



MITIGATION

COMMISSIONER GAYLE CAMERON

PRESENTATION

CATEGORY 1 – REGION A RESORT CASINO

SEPTEMBER 9, 2014



MITIGATION CATEGORY DEFINED

How does the Applicant:

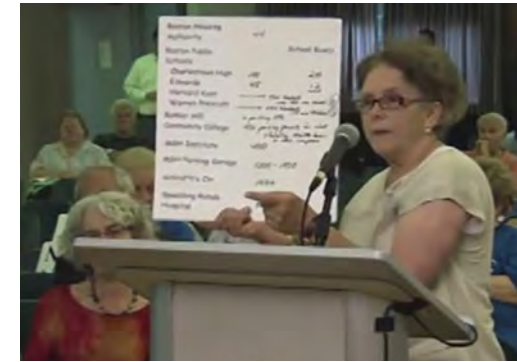
- Demonstrate community support
- Mitigate impacts with the host and surrounding communities
- Address traffic and transportation issues
- Promote responsible gaming and address problem gambling
- Protect and enhance the Lottery

MITIGATION CATEGORY OVERVIEW

We grouped the questions into four criteria:

1. Community support

- ◆ Host Community Agreements (HCA)
- ◆ Surrounding Community Agreements (SCA)
- ◆ Impacted Live Entertainment Venues (ILEV's)



2. Traffic and offsite impacts

3. Measures to promote responsible gaming and mitigate problem gambling

4. Protect and enhance the Lottery



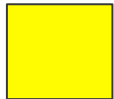
METHODOLOGY

- **Who:** Consultants and subject matter experts
- **What:** Materials reviewed
- **When:** Review process began on December 31, 2013
- **Where:** Region A | Revere, MA and Everett, MA
- **Why:** Mitigation is important to communities

RATINGS DEFINED



Insufficient – response failed to present a clear plan to address the topic, or failed to meet the minimum acceptable criteria of the Commission



Sufficient – response provided was comprehensible and met the minimum acceptable criteria of the Commission; **and/or provided the required or requested information**



Very Good – response was comprehensive, demonstrates credible experience and plans, and/or excels in some areas



Outstanding/Excellent – response was of uniformly high quality, and demonstrates convincing experience, creative thinking, innovative plans and a substantially unique approach

WHO: ADVISORS / SUBJECT MATTER EXPERTS

Massachusetts Gaming Commission

Mark Vander Linden



Problem Gambling Solutions

Dr. Jeffrey Marotta

GMC Strategies

Gordon Carr



Green Int.

Frank Tramontozzi, PE
Wing Wong, PE, PTOE
Jason Sobel, PE, PTOE



City Point Partners

Richard Moore, PE



Pinck & Co.

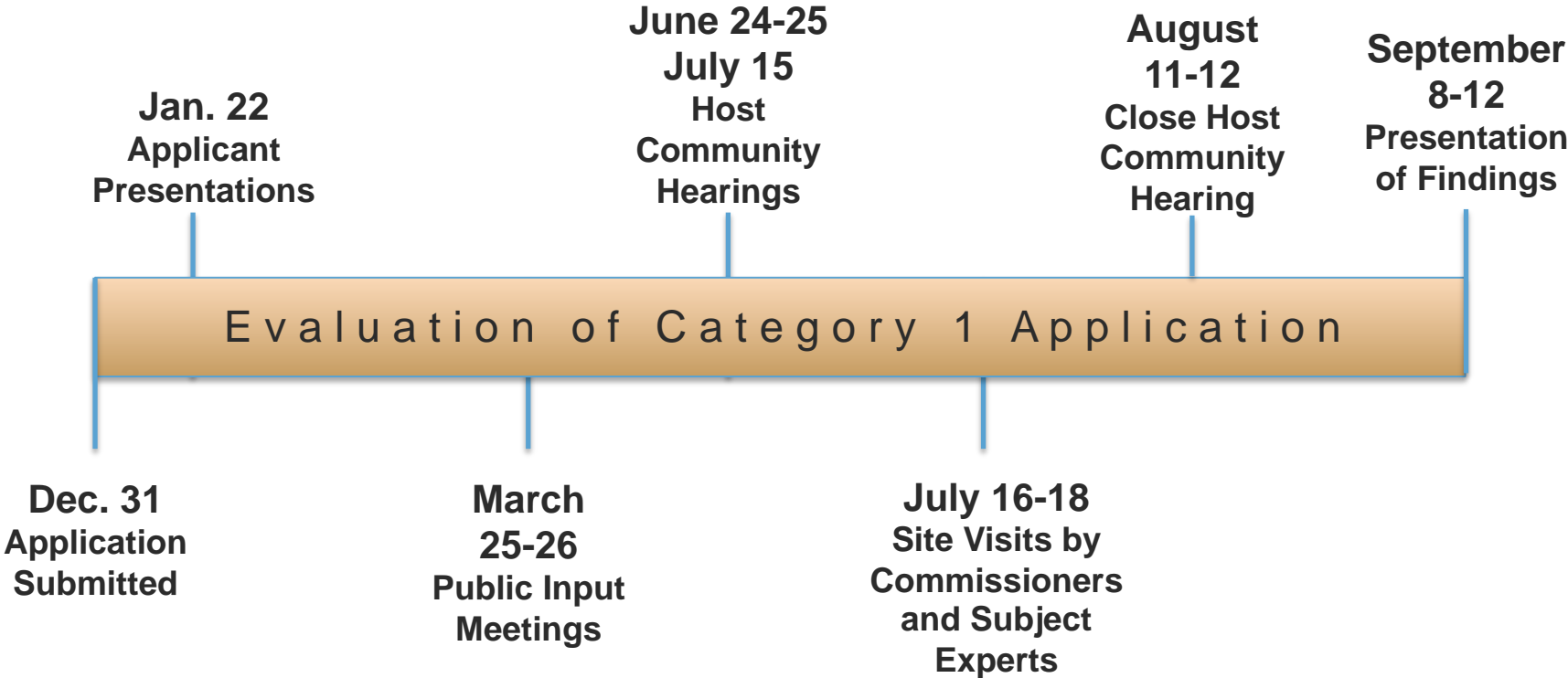
Nancy Stack
Melissa Martinez



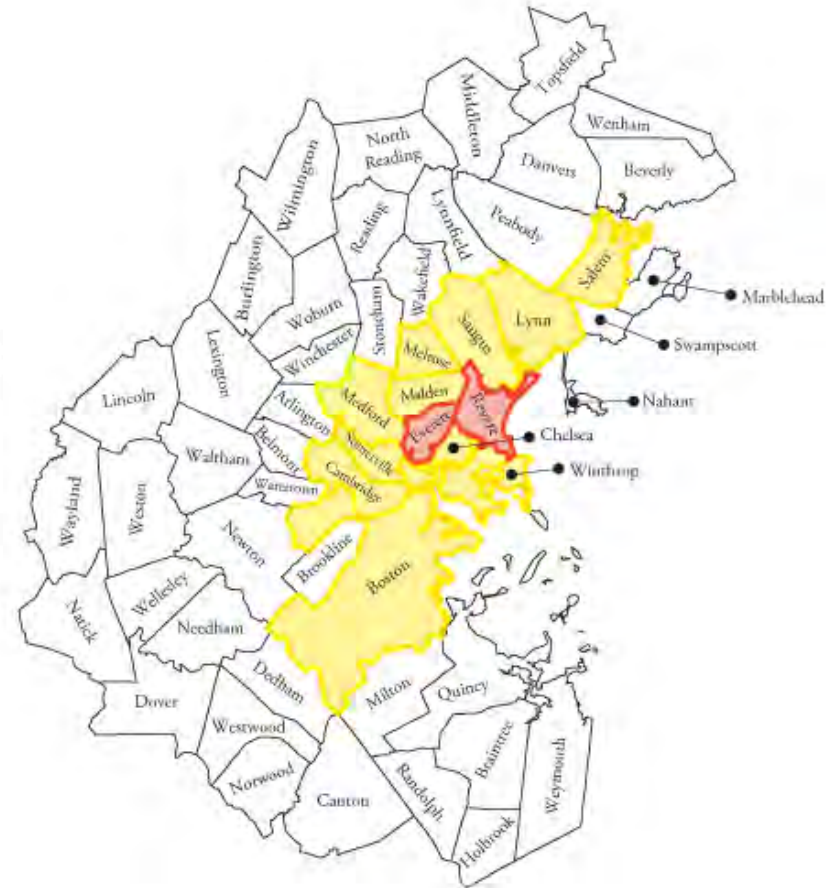
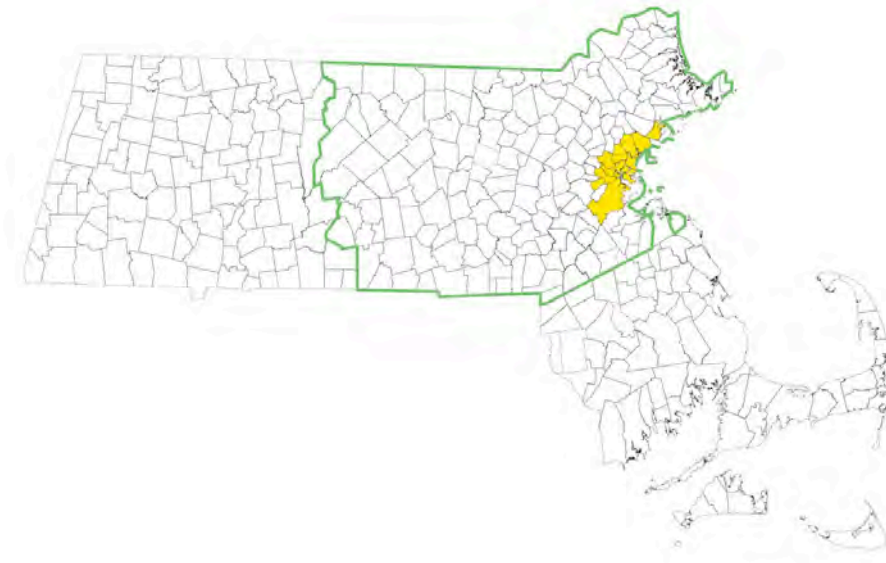
WHAT: MATERIALS REVIEWED

- Category 1 Application
- Input from public meetings and hearings
- Applicant presentations to MGC
- Environmental documents
- Public comment letters and emails
- Site visits by subject matter experts and commissioners
 - Proposed location
 - Current facilities: Las Vegas and Connecticut
- Website research
- MGC staff and technical consultant meetings with stakeholders

WHEN: SCHEDULE AND MILESTONES



WHERE: PROPOSED LOCATIONS



-  Region A
-  Host Communities
-  Region A Communities



PROPOSED FACILITIES

Mohegan Sun | Revere



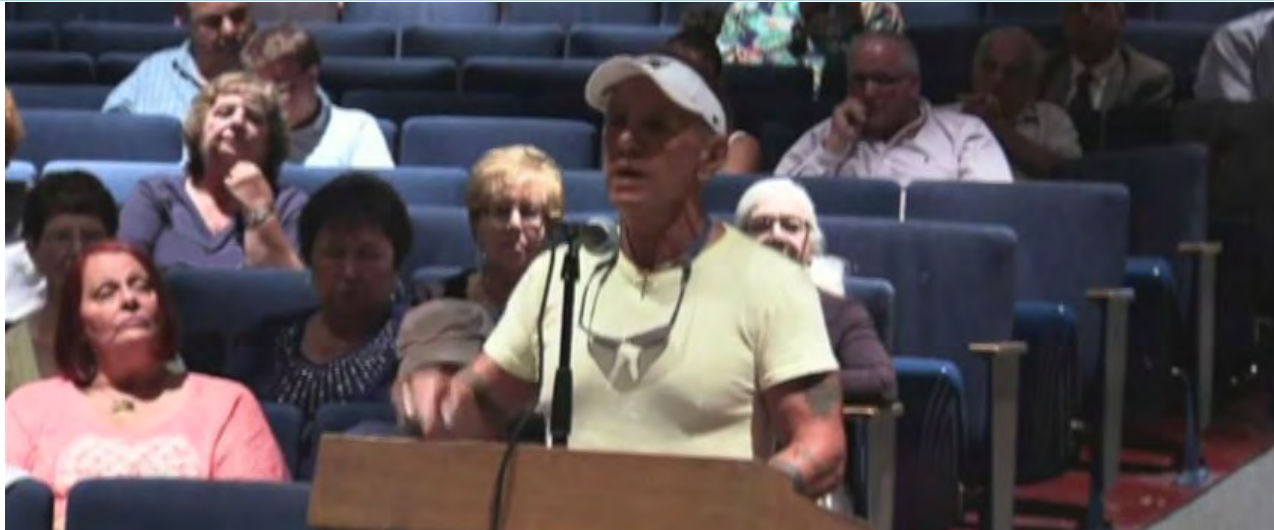
Wynn | Everett



WHY: MITIGATION IS IMPORTANT TO COMMUNITIES

- It is important community voices be heard
- Transportation issues are a concern to the general public
- Applicants have a key role in promoting responsible gaming
- Important to protect and enhance Massachusetts State Lottery revenues

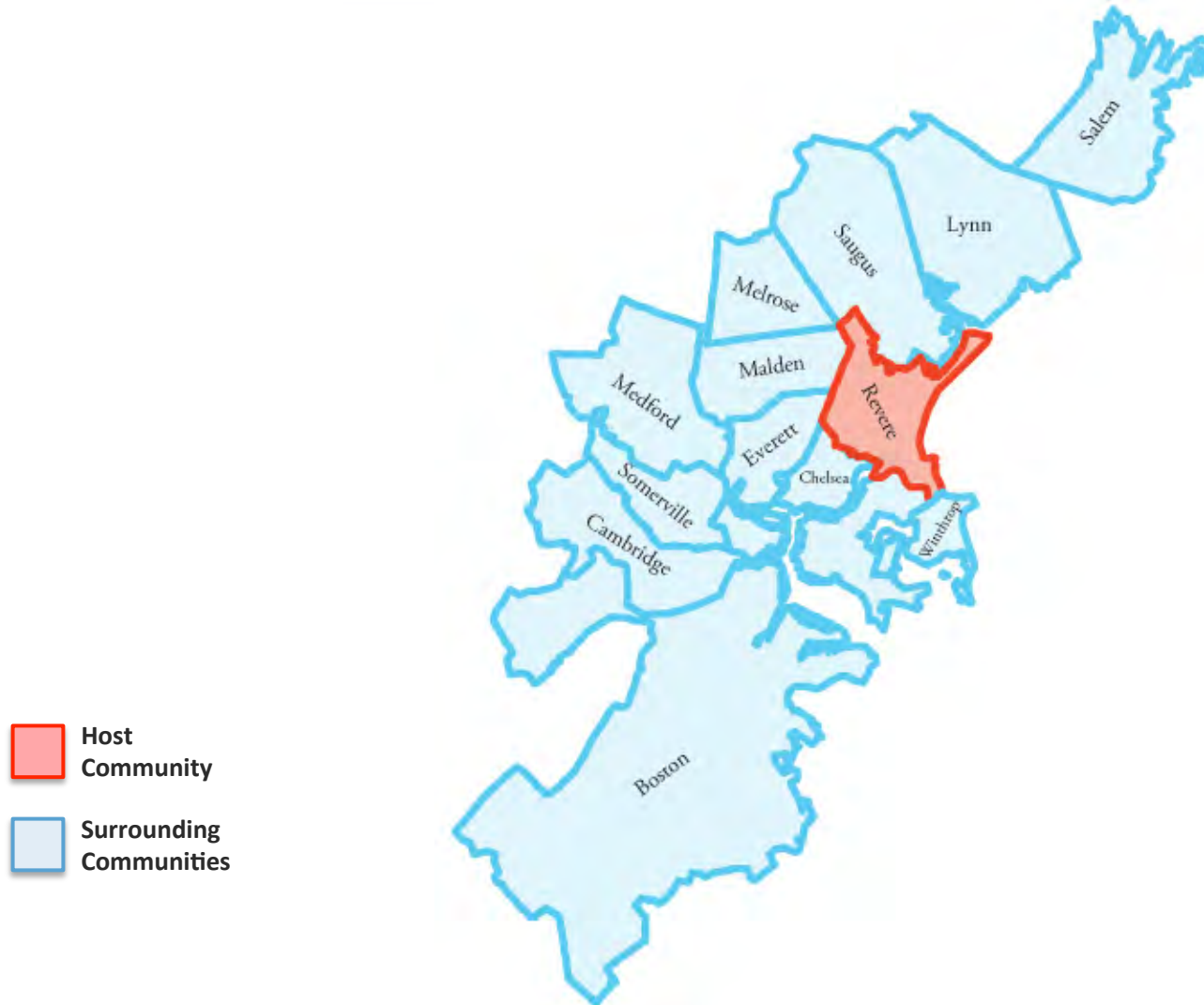
CRITERION 1: COMMUNITY SUPPORT



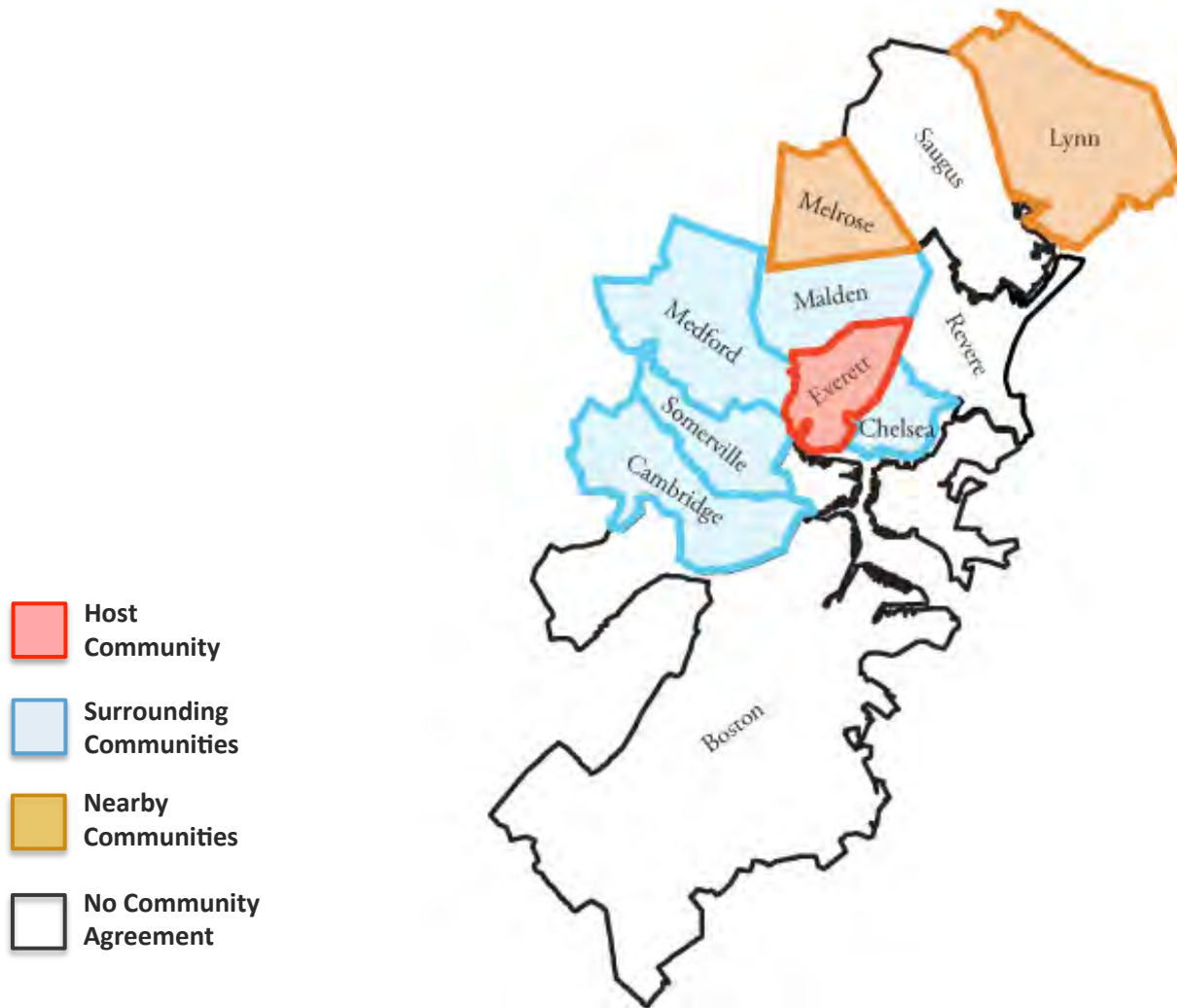
GROUPINGS OF COMMUNITY SUPPORT

1. Host Community Agreements/mitigation
2. Host Community Agreements/election related materials
3. Public support and outreach
4. Surrounding communities
5. Regional venues (ILEV's)

HOST COMMUNITY: REVERE



HOST COMMUNITY: EVERETT



COMMUNITY SUPPORT: HOST COMMUNITY AGREEMENTS

Mohegan Sun | Revere

Wynn | Everett

1. Host Community Agreements/mitigation:

Very Good

Very Good

Applicants reached Host Community Agreements that were approved by wide margins in local referendum votes.

2. Host Community Agreements/election related materials:

Sufficient

Sufficient

Applicants included all relevant information related to the Host Community referenda and provided the required documentation.

COMMUNITY SUPPORT: HCA INFORMATION

HCA Summary	MSM Revere	Wynn Everett
Favorable HCA Vote	63%	86%
Advance Payments	\$33M	\$30M
Community Impact Fee	\$25M	\$5.25M
Property Tax Commitment	Included Above	\$20M
Election Materials Provided	✓	✓



COMMUNITY SUPPORT: PUBLIC SUPPORT & OUTREACH

Mohegan Sun | Revere



Wynn | Everett



3. Public support and outreach:

Sufficient

- Applicant and Suffolk Downs have made strong efforts over many months conducting public outreach to local communities, including the host community.

Sufficient

- Applicant held numerous public information sessions in Everett, North End, Charlestown, Medford, Cambridge and elsewhere; Events and information sessions were highly publicized to maximize attendance and awareness of the project.

COMMUNITY SUPPORT: SURROUNDING COMMUNITIES

Mohegan Sun | Revere

Wynn | Everett

Surrounding Community Agreement:

“...shall include a community impact fee for each surrounding community and all stipulations of responsibilities between each surrounding community and the applicant, including stipulations of known impacts from the development and operation of a gaming establishment;”

4. Surrounding communities:

Sufficient

- Proactive approach to reach agreements and offered more generous mitigation payments
- Reached agreement with all surrounding communities
- Opposition from East Boston related to the relocation of the project

Sufficient

- More measured approach to surrounding communities, following the regulatory requirements
- Reached surrounding community and nearby community agreements with several cities and towns
- Arbitration with two communities; Wynn’s offers selected by arbitrator
- Boston declined to participate in the arbitration process

COMMUNITY SUPPORT: REGIONAL VENUES

Mohegan Sun | Revere

Wynn | Everett

ILEV Definition:

“Impacted live entertainment venue”, a not-for-profit or municipally-owned performance venue designed in whole or in part for the presentation of live concerts, comedy or theatrical performances, which the commission determines experiences, or is likely to experience, a negative impact from the development or operation of a gaming establishment.”

5. Regional venues (ILEV’s):

Sufficient

- Agreement with Citi Performing Arts Center to manage MSM’s onsite venue
- Agreement executed with Mass. Performing Arts Coalition

Sufficient

- Agreement executed with Mass. Performing Arts Coalition

CRITERION 1: COMMUNITY SUPPORT OVERALL RATING

Mohegan Sun | Revere

Sufficient

Key factors:

- Proactive approach to generating community support and executing surrounding community agreements
- Executed agreements with all surrounding communities
- Faced opposition from East Boston and others

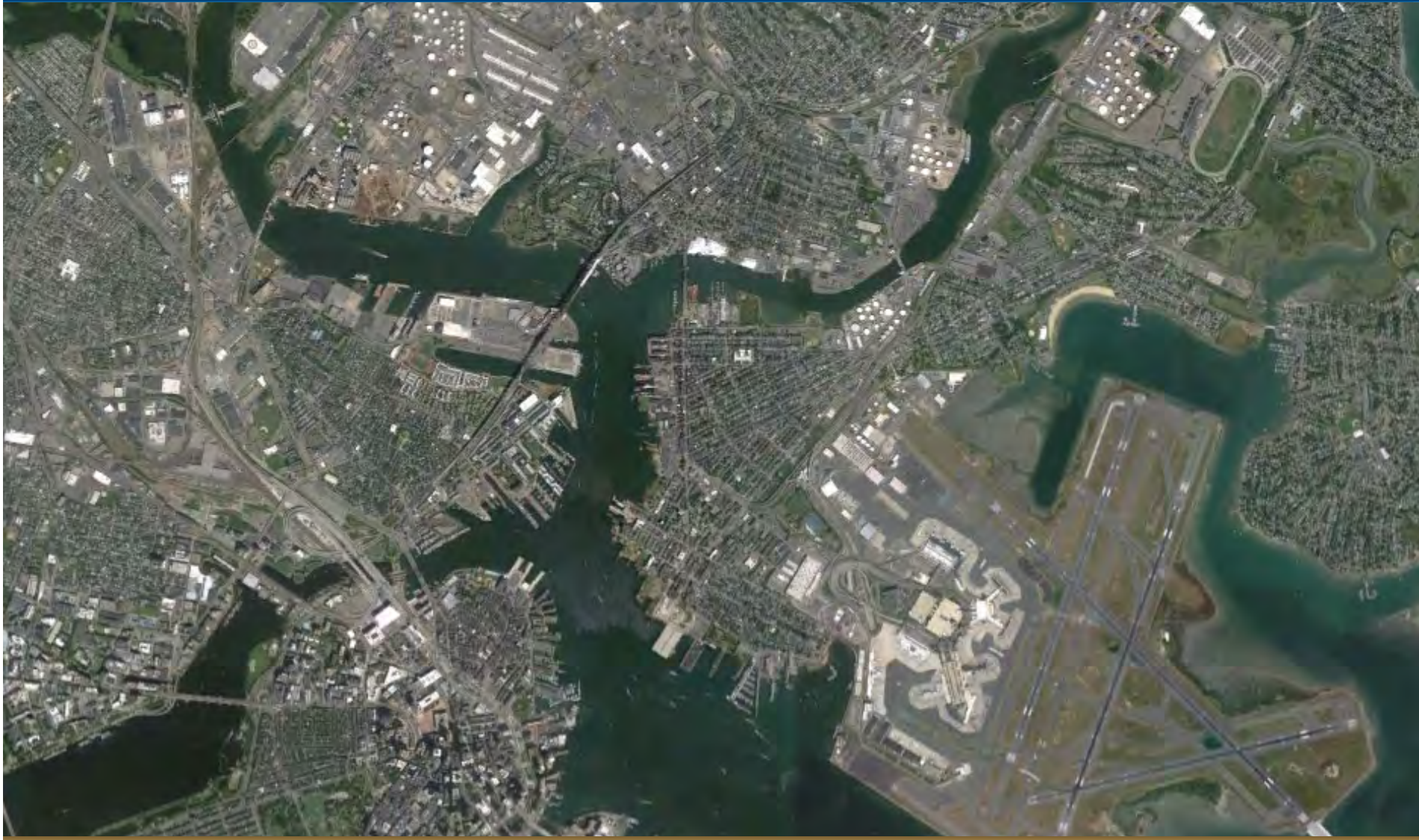
Wynn | Everett

Sufficient

Key factors:

- Undertook a comprehensive communications and outreach effort and received the highest percentage vote of any host community referendum
- Measured approach to surrounding community negotiations focused on regulatory requirements
- Concerns raised from Charlestown, Somerville and Medford regarding traffic and other impacts

CRITERION 2: TRAFFIC & OFFSITE IMPACTS



GROUPINGS OF TRAFFIC AND OFFSITE IMPACTS

1. Impact assessments and costs

- Offsite infrastructure utilities and roadways

2. Traffic management plan

- Mitigate impacts of added traffic

3. Other potential impacts

- Housing, school population and emergency services



TRAFFIC & OFFSITE IMPACTS: RATINGS

Mohegan Sun | Revere

Wynn | Everett

1. Impact assessments and costs:

Sufficient

Insufficient

2. Traffic management plan:

Sufficient

Insufficient

3. Other potential impacts:

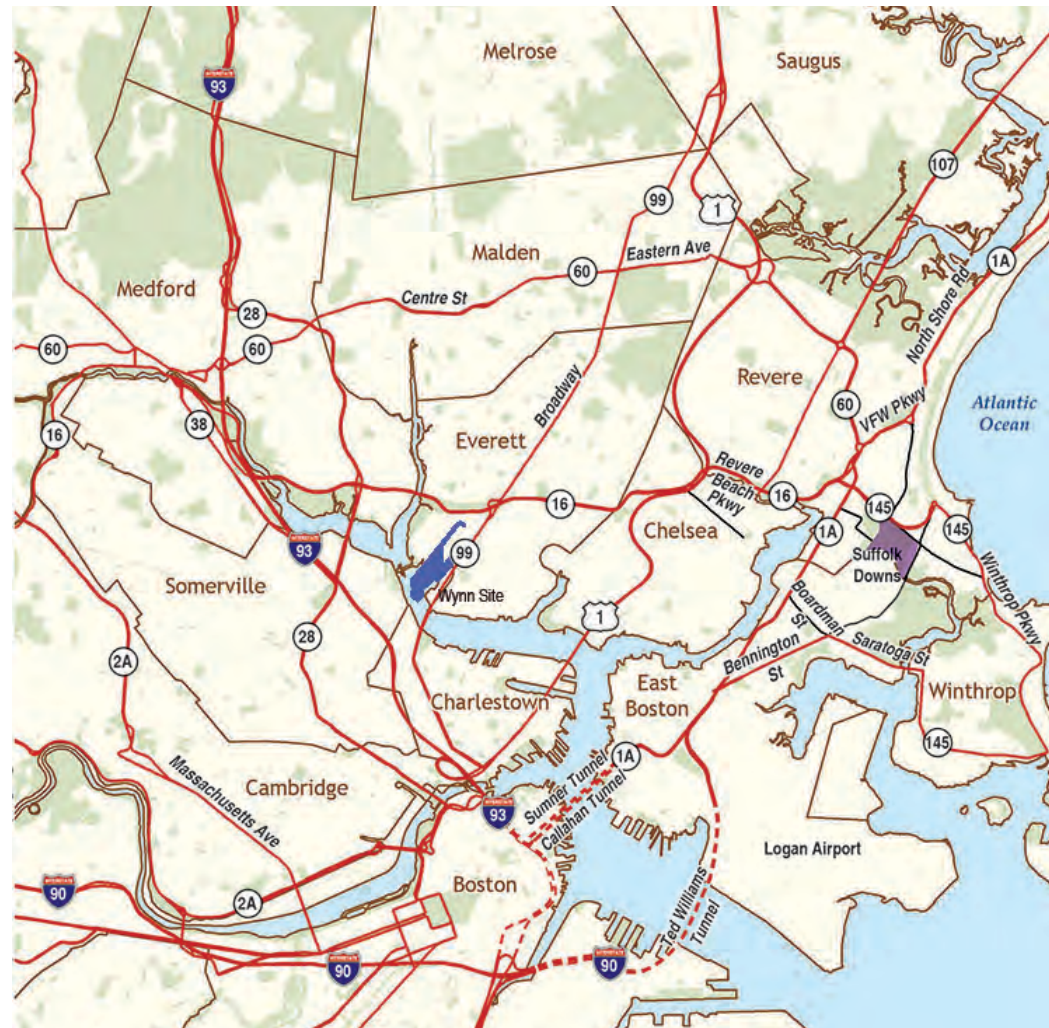
Sufficient

Sufficient

REGIONAL ACCESS

Key rating factors:

- Adequacy of study area/ existing transportation systems
- Trip generation and distribution
- Identification of the impacts due to added traffic
- Mitigation measures proposed



MOHEGAN SUN | REVERE: STUDY AREA

Study area:

- 28 Intersections in Revere, Boston and Chelsea



MOHEGAN SUN | REVERE: PUBLIC TRANSIT

Public Transit:

- MBTA Blue Line
- Three MBTA bus routes serve the site
- Applicant will invest \$1.5M to improve the MBTA Beachmont Station



MOHEGAN SUN | REVERE: TRIP DISTRIBUTION

Trip generation & distribution:

- Trip generation rate based on two similar facilities
- Trip generation rate is 0.40 trips per gaming position for Friday peak hour
- Trip generation rate is inclusive of all uses on site
- MassDOT satisfied with trip generation rate
- MGC traffic engineers found rate acceptable



MOHEGAN SUN | REVERE: SITE ACCESS

Local Access:

Vehicular Access

- Furlong Drive
- Tomasello Drive

Public Transit

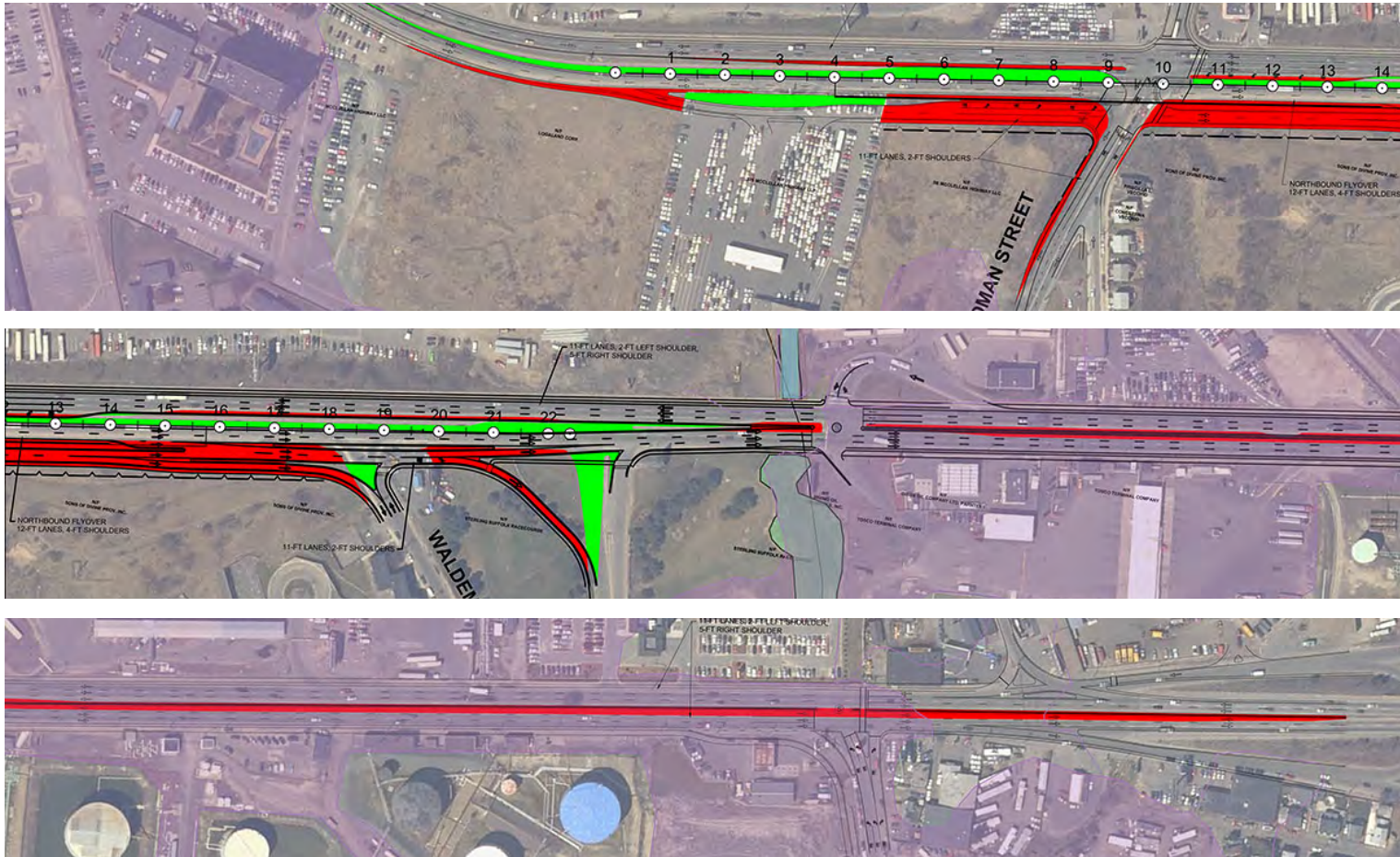
- Bus Stop
- MBTA Beachmont Station

Pedestrian Access at Northeast Corner of Site



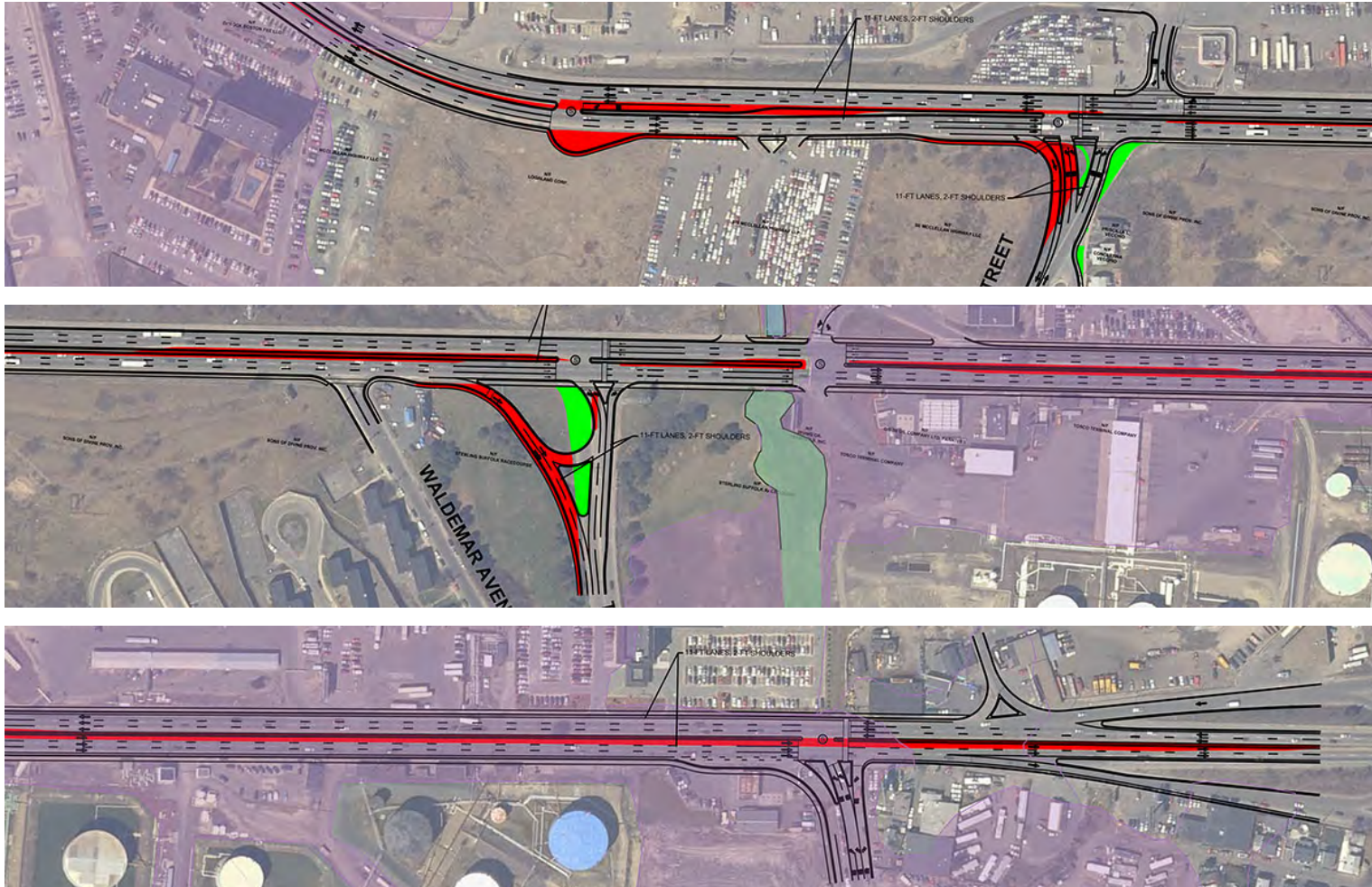
MOHEGAN SUN | REVERE: TRAFFIC MITIGATION

Route 1A Northbound Flyover Alternative:



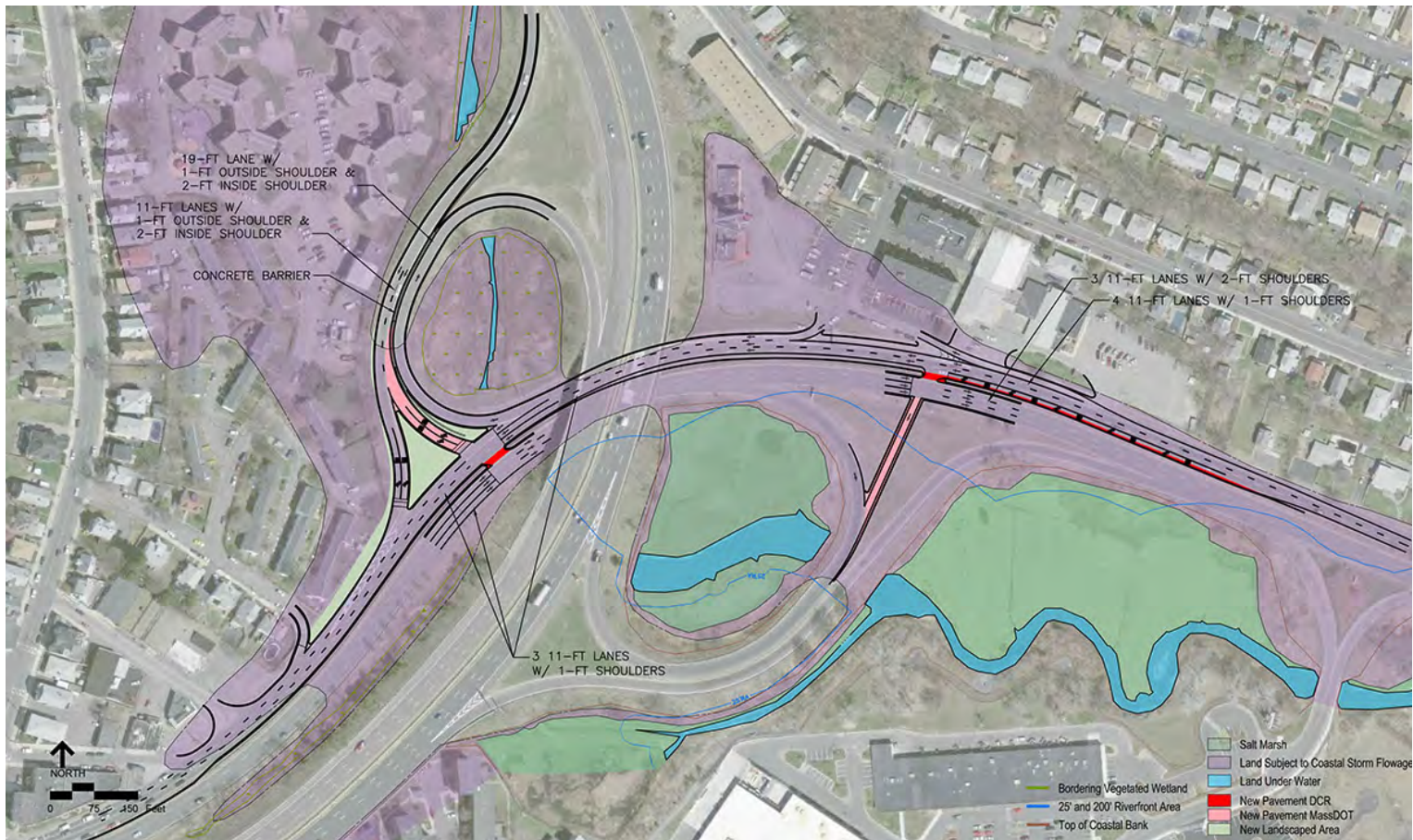
MOHEGAN SUN | REVERE: TRAFFIC MITIGATION

Route 1A At Grade Alternative:



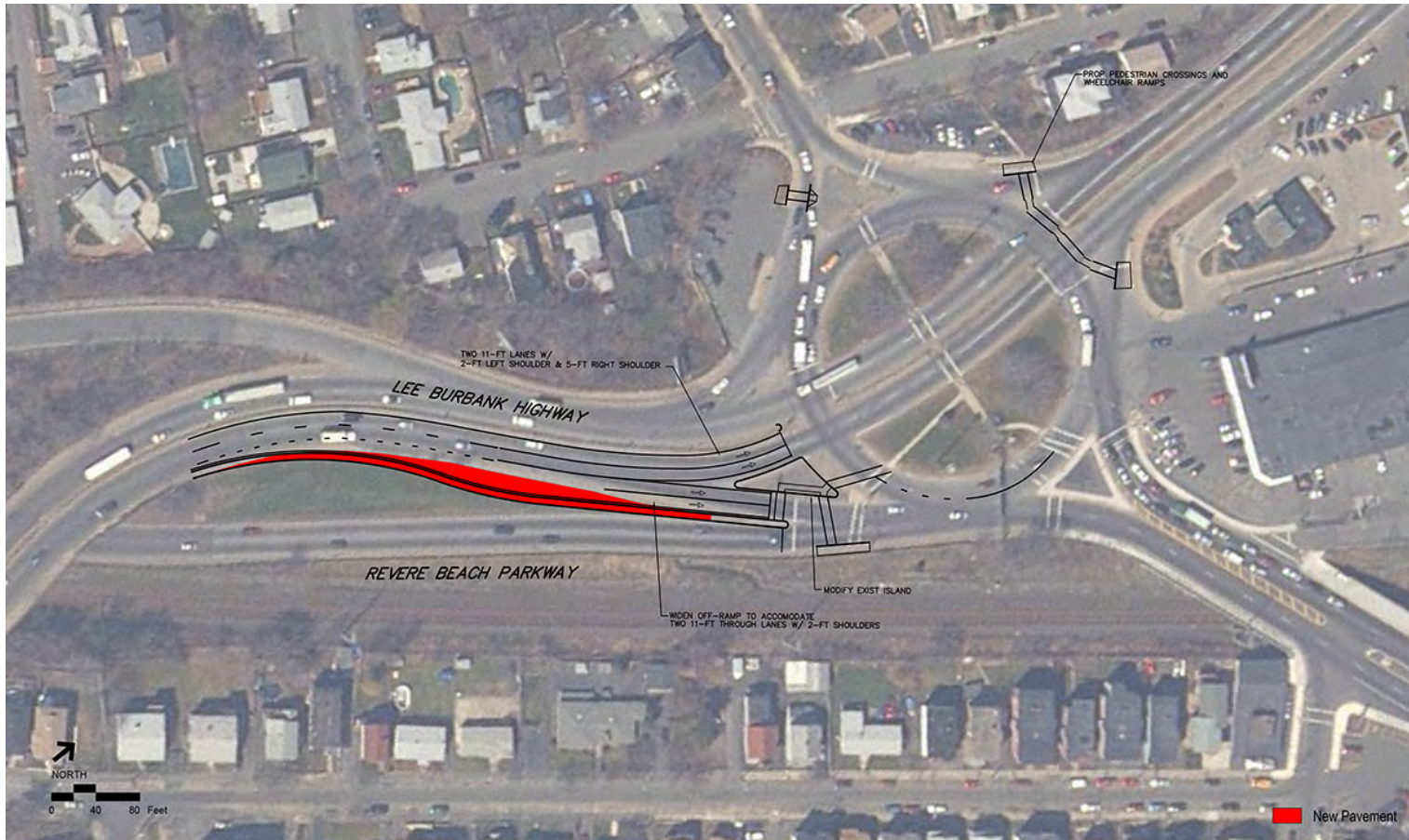
MOHEGAN SUN | REVERE: TRAFFIC MITIGATION

Route 1/ Route 16 Interchange:



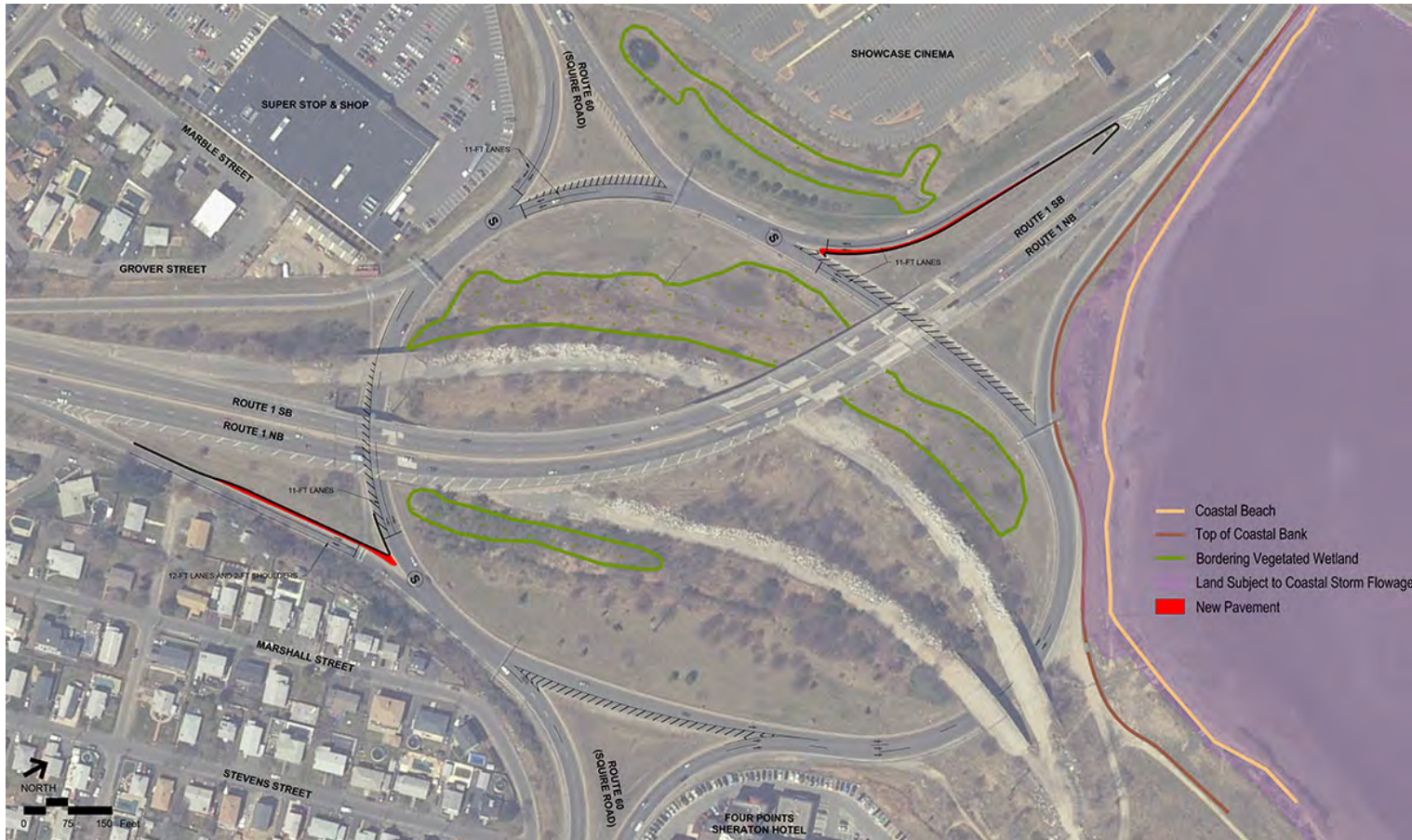
MOHEGAN SUN | REVERE: TRAFFIC MITIGATION

Bell Circle:



MOHEGAN SUN | REVERE: TRAFFIC MITIGATION

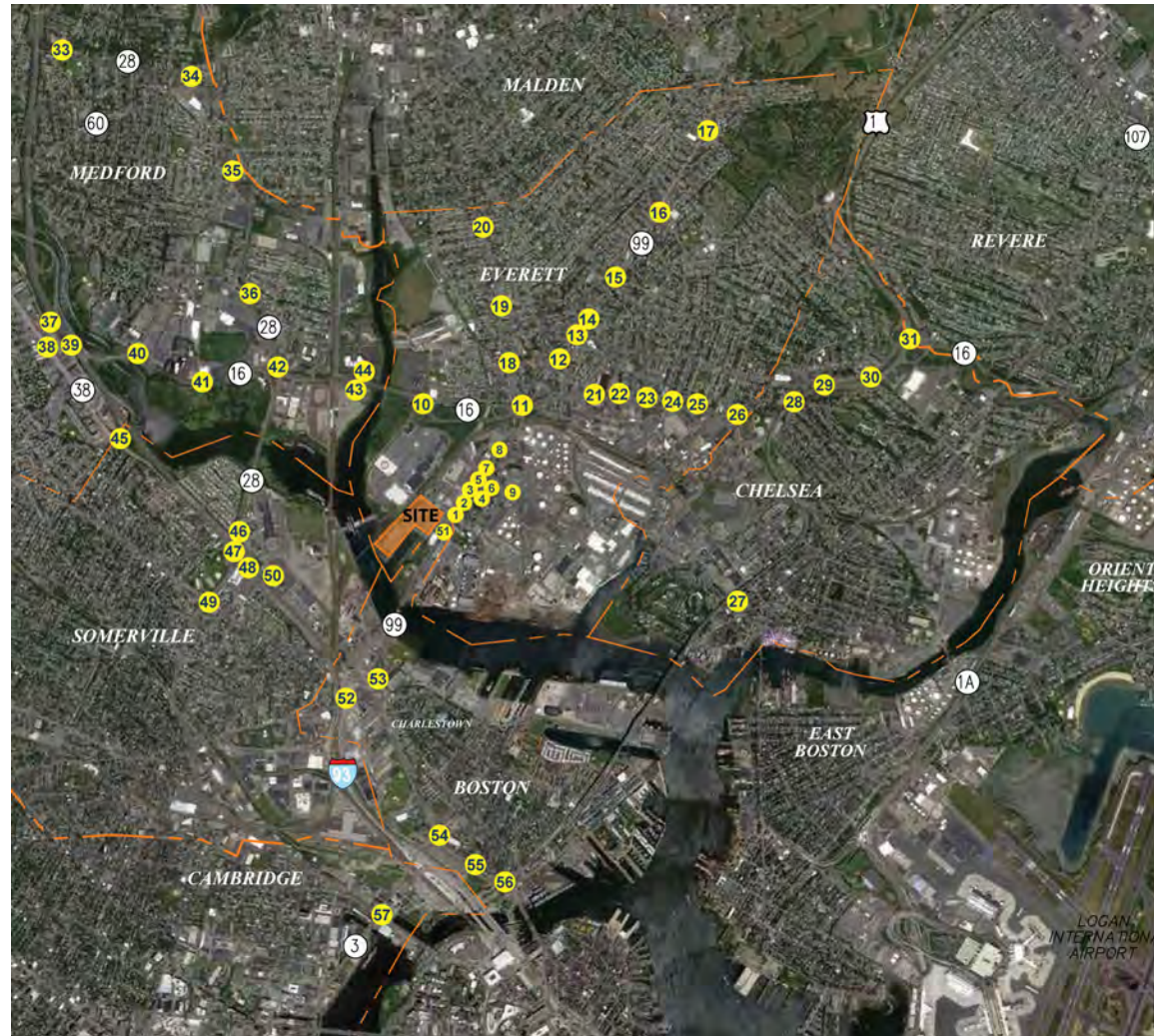
Copeland Circle:



WYNN | EVERETT: STUDY AREA

Study area:

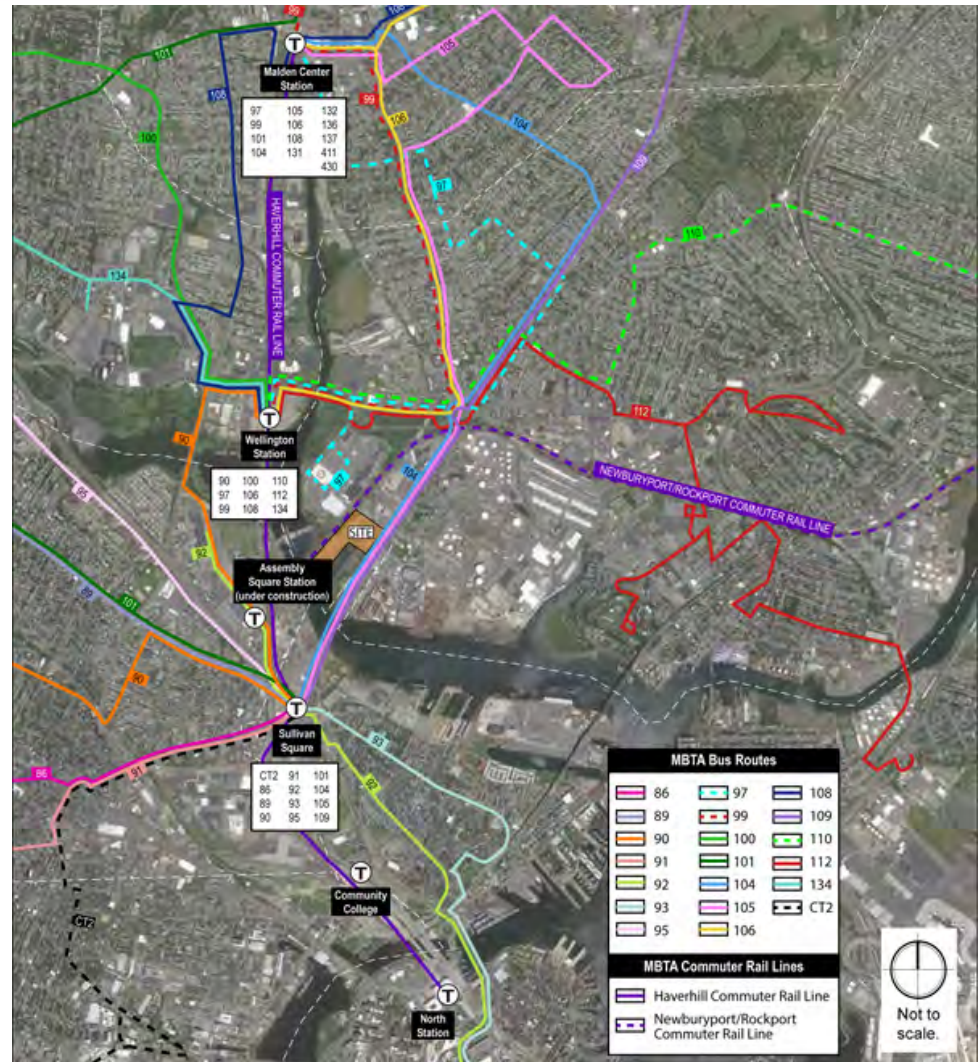
- 57 Intersections:
 - Everett
 - Chelsea
 - Revere
 - Medford
 - Somerville
 - Boston
 - Cambridge



WYNN | EVERETT: PUBLIC TRANSIT

Public Transit:

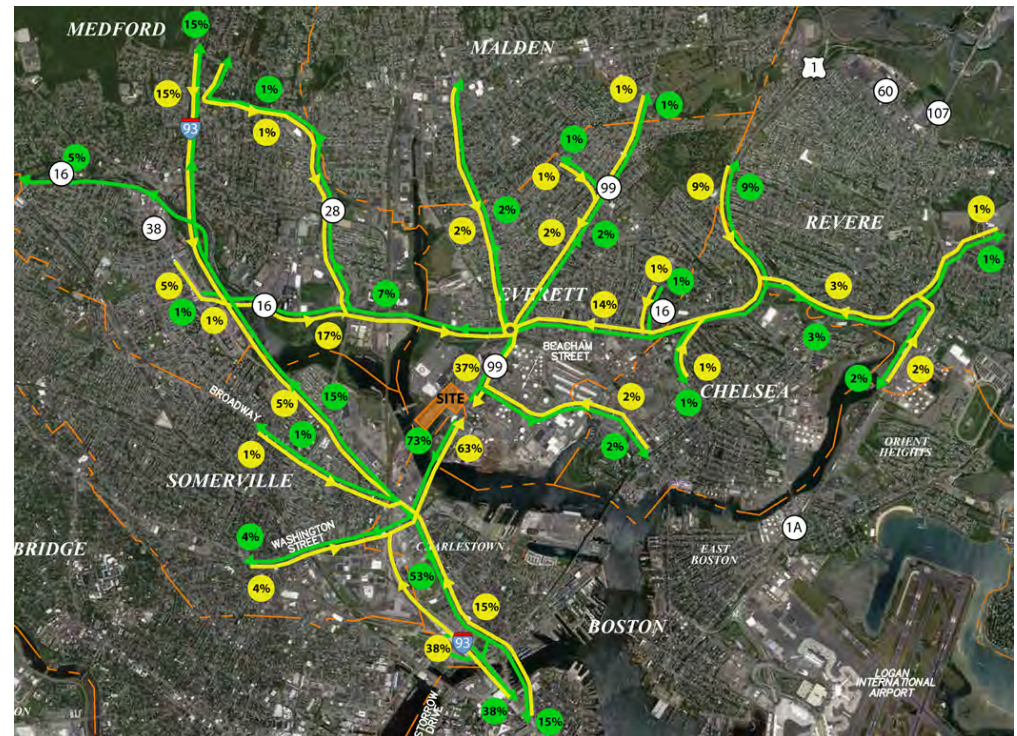
- Bus Lines on Broadway
 - Sullivan Square Station
- Shuttles to and from MBTA Orange Line stations:
 - Wellington Station
 - Malden Center Station



WYNN | EVERETT: TRIP DISTRIBUTION

Trip generation & distribution:

- Trip generation rate based on two similar facilities
- Trip generation rate is 0.29 per gaming position for Friday evening peak hour
- Additional trips were added for non gaming uses
- MassDOT satisfied with trip generation rate
- MGC traffic engineers found rate acceptable



WYNN | EVERETT: SITE ACCESS

Local Access:

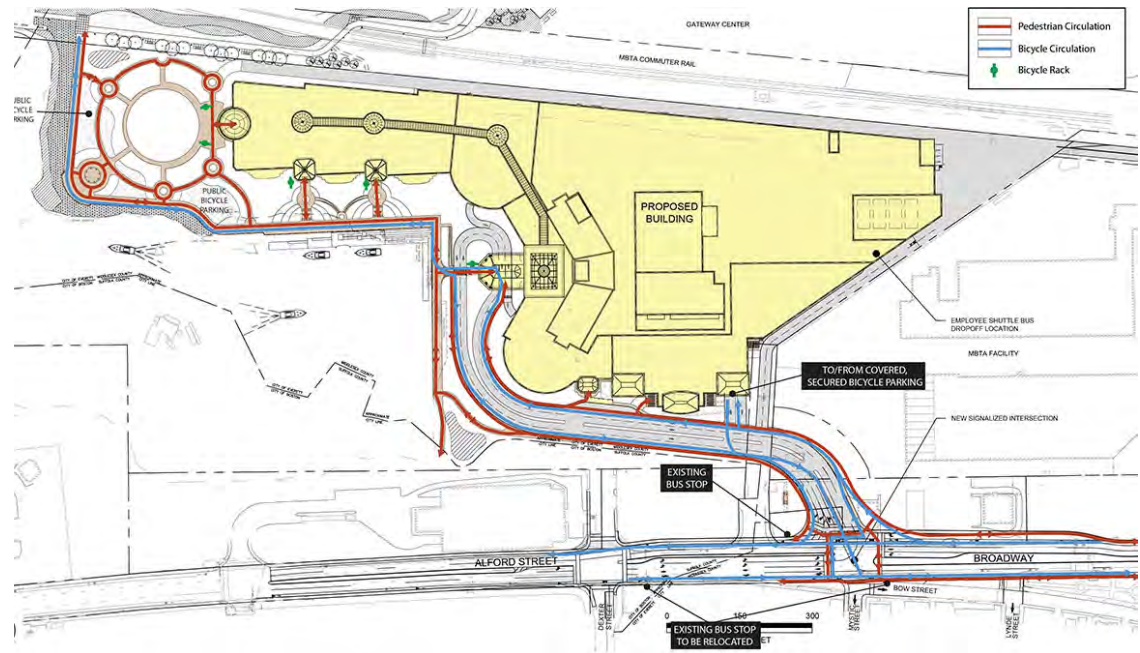
Vehicular Access

- Single primary driveway for patrons
- Secondary driveway for service vehicles and employee shuttles

Public Transit

- MBTA bus stops on Broadway
- Shuttle buses from Orange Line stations

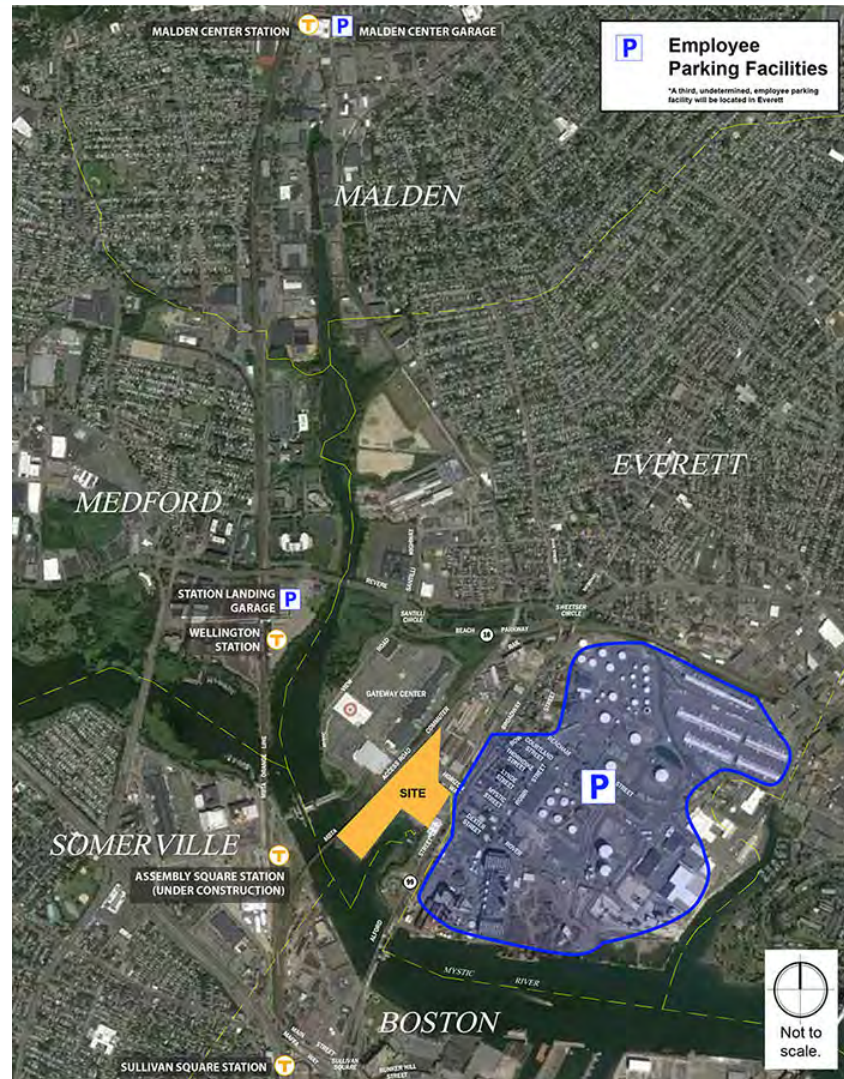
Pedestrian access from Broadway and Harborwalk



WYNN | EVERETT: REMOTE PARKING

Locations:

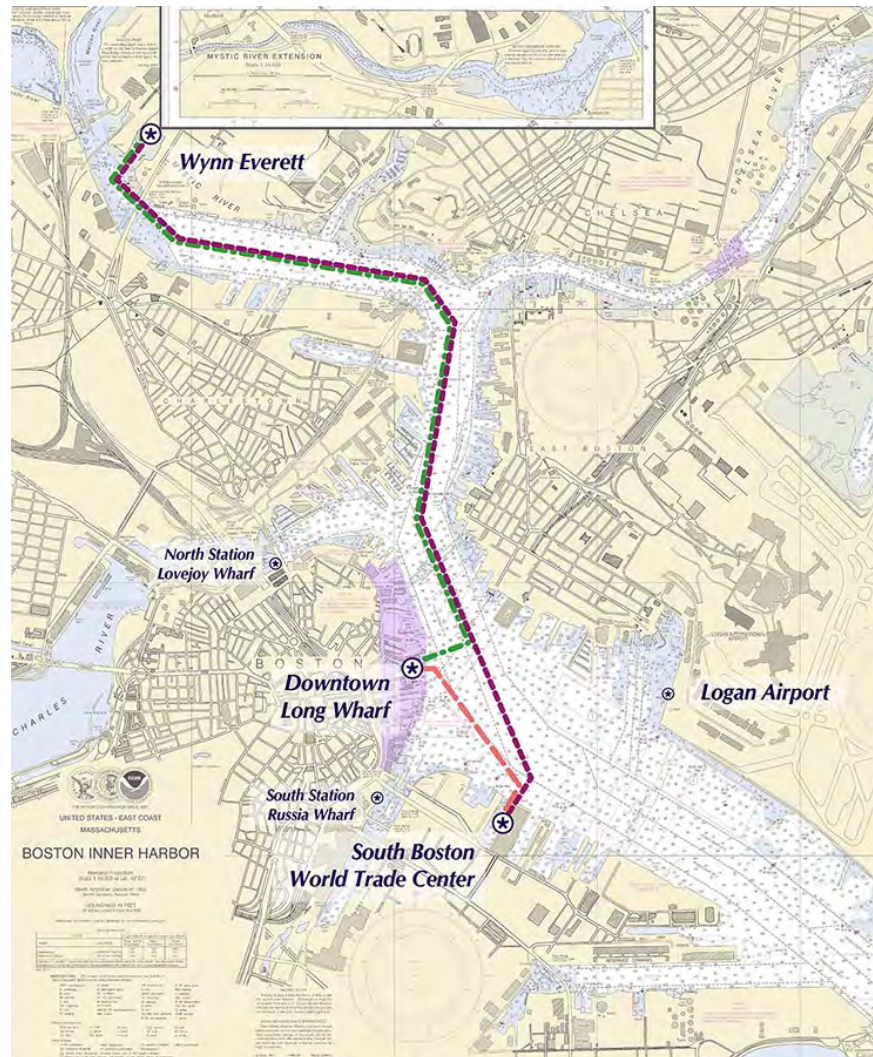
- Station Landing Garage
- Malden Center Garage
- Everett site to be determined



WYNN | EVERETT: WATER TRANSPORTATION

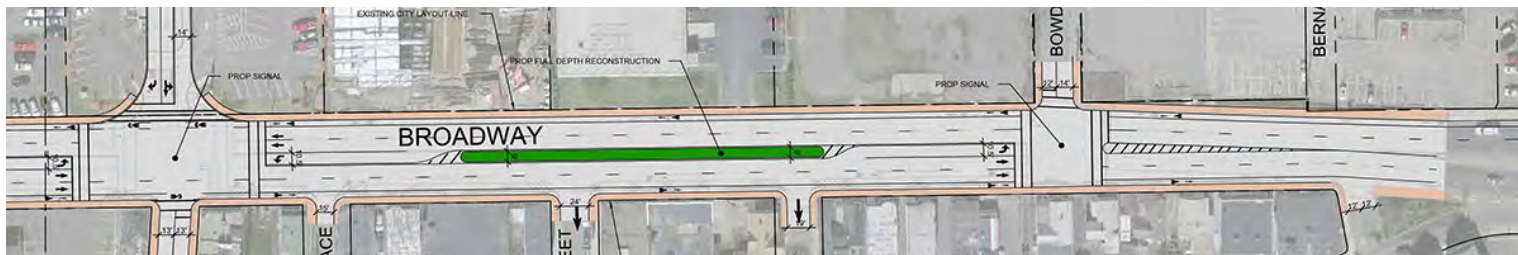
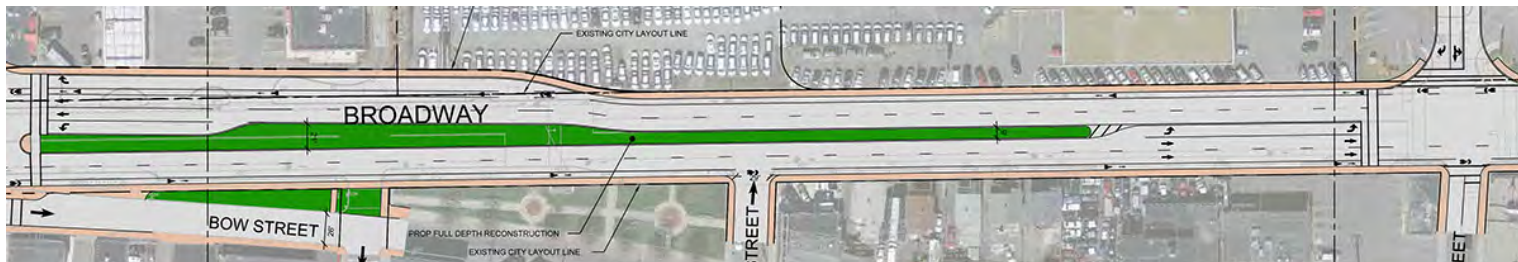
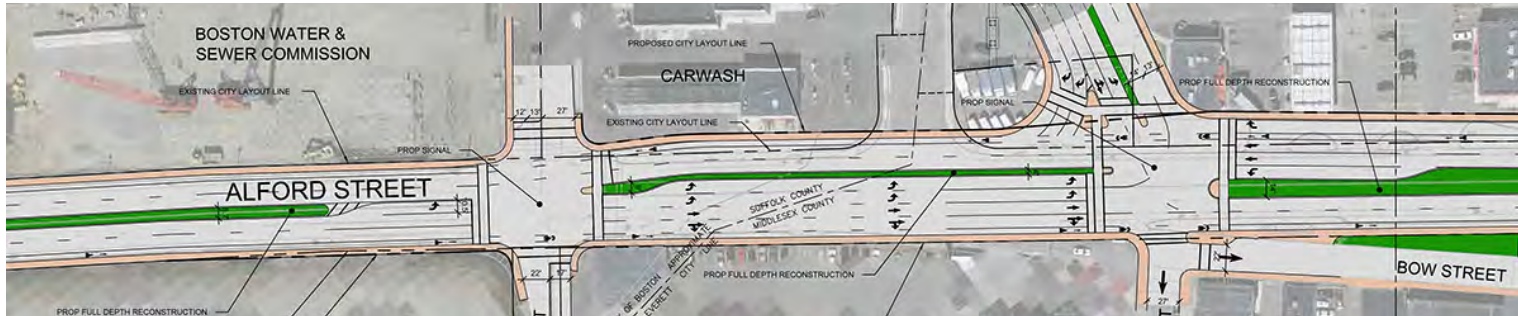
Connections:

- Downtown Boston
- South Boston World Trade Center



WYNN | EVERETT: TRAFFIC MITIGATION

Broadway (Route 99):



WYNN | EVERETT: TRAFFIC MITIGATION

Sweetser Circle:

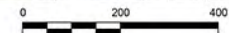


WYNN | EVERETT: TRAFFIC MITIGATION

Santilli Circle:

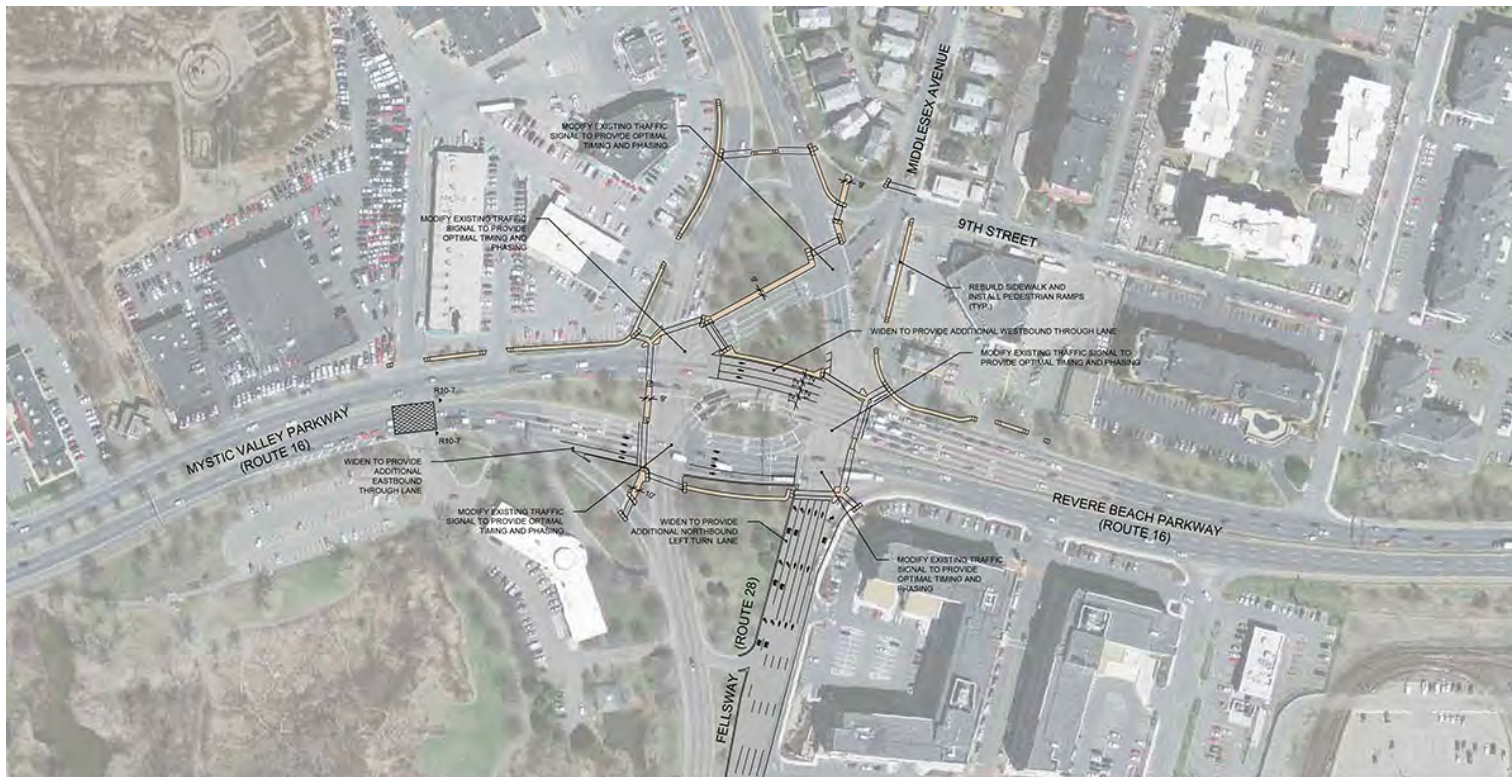


*SEE 80 SCALE PLANS FOR DIMENSIONS



WYNN | EVERETT: TRAFFIC MITIGATION

Wellington Circle:



*ALL LANE WIDTHS ARE 11' UNLESS OTHERWISE NOTED
*ALL SIDEWALK WIDTHS ARE 6' UNLESS OTHERWISE NOTED



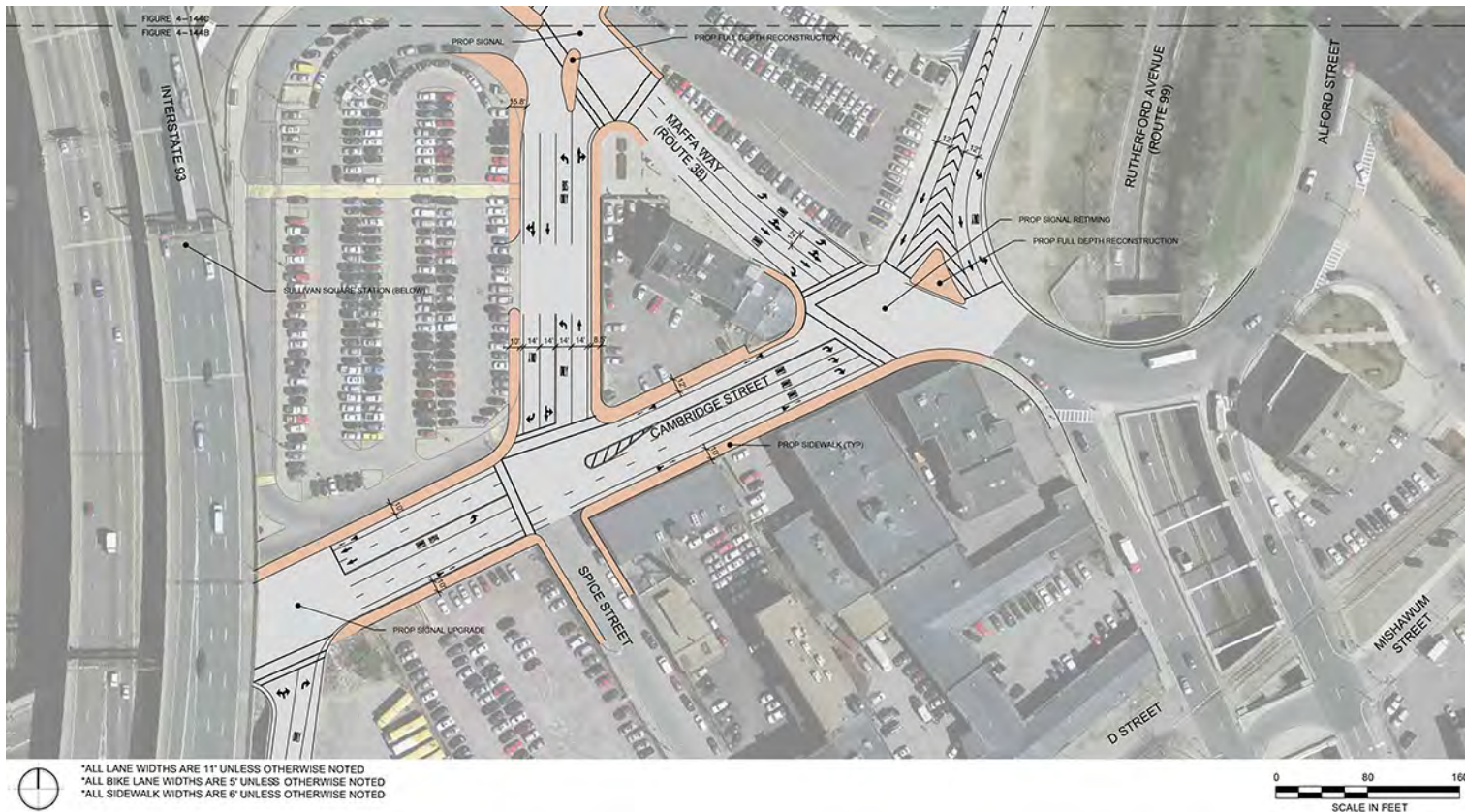
WYNN | EVERETT: TRAFFIC MITIGATION

Sullivan Square:



WYNN | EVERETT: TRAFFIC MITIGATION

Sullivan Square:



CRITERION 2: TRAFFIC & OFFSITE IMPACTS

OVERALL RATING

Mohegan Sun | Revere

Sufficient

Key factors:

- Well situated site with multiple access points to Route 1A
- Site adjacent to MBTA Blue Line station and bus routes
- Adequate mitigation proposed on Route 1A and other studied intersections

Wynn | Everett

Insufficient

Key factors:

- Site close to MBTA Orange Line and regional roadways
- Adequate mitigation proposed at studied intersections with the exception of Sullivan Square
- Sullivan Square mitigation in the short term is inadequate and commitment to participate in a long term solution is limited

CRITERION 3: MEASURES TO MITIGATE PROBLEM GAMBLING & PROMOTE RESPONSIBLE GAMING

As part of its mission, Mohegan Sun is also involved in the following ways:

- Educating its employees about problem and underage gambling.
- Ongoing financial contributions to the Connecticut Council on Problem Gambling and the National Council on Problem Gambling.

When it's no longer a game, call the Connecticut Council on Problem Gambling Helpline toll free: 1.888.789.7777. Serving Connecticut residents. Referrals to other states for service are available through the CT Helpline. Chat is also available on the CT Council Website.

Connecticut Council on Problem Gambling
16 West Main Street
Clinton, CT 06413
www.problemgambling.org

4/13



**WHEN IT'S
NO LONGER A GAME,
CALL THE CONNECTICUT
COUNCIL ON PROBLEM GAMBLING**



Toll Free: 1.888.789.7777
Serving Connecticut



our commitment

Wynn Las Vegas offers sensational entertainment and world-class hospitality. Gaming is a part of our business. Responsible gaming is a part of our culture.

The Wynn Las Vegas team knows that most people who gamble are recreational gamblers who can participate in gambling activities without harmful effects. However, there is a small percentage of gamblers for whom the activity becomes problematic or even uncontrollable.

Recreational gamblers can gamble occasionally and then stop. Some gamblers can't stop gambling - even when the consequences affect their lives and their family.

This is problem gambling. Unlike recreational gambling, problem gambling is an addiction—like alcoholism or drug abuse. There is no “typical” problem gambler. Problem gambling affects all types of people. It can happen to anyone. Gambling addiction occurs with people of every race, sex, age, and socio-economic group.



3131 las vegas blvd. south
las vegas, nv 89109

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responsible gambling

Know your limits®



GROUPINGS OF MEASURES TO PROMOTE RESPONSIBLE GAMING

1. Direct efforts to mitigate problem gambling/promote responsible gaming:

- On site resources for problem gambling
- Self-exclusion policies
- Identification of problem gambling
- Credit extension abuse
- Treatment and prevention

2. Processes and measures to mitigate problems:

- Code of ethics
- Metrics for problem gambling
- Historic efforts against problem gambling

3. Indirect efforts to mitigate problem gambling/promote responsible gaming:

- Advertising responsible gaming
- Problem gambling signage

RESPONSIBLE GAMING RATINGS

Mohegan Sun | Revere

Wynn | Everett

1. Direct efforts to mitigate problem gambling/promote responsible gaming

Sufficient/Very Good

Sufficient

2. Processes and measures to mitigate problems:

Very Good

Sufficient

3. Indirect efforts to mitigate problem gambling/promote responsible gaming:

Very Good

Sufficient

CRITERION 3: RESPONSIBLE GAMING OVERALL RATING

Mohegan Sun | Revere

Very Good

Key factors:

- Mohegan Sun Massachusetts outlined a commitment to address problem gambling and promote responsible gaming
- Proposed multiple and creative strategies in numerous aspects of their operations

Wynn | Everett

Sufficient

Key factors:

- Wynn would comply with MGC regulations and otherwise follow standard industry practices in areas of promoting responsible gaming and mitigating problem gambling at their facility

CRITERION 4: PROTECT AND ENHANCE THE LOTTERY



CRITERION 4: PROTECT AND ENHANCE THE LOTTERY OVERALL RATING

Mohegan Sun | Revere

Sufficient

Key factors:

- Applicant provided a comprehensive strategy to promoting the Lottery
- Applicant has executed an Agreement with the MA State Lottery Commission
- Applicant committed to the installation of terminals

Wynn | Everett

Sufficient

Key factors:

- Applicant provided a strategy to promoting the Lottery
- Applicant is actively negotiating an Agreement with the MA State Lottery Commission
- Applicant committed to the installation of terminals

CRITERIA RATINGS

Mohegan Sun | Revere

Community Support

Traffic & Offsite Impacts

Measures to Promote Responsible Gaming

Lottery

Wynn | Everett

Community Support

Traffic & Offsite Impacts

Measures to Promote Responsible Gaming

Lottery

OVERALL CATEGORY RATING

Mohegan Sun | Revere

Mohegan Sun Massachusetts (MSM) has taken a serious, proactive approach with extensive public outreach and solicitation of community support. The Applicant had a short time in which to introduce itself to the citizens and the surrounding communities; it has done so vigorously with help from Sterling Suffolk Racecourse where the casino will be located. The Applicant succeeded in two Host Community referenda in Revere; though there was significant opposition to the Applicant's proposed project and site relocation from East Boston residents. The Applicant has reached agreements with all surrounding communities and has offered generous annual payments in each case.

The Applicant has committed to constructing transportation improvements at numerous locations to mitigate their offsite impacts, encourage alternate modes of transportation, and improve deficiencies in the existing transportation system. The mitigation proposed adequately addresses proposed impacts. MSM provided comprehensive responses and analysis of the potential impacts to housing, schools, and emergency services, and has committed the appropriate levels of mitigation to address impacts

MSM has made a commitment to address problem gambling and promote responsible gaming in their Responsible Gaming Plan. The Applicant has a demonstrated history of addressing responsible gaming and supporting problem gambling research and awareness. MSM has confirmed their understanding of the complexity of problem gaming and proposes an adequate mitigation plan.

The Applicant has executed a formal agreement with the MA State Lottery Commission. Lottery officials confirmed that they appreciated the Applicant's attention to this matter.

Wynn | Everett

Wynn conducted a comprehensive outreach effort to the host community and received the highest percentage vote of any Host Community referendum in the Commonwealth. Wynn partnered with a range of local, regional community and non-profit organizations and reached Surrounding Community Agreements (SCA) with all communities except Boston. In cases where there were unlikely to be direct impacts, Wynn entered into nearby community agreements.

Wynn has committed to the design and construction of transportation improvements at various locations; most of the proposed measures will mitigate their traffic-related impacts, improve existing deficiencies in the transportation system, and encourage the use of alternate modes of transportation. The proposed mitigation at Sullivan Square is inadequate and incomplete, because the proposed improvements do not fully mitigate the additional traffic. The Applicant provided minimal information on impacts to housing and school populations.

Wynn has agreed to comply with the MGC regulations under development and industry standards for responsible gaming, and problem gambling; but there was no evidence of a commitment to exceed those standards. The Applicant has expressed a clear intention to assist the MGC with establishing regulations and policies in the areas of problem gambling and responsible gaming.

The Applicant is actively negotiating, but has not yet executed a formal agreement with the MA State Lottery Commission. Lottery officials confirmed that they have met with Wynn representatives and expect that an agreement can be completed.

Mohegan Sun | Revere

Sufficient/Very Good

Wynn | Everett

Insufficient/Sufficient

