traffic Analyst
IBI Group



Transportation and Traffic

- Proposed road improvements
- Traffic operation with proposed improvements



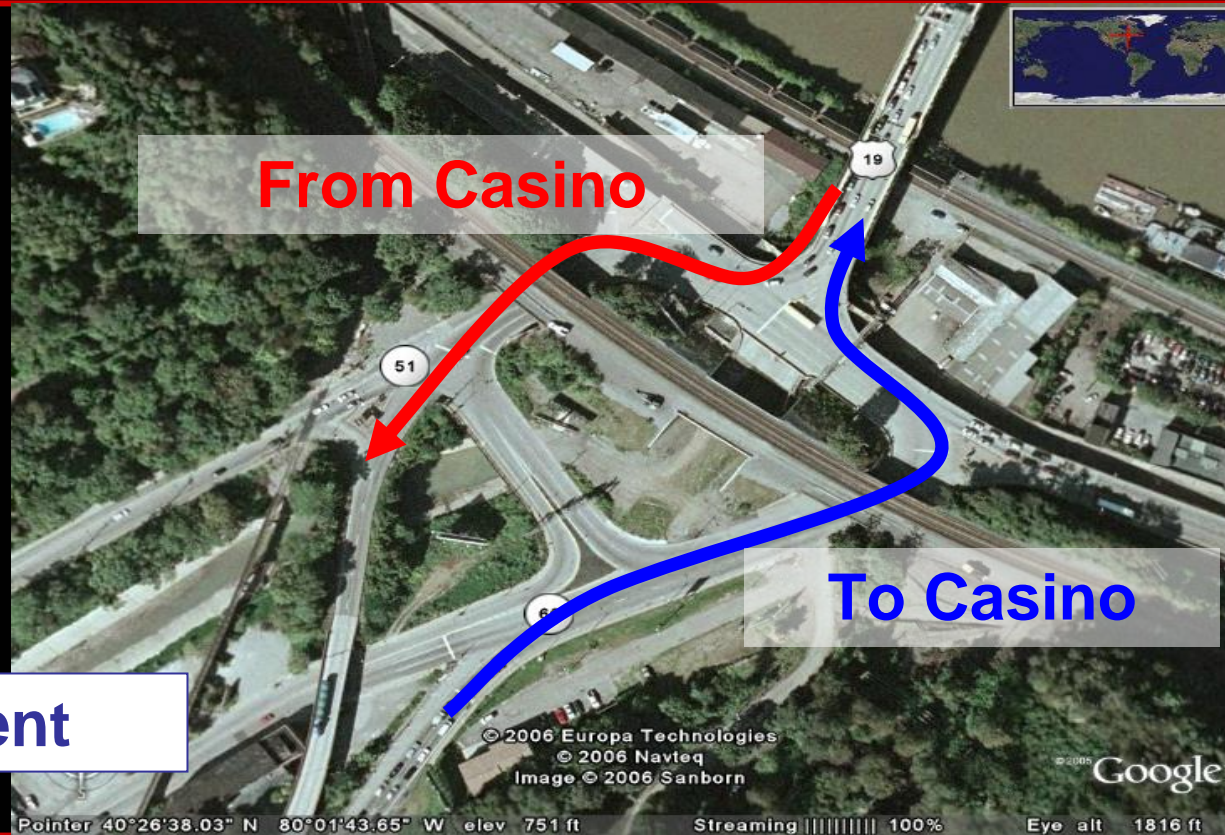
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IBI Group



Transportation and Traffic

- Improvements outside immediate study area



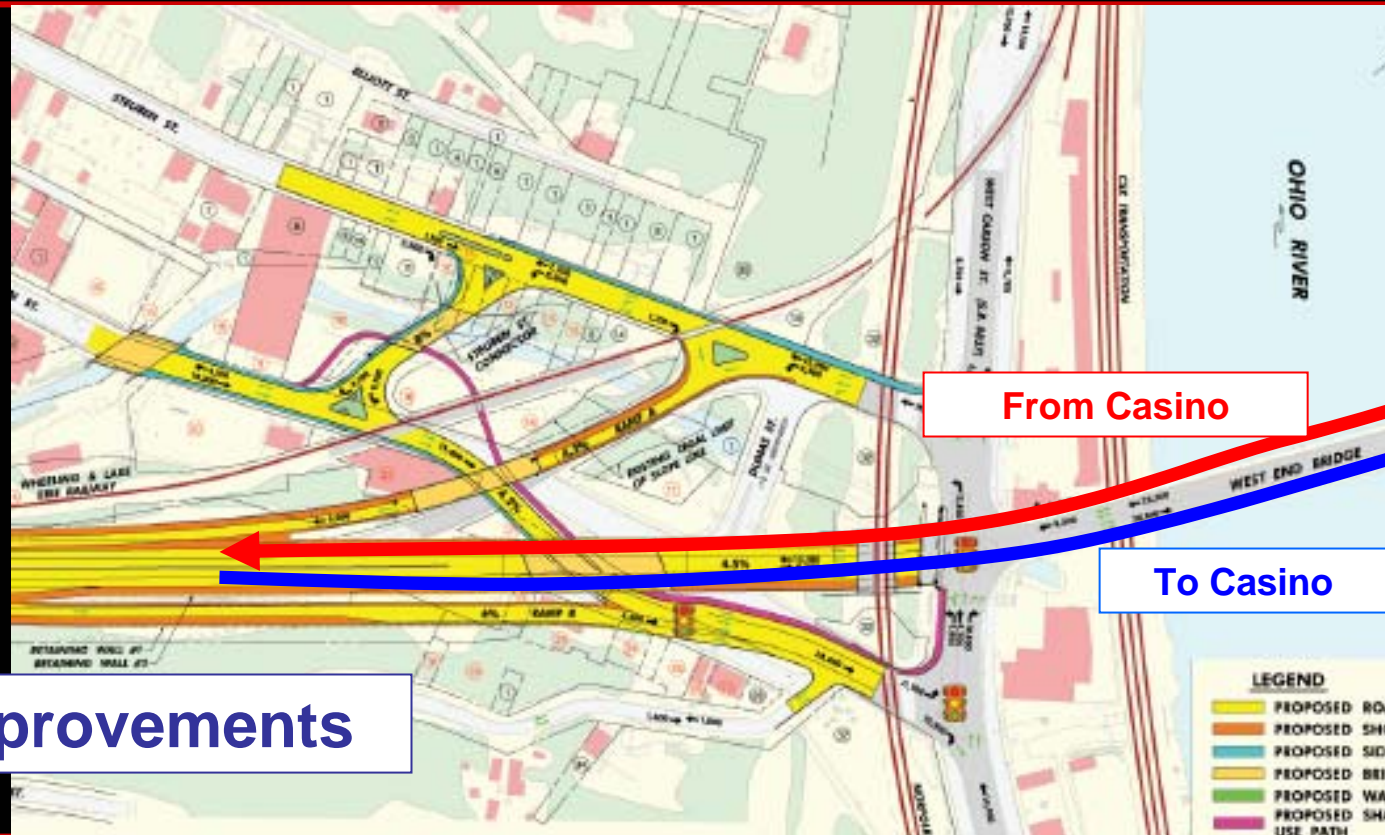
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Transportation and Traffic

- Improvements outside immediate study area



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Traffic Analyst
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Transportation and Traffic



- Majestic Star site summary



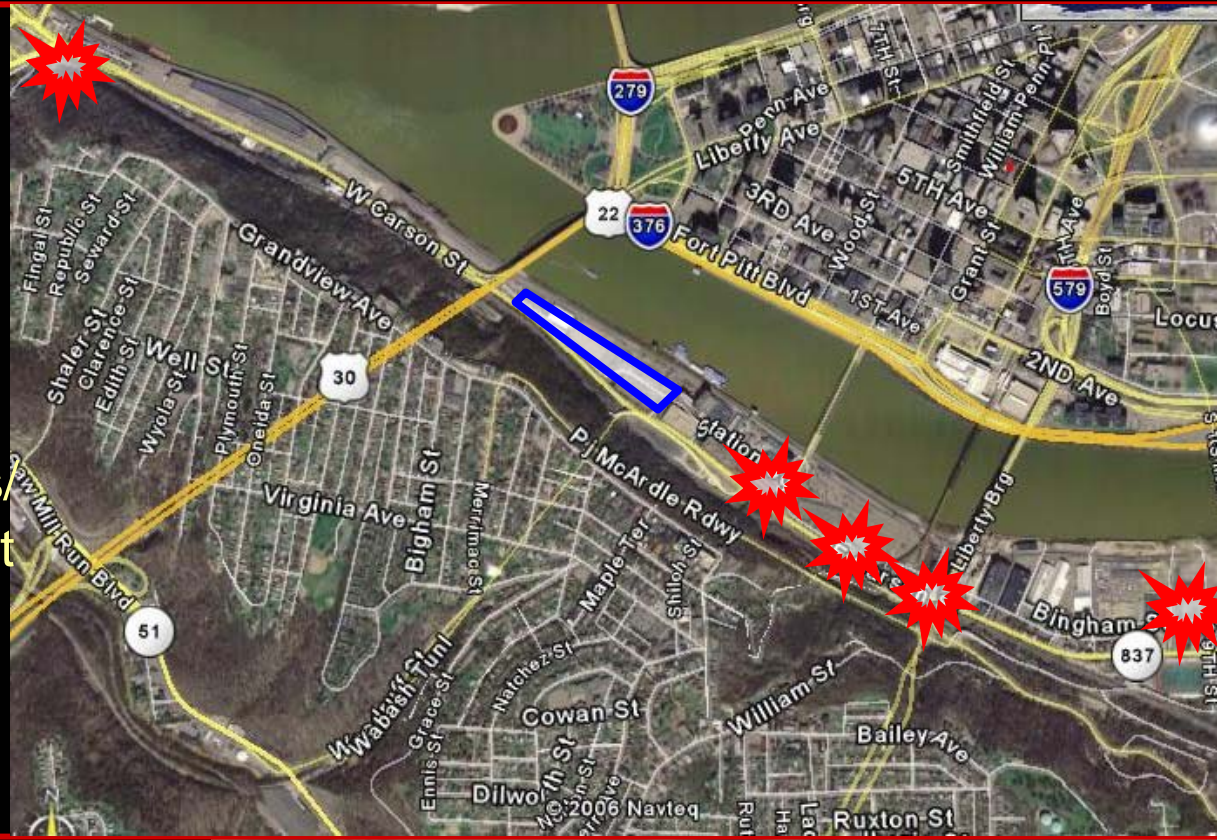
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Transportation and Traffic

- Comparison of the three Pittsburgh applicants
 - Forest City Enterprises
 - Harrah's Entertainment



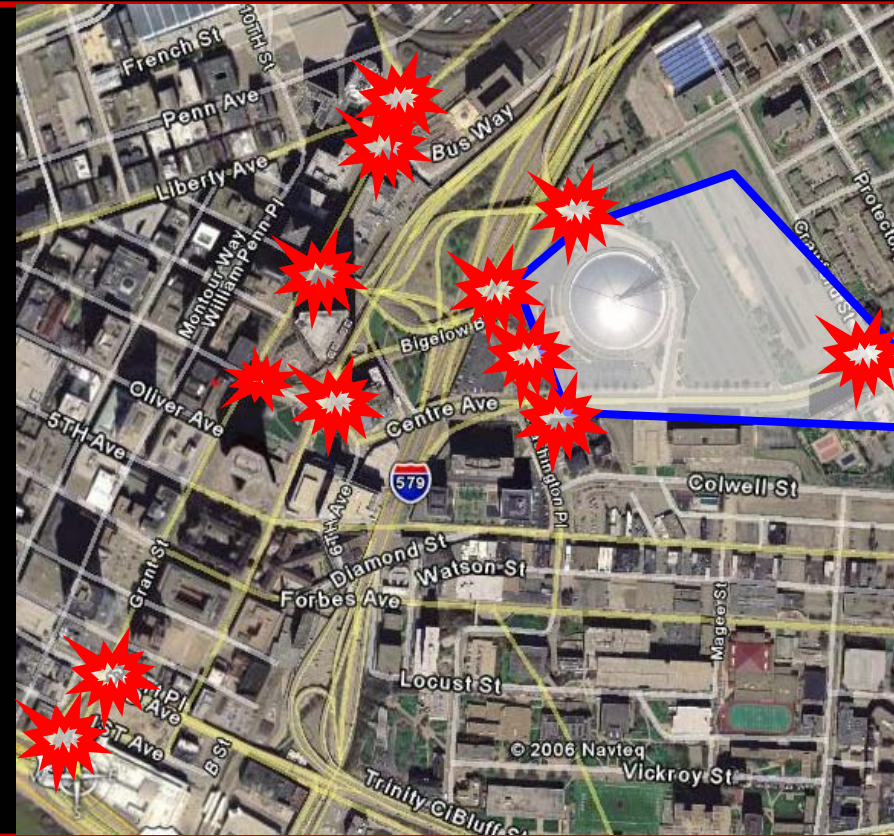
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Traffic Analyst
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Transportation and Traffic

- Comparison of the three Pittsburgh applicants
 - Isle of Capri



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Transportation and Traffic

- The Majestic Star traffic advantage



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Traffic Analyst
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Urban and Architectural Design



John A. Martine, AIA

Principal

Strada LLC

Pittsburgh, Pennsylvania

Scott U. Walls, AIA

Executive Vice President

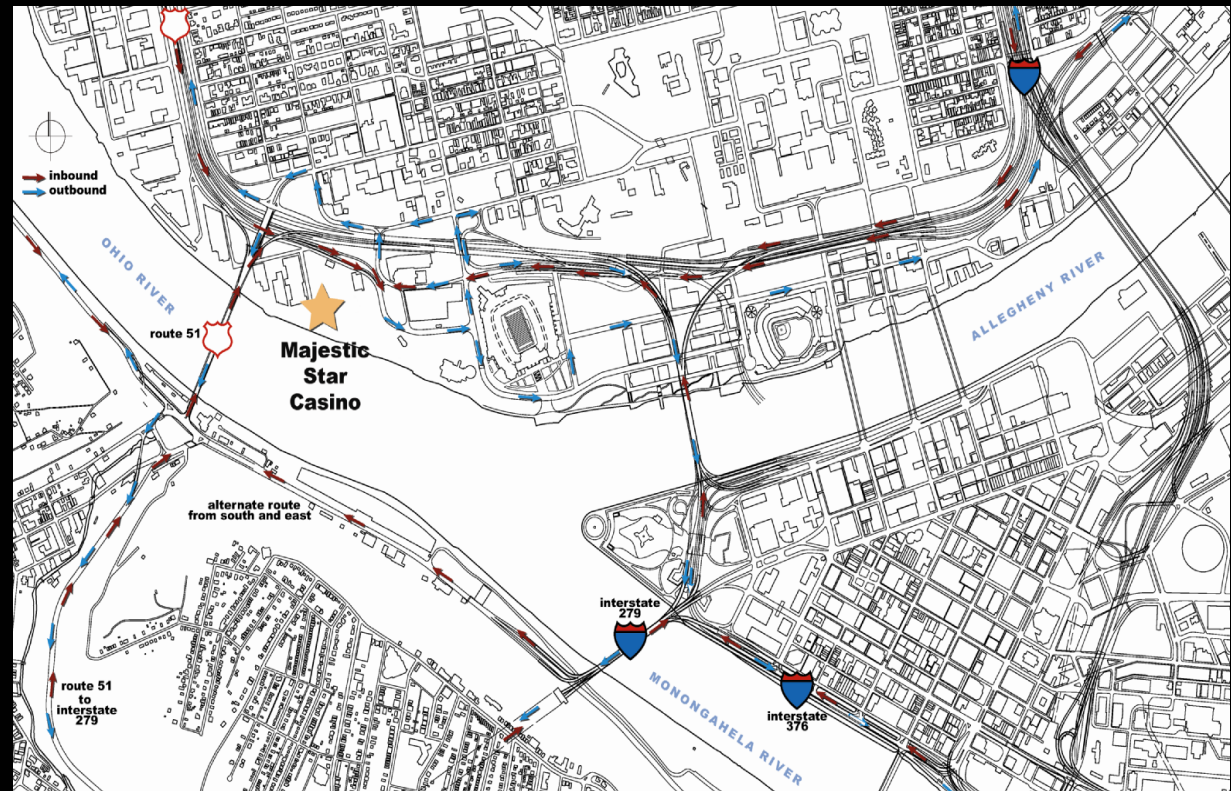
Bergman Walls Architects

Las Vegas, Nevada



Urban and Architectural Design

- The urban context



John A. Martine, AIA

Principal
Strada LLC



Urban and Architectural Design

- Urban context



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Principal
Strada LLC



Urban and Architectural Design



- Zoning Compliance
 - Initial site plan review ✓
 - Master development plan review ✓

John A. Martine, AIA

Principal
Strada LLC



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Executive Vice President

Bergman, Walls & Associates Architects



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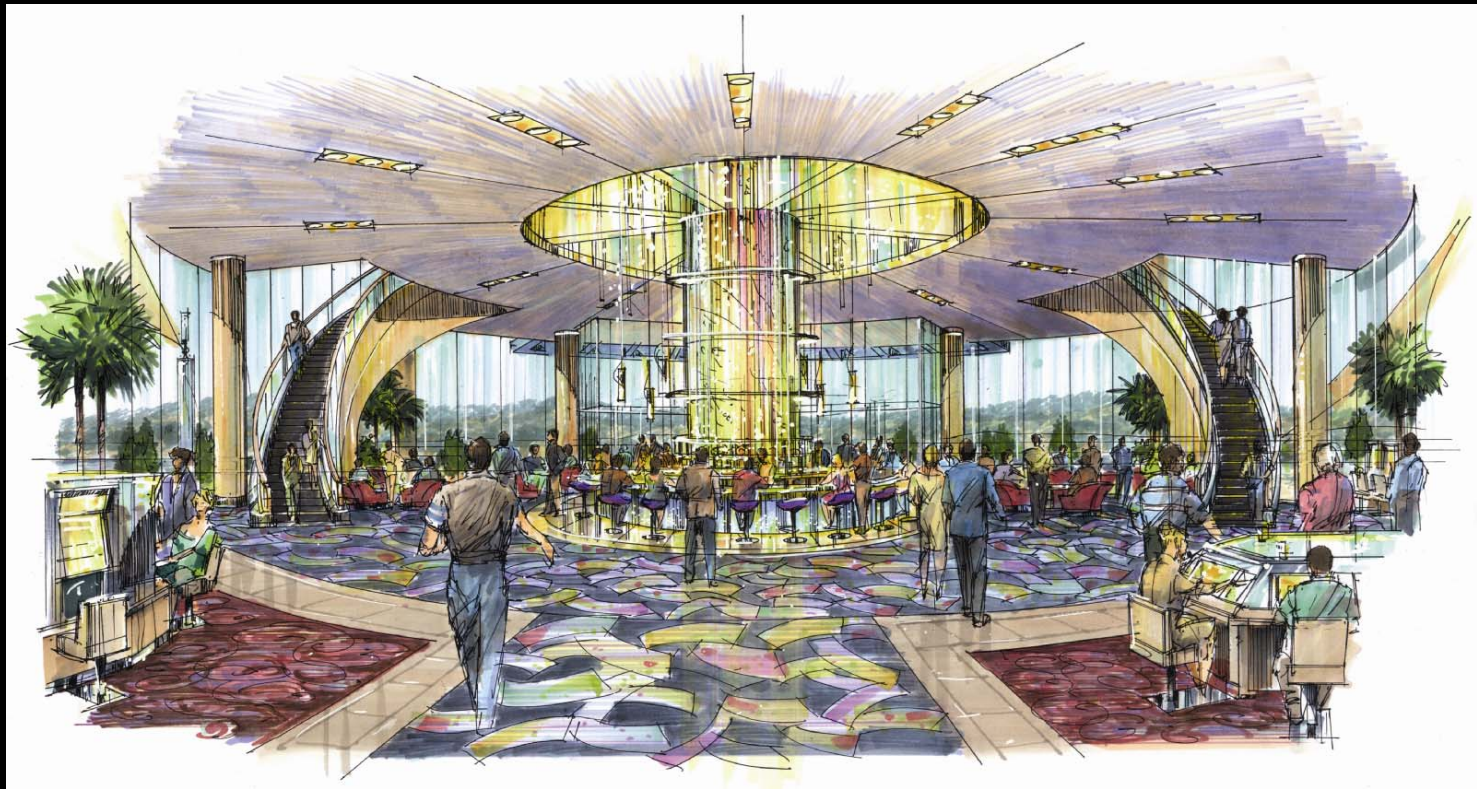
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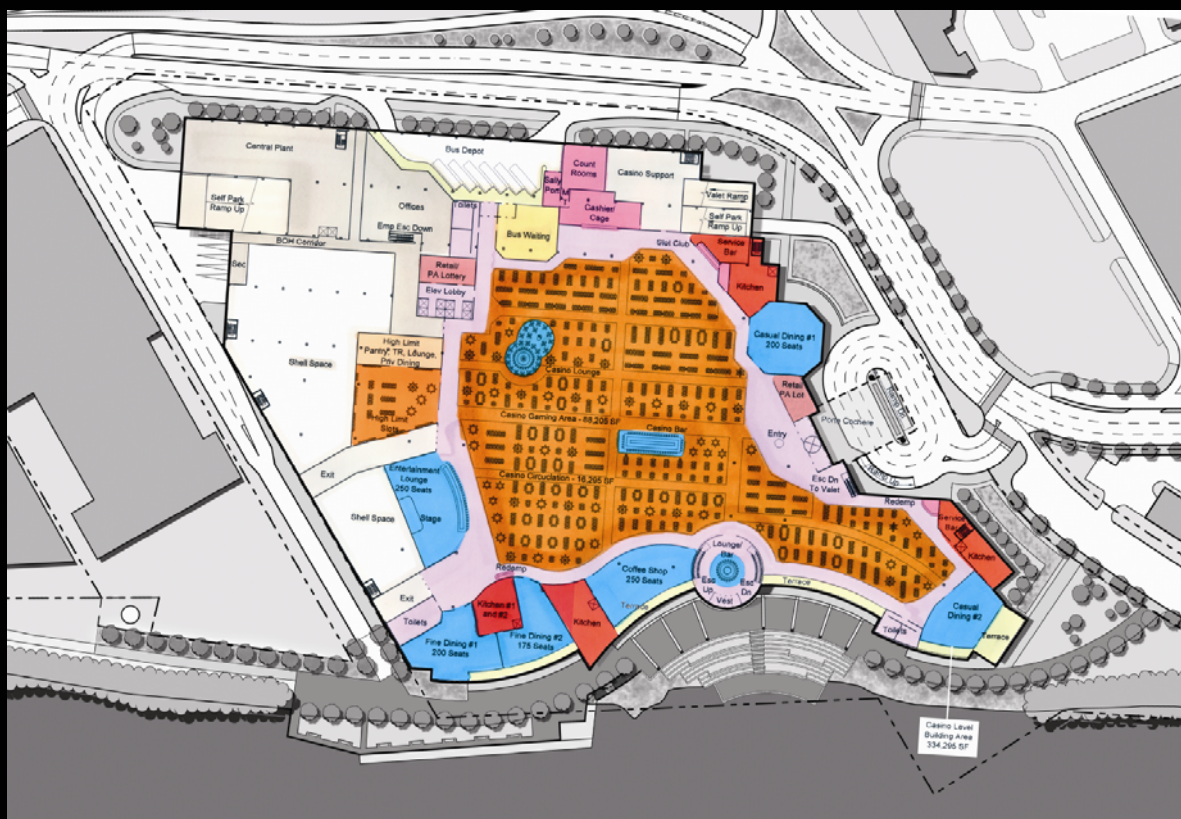


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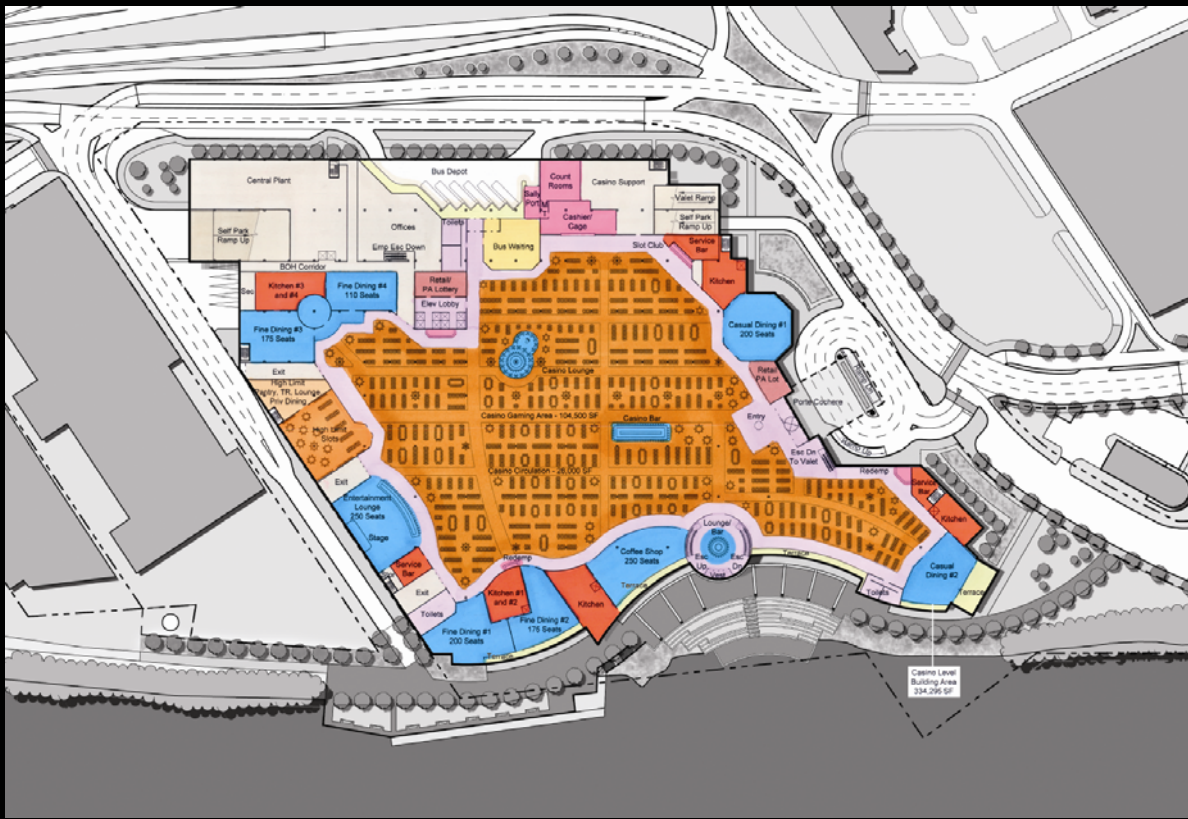


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Casino Operations

Kirk Saylor

Executive Vice President
Chief Operating Officer

The Majestic Star Casino, LLC

Las Vegas, Nevada



Casino Operations



- Economic impact on the region
- Financial suitability
- Construction schedule
- Diversity plan
- Problem gambling program

Kirk Saylor

Chief Operating Officer

The Majestic Star Casino, LLC



Casino Operations

Kirk Saylor

Executive Vice President
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Las Vegas, Nevada



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Neighborhood Redevelopment

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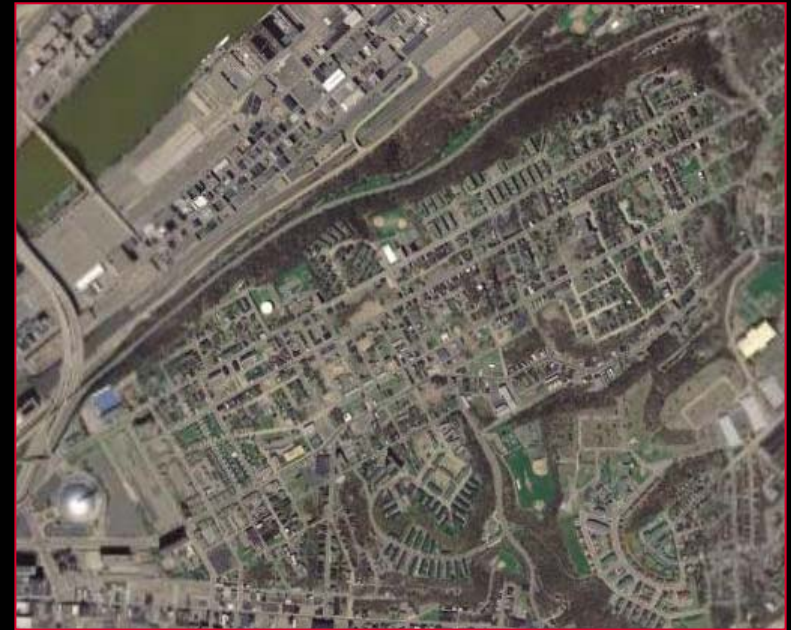
Neighborhood Redevelopment



Beverly Hannah-Jones, AIA
President

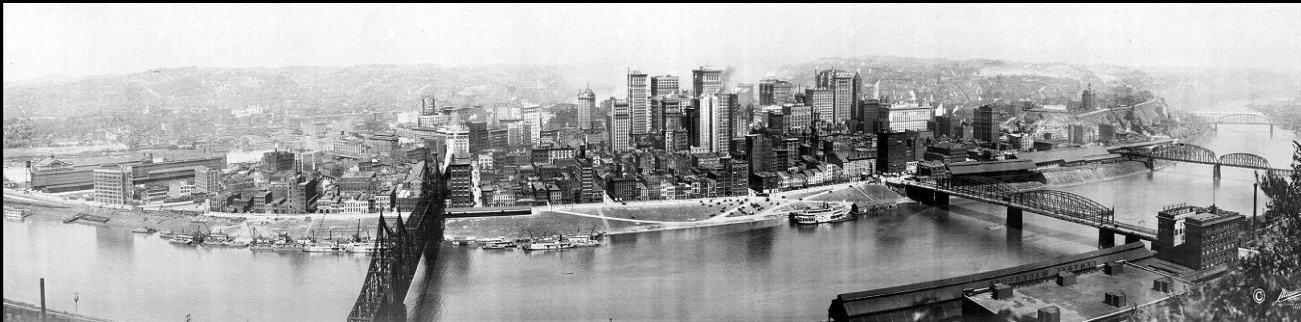
Fred Russell
Project Manager

Hannah Murano Architects
Detroit, Michigan



Neighborhood Redevelopment

Pittsburgh's Hill District: Observations



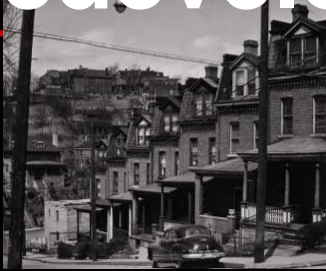
Neighborhood Redevelopment



1939



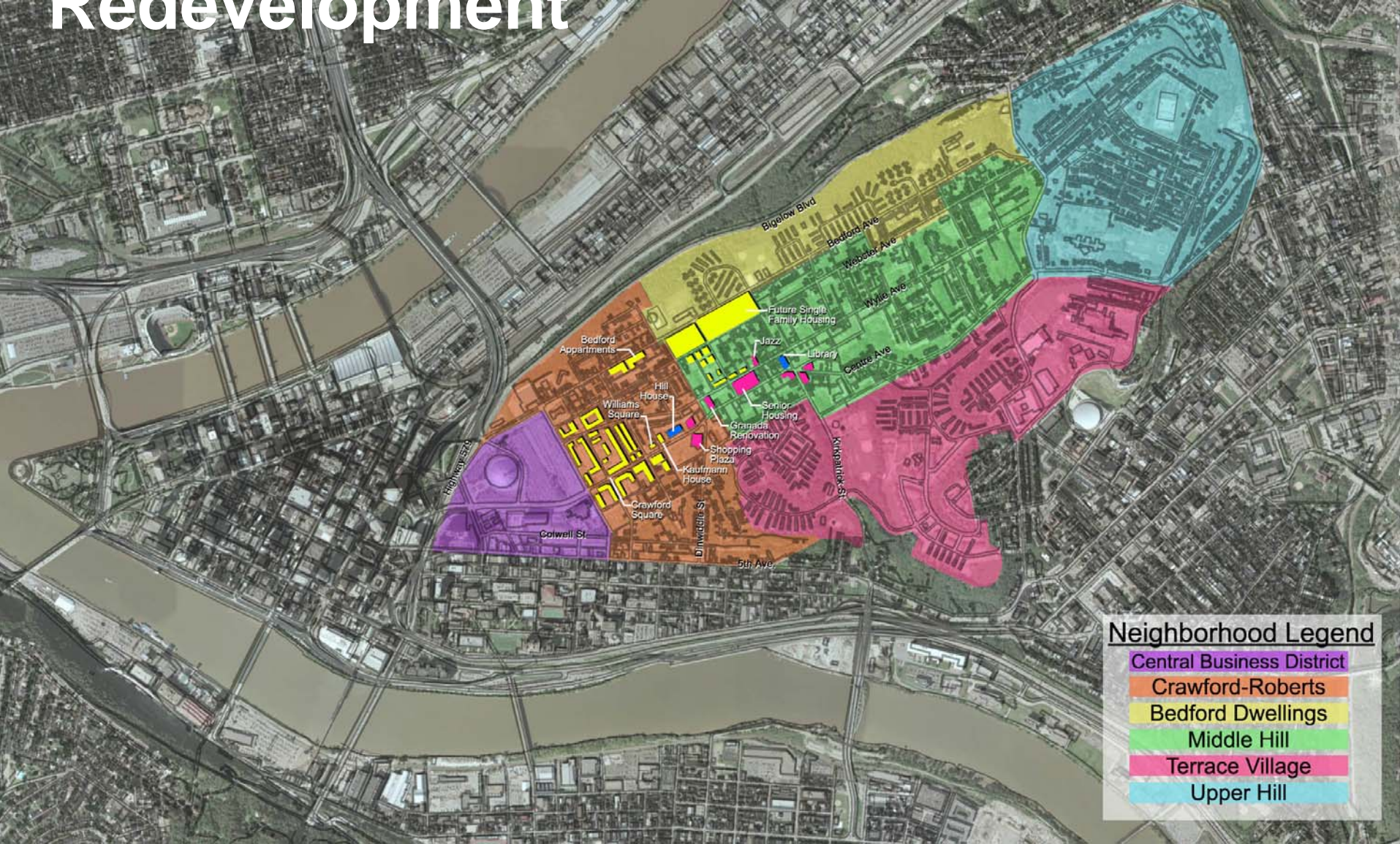
Neighborhood Redevelopment



1967



Neighborhood Redevelopment



Neighborhood Legend

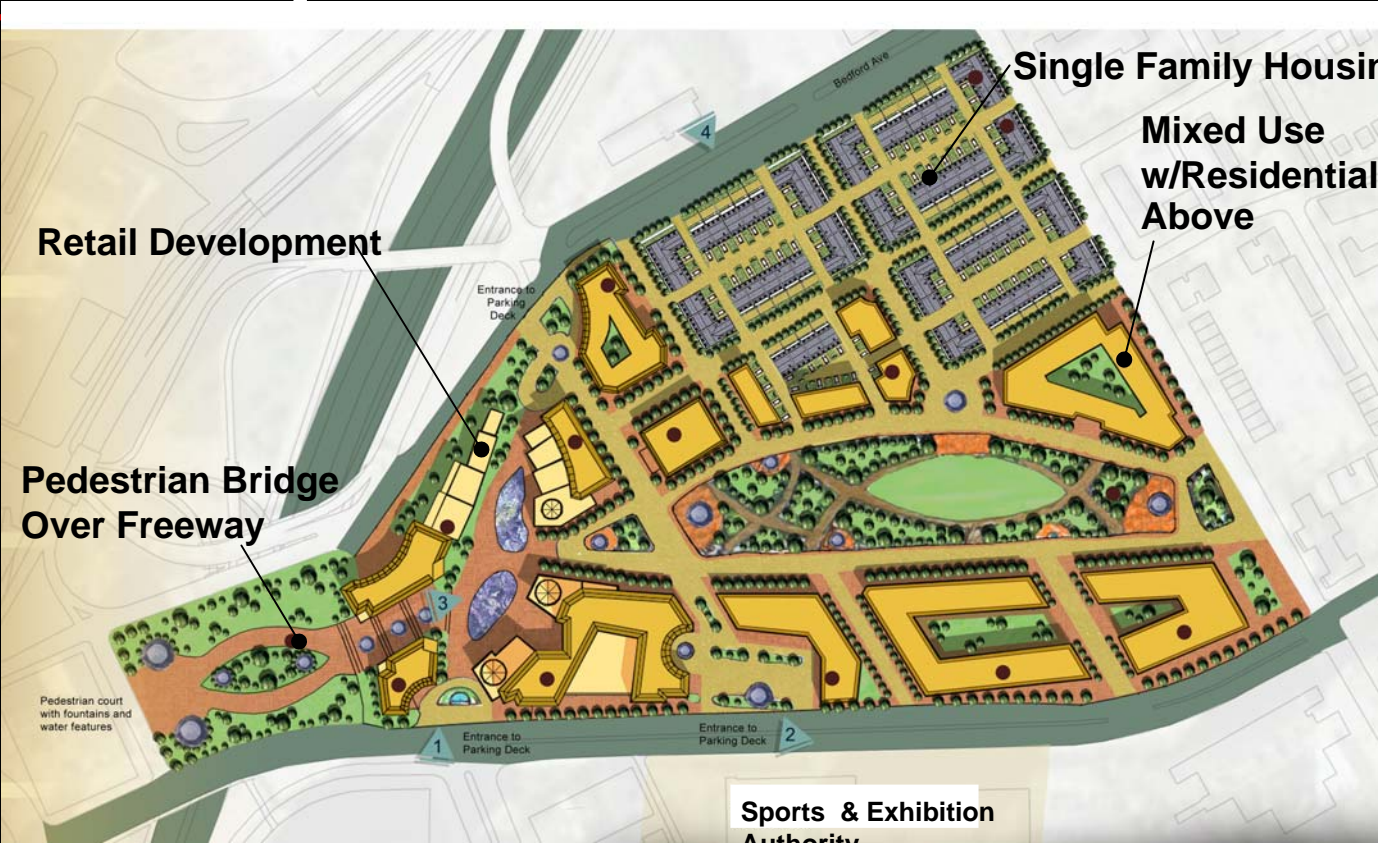
| |
|---------------------------|
| Central Business District |
| Crawford-Roberts |
| Bedford Dwellings |
| Middle Hill |
| Terrace Village |
| Upper Hill |

Neighborhood Redevelopment

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Neighborhood Redevelopment



Neighborhood Redevelopment

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Community Commitment

Smokey Robinson

Investor
PITG Gaming, LLC
Majestic Star Casino/Pittsburgh



Community Commitment



- Community development
- Diversity



Smokey Robinson

Investor

Majestic Star Casino - Pittsburgh



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Project Summary



- Best site
- Best access
- Fastest and greatest revenue generation
- Significant investments in North Shore and Hill District
- Worldclass design
- Fully-committed financing
- Best opportunities for minorities

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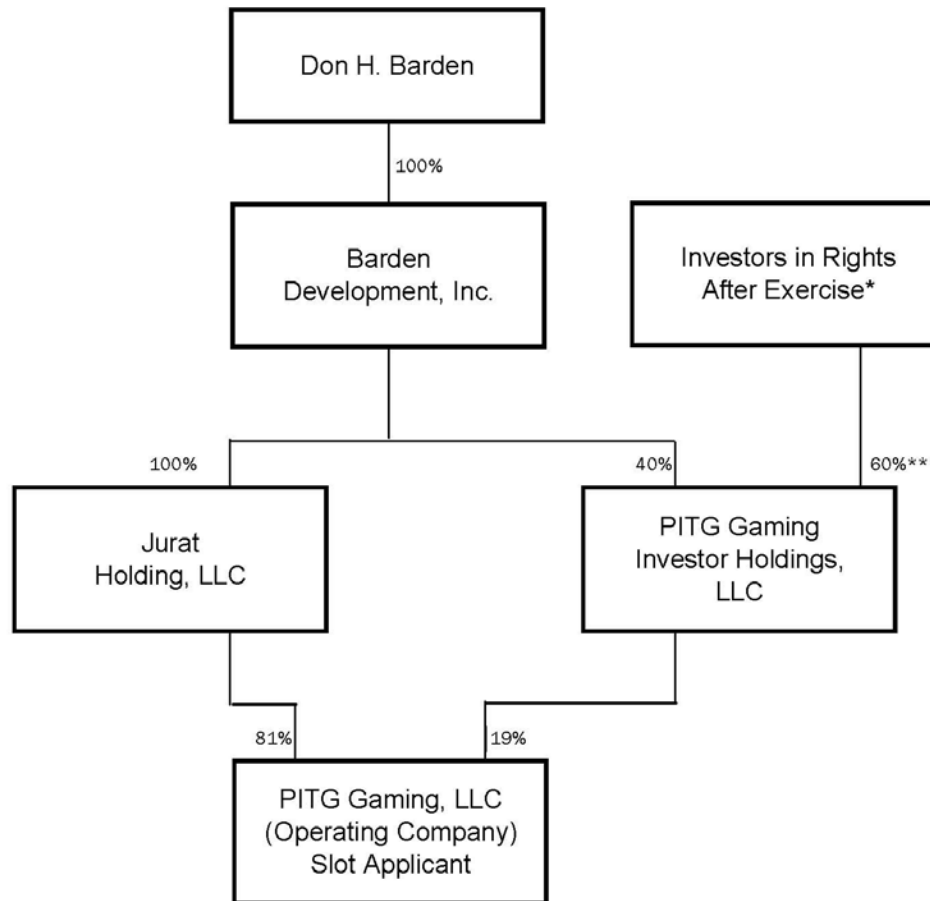


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PITG Gaming Ownership

OWNERSHIP OF PITG GAMING, LLC



** These numbers are approximate and equate to rights to acquire approximately 11% ownership by investors.



Urban and Architectural Design



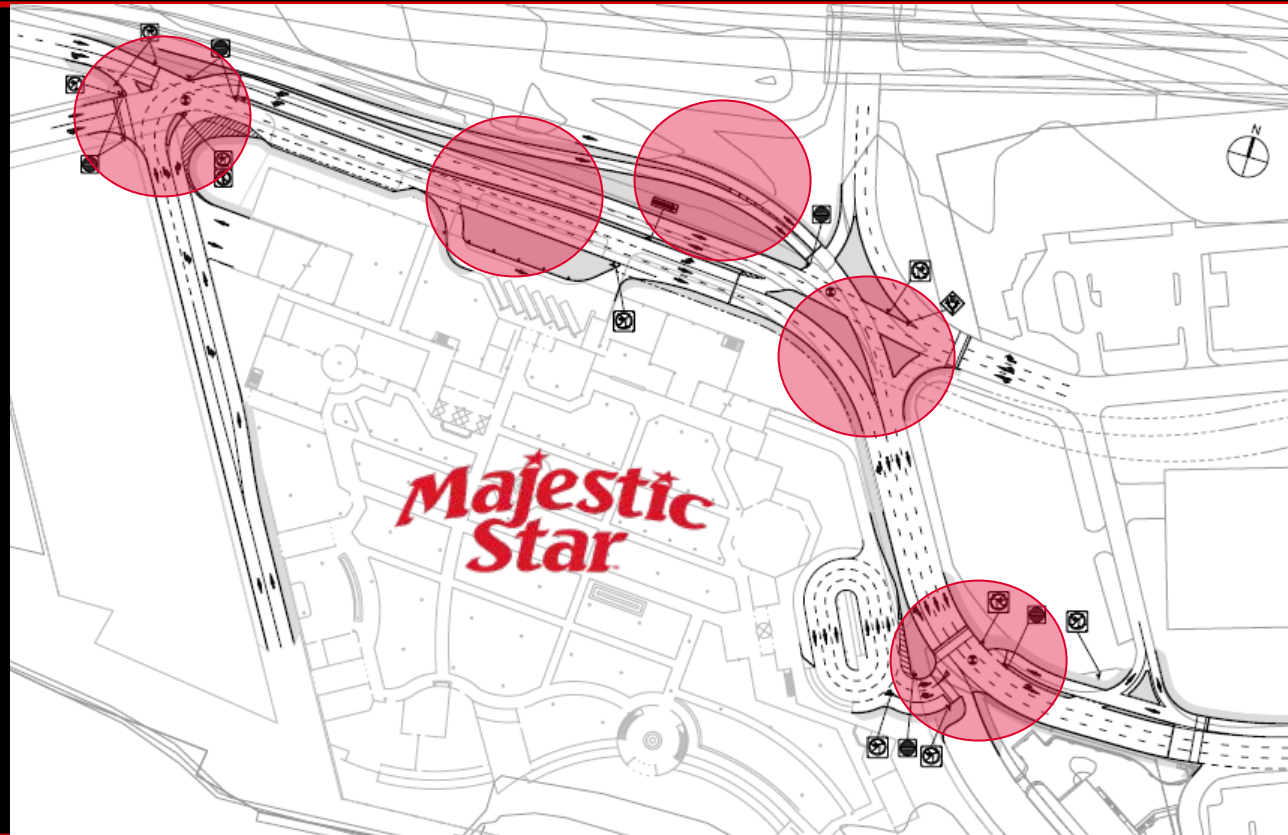
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Bergman, Walls & Associates Architects**



Transportation and Traffic

- Proposed road improvements
- Traffic operation with proposed improvements



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