



AGENDA
December 03, 2013 Meeting
4:00 p.m.
Leominster City Hall
25 West Street, **John R. Tata Auditorium**
Leominster, MA

PUBLIC MEETING - #93

1. Call to Order
2. Welcome by Mayor Dean Mazzarella
3. Presentation by the Applicant
4. Commission Questions to the Applicant
5. Comments by Representatives of the Host Community
6. Comments by Representatives of the Surrounding Communities
7. Comments by Representatives of Live Impacted Entertainment Venues
8. Comments by Members of the Public
9. Comments from the Applicant



Massachusetts Gaming Commission

Sharlow, Albert (MGC)

From: John Lebeaux <jlebeaux@town.princeton.ma.us>
Sent: Tuesday, December 03, 2013 9:57 AM
To: MGCcomments (MGC)
Subject: Request to address the Commission/PPE Casino Resorts MA LLC

I wish to testify at the hearing today at 4 PM at Leominster City Hall as representative of the Town of Princeton, a Surrounding Community.
Thank you.

John Lebeaux

Town Administrator
Town of Princeton
6 Town Hall Dr
Princeton, MA 01541

Ph: (978) 464-2102
Fx: (978) 464-2106

jlebeaux@town.princeton.ma.us

www.town.princeton.ma.us

Sharlow, Albert (MGC)

From: Ron Fratoni <fratonir@gmail.com>
Sent: Tuesday, December 03, 2013 10:49 AM
To: MGCcomments (MGC)
Subject: Request to address the Commission/ December 3, 2013

I wish to speak in favor of the slots proposal for Leominster.

Ronald Fratoni
50 Crimson Court
Leominster, MA 01453

Sharlow, Albert (MGC)

From: KWGURGE@aol.com
Sent: Tuesday, December 03, 2013 10:09 AM
To: MGCcomments (MGC)
Subject: Request to address the Commission/PPE Casino Resorts MA LLC

Dear Commission Members:

I respectfully request the opportunity to speak at the host community meeting this evening in Leominster, MA. My name is Kenneth Gurge and I am a resident of Leominster.

Thank you,

Ken Gurge
Law Office of Kenneth W. Gurge
800 Pacific Avenue, Suite 410
Leominster, MA 01453
Tel: 978-840-0095
Fax: 978-534-3986

Sharlow, Albert (MGC)

From: TR vallee <airborne118@msn.com>
Sent: Tuesday, December 03, 2013 12:08 PM
To: MGCcomments (MGC)
Subject: Leominster public hearing

I am writing with my interest to address the gaming commission at the public hearing in Leominster, today. I am a member of the Leominster Fire dept, as well as a resident of Leominster.

Thank you
Travis R Vallee

Sharlow, Albert (MGC)

From: Asquino, Daniel <D_Asquino@mwcc.mass.edu>
Sent: Tuesday, December 03, 2013 12:43 PM
To: MGCcomments (MGC)

Request a few minutes to speak to Commission regarding location of slot parlor in Leominster this evening.

Daniel M. Asquino, Ph.D.
President

Mount Wachusett Community College
444 Green Street
Gardner, MA 01440

P: 978-632-0001
F: 978 632-8925
E: dasquino@mwcc.mass.edu

Sharlow, Albert (MGC)

From: Jonathan Silverstein <JSilverstein@k-plaw.com>
Sent: Monday, December 02, 2013 10:42 PM
To: MGCcomments (MGC)
Cc: 'Dean Mazzarella'; Ziemba, John S (MGC)
Subject: Request to Adress the Commission/PPE Casino Resorts MA LLC

Dear Members of the Commission:

As counsel to the City of Leominster, the proposed host community for the above-referenced applicant, I have been asked by to make myself available for any legal questions the Commission may have of the City during tomorrow afternoon's public hearing in Leominster City Hall and, as may be necessary, to respond to other issues or concerns raised during the hearing.

Thank you for your anticipated accommodation in this regard.

Very truly yours,

Jonathan M. Silverstein
Kopelman and Paige, P.C.

Sharlow, Albert (MGC)

From: Arlene Porter <narnenecp@yahoo.com>
Sent: Sunday, December 01, 2013 10:51 PM
To: MGCcomments (MGC)
Subject: Request to Address the Commission/Cordish

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

I respectfully request to be a speaker at the Mass Gaming Commission meeting in Leominster, MA, Tuesday, December 3, 2013 to be held at the City Hall, Leominster.

Arlene Porter, 125 Wilder Road, Leominster, MA, tel. # 978-342-5535.

Thank you.

Sharlow, Albert (MGC)

From: David McKeehan <mckeehan@massweb.org>
Sent: Sunday, December 01, 2013 11:04 AM
To: MGCcomments (MGC)
Subject: Request to address the Commission

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

Please list the following for the December 3 Leominster meeting:

Dr. Daniel Asquino
President
Mount Wachusett Community College
Gardner, MA

Sharlow, Albert (MGC)

From: Kerry Speidel <kspeidel@lunenburgonline.com>
Sent: Wednesday, November 27, 2013 2:57 PM
To: MGCcomments (MGC)
Subject: Request to Address the Commission/ PPE Casino Resorts MA LLC

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

I am writing to request that you place my name on the list of speakers for the Public Meeting on Tuesday, December 3, 2013 in Leominster. Thank you.

Kerry A. Speidel

Town Manager
Town of Lunenburg
17 Main Street
Lunenburg, MA 01462

(978) 582-4144 office
(978) 582-4148 fax

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Sharlow, Albert (MGC)

From: Lynn Percuoco <lynnpercuoco@gmail.com>
Sent: Wednesday, November 27, 2013 2:56 PM
To: MGCcomments (MGC)
Subject: Request to address the Commission/"PPE Casino Resorts MA LCC"

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

The following people would like to address the Commission at the upcoming meeting on 12/3:

David Roth - Fitchburg
Dave Aronson - Leominster
Tom Debois - Lunenburg
Melissa Glenny - Leominster
Charlie Milhans - Leominster
Jay Valiton - Gardner
Council Woman Elect Gail Feckley - Leominster
Justin Brooks - Leominster
Mary Brooks - Leominster
James Padovano - Leominster

Sharlow, Albert (MGC)

From: Denise <denise831@comcast.net>
Sent: Wednesday, November 27, 2013 11:42 AM
To: MGCcomments (MGC)
Subject: Request to address the Commission - December 3, 2013

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

I am from the City of Fitchburg.

Thank you.

Denise Andrews

Sharlow, Albert (MGC)

From: Barbara <hotrsluver1543@yahoo.com>
Sent: Wednesday, November 27, 2013 8:33 AM
To: MGCcomments (MGC)
Subject: Request to address the commission/Barbara M. Nutting

I would like to speak at the Dec 3 meeting in support of the Cordish Company and as a resident of Leominster in support of being awarded the slots parlor license.

Barbara M. Nutting
21 Greenwood Dr., Apt. 6
Leominster, MA

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Wednesday, November 06, 2013 2:22 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Rober Young

Email

ryoung@net1plus.com

Phone

(978)840-8878

Subject

Request to Address the Commission/Cordish

Questions or Comments

Please add me to the list of Leominster residents who wish to address the Commission at the Leominster Public Meeting on 12/3/2013.

Thank You,

Robert Young

Sharlow, Albert (MGC)

From: DiNatale, Stephen (HOU) <stephen.dinatale@mahouse.gov>
Sent: Tuesday, November 26, 2013 8:29 PM
To: MGCcomments (MGC)
Subject: Request to address the Commission/PPE Casino Resorts-Leominster

Thank you. Representative Stephen L. DiNatale 3rd Worcester District.

Sent via the Samsung GALAXY S™4, an AT&T 4G LTE smartphone

Sharlow, Albert (MGC)

From: Patrick McCarty <pmccarty@mccartydb.com>
Sent: Tuesday, November 26, 2013 3:30 PM
To: MGCcomments (MGC)
Subject: Request to Address the Commission/ PPE Casino Resorts - Leominster

I would like to opportunity to address the Commission at the December 3rd hearing in Leominster

thank you

Patrick

Patrick J. McCarty, P.E.
President
McCarty Companies
42 Jungle Road
Leominster, MA 01453
Ph: 978.534.1318
Fx: 978.840.6907
Cl: 978.265-2517

Sharlow, Albert (MGC)

From: Stephen Mullaney <smullaney@sjmullaney.com>
Sent: Tuesday, November 26, 2013 1:16 PM
To: MGCcomments (MGC)
Subject: Request to Address the Commission / PPE Casino Resorts MA, LLC

Dear Members of the Gaming Commission:

I respectfully request that you place my name on the list of speakers who wish to address the Gaming Commission at the December 3, 2013 meeting in Leominster.

Sincerely,

Stephen Mullaney
66 Helena St.
Leominster, MA 01453-2019
T: 978 537-0533
C: 978 870-9647
e: smullaney@sjmullaney.com

Sharlow, Albert (MGC)

From: Steve Swartz <sswartz@fitchburgstate.edu>
Sent: Tuesday, November 26, 2013 9:39 AM
To: MGCcomments (MGC)
Subject: Request to address the Commission/Steve Swartz

I'm a resident of Leominster, work at Fitchburg State and am also a Board member for The Arc of Opportunity in Fitchburg. I'm requesting two minutes of time to address the Commission in favor of the casino as a representative of Fitchburg State University and The Arc during the Leominster hearing on December 3rd.

Thank you and have a great Thanksgiving,

-Steve Swartz

Steve Swartz | Chief Information Officer | sswartz@fitchburgstate.edu | 978-665-4444

Sharlow, Albert (MGC)

From: Cara Sanford <carasanford@comcast.net>
Sent: Tuesday, November 26, 2013 5:43 AM
To: MGCcomments (MGC)
Subject: request to address the commission: PPE Casino Resorts 12/3/13

Dear Gaming Commission,

Thank you, Cara

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Monday, November 25, 2013 9:46 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Arline Stith

Email

wannabe_free@verizon.net

Phone

(978)537-9112

Subject

Speaker Disclosure Request

Questions or Comments

Cmmr. Crosby,
With the advent of the Dec 3 public hearing almost upon us, this is a request to require speakers to clearly disclose any ties with Cordish/PPE that would cause a conflict of interest.
Unfortunately, at the Lancaster meeting, a few of the speakers, who spoke out strongly for the slot casino in Leominster, had passed themselves off simply "as Leominster residents". This was misleading as they did not disclose the fact that they have business ties with Cordish/PPE and had much to gain from that relationship. One of the speakers also has strong personal ties with a political figure who is also a staunch Cordish supporter.
In fairness to the listeners, I do hope you will make disclosure of any conflict of interest a requirement at the Leominster hearing set for Dec. 3.
Regards,
Arline Stith

Sharlow, Albert (MGC)

From: David McKeehan <mckeehan@massweb.org>
Sent: Friday, November 22, 2013 5:42 PM
To: MGCcomments (MGC)
Subject: Request to address the Commission/Cordish Application, Leominster

Please place the name of:

Mr. Paul DiGeronimo, chairman of the board of directors
North Central Massachusetts Chamber of Commerce
on the list of speakers.

THANK YOU,



David L. McKeehan, CCE
President
North Central Massachusetts
Chamber of Commerce
(978) 353-7600 ext. 225
northcentralmass.com

Sharlow, Albert (MGC)

From: jaless94@comcast.net
Sent: Friday, November 22, 2013 3:30 PM
To: MGCcomments (MGC)
Subject: Request to address the Commission/Cordish Companies

I have been asked by the following people to notify you that they would like to speak on Tuesday, Dec. 3rd in Leominster.

Leominster residents:

- Adam Richard
- Curtis Cook
- Ray Bissonnette
- Thomas "Tucker" Hazzard
- Dave Nault
- Lynn Percuoco
- Roland Hammond
- Corey Paradise

Sterling residents:

- Jane Alessandrini

Sharlow, Albert (MGC)

From: John Fraher <johndfraher@gmail.com>
Sent: Friday, November 22, 2013 1:58 PM
To: MGCcomments (MGC)
Subject: Re: Leominster

Hello,

I would like to register to speak at the Leominster meeting on December 3rd. I am a resident of Leominster.

Thank you,

John Fraher

On Fri, Nov 22, 2013 at 1:55 PM, John Fraher <johndfraher@gmail.com> wrote:
Hello,

Sharlow, Albert (MGC)

From: Paul Durrance <paul.durrance@yahoo.com>
Sent: Thursday, November 21, 2013 7:05 PM
To: MGCcomments (MGC)
Cc: Paul Durrance/home
Subject: Leominster Casino Meeting

Good Afternoon

My name is Paul Durrance and I am a Leominster resident for the past 11 years. I would like the opportunity to speak in front of the gaming commission on Tuesday December 3rd during your visit to Leominster.

Thank You for your time

Paul Durrance

Sharlow, Albert (MGC)

From: David Joyce <djoyce75@gmail.com>
Sent: Wednesday, November 20, 2013 4:07 PM
To: MGCcomments (MGC)
Subject: Request to Address the Commission/David Joyce

Hello. I would like to address the Commission at the Leominster meeting on Dec. 4.

Thank you,

David Joyce

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Wednesday, November 20, 2013 9:29 AM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Cara Sanford

Email

carasanford@comcast.net

Phone

(978)270-7694

Subject

want to speak at 12/3 Leominster meeting

Questions or Comments

Good morning,
I'd like to sign up to speak at the 12/3 Leominster public meeting and am asking about the process. Do I sign up? Thank you,
Cara

Sharlow, Albert (MGC)

From: Karen McNall <kjmcnall@msn.com>
Sent: Tuesday, November 19, 2013 9:27 PM
To: MGCcomments (MGC)
Subject: Request to address commission/Cordish

I request the opportunity to address my concern to The Gaming Commission on December 3 in Leominster City Hall.

Thanking you in advance,
Karen J. McNall

Sharlow, Albert (MGC)

From: arline <infodesign1@verizon.net>
Sent: Tuesday, November 19, 2013 8:25 PM
To: MGCcomments (MGC)
Subject: Request to address the Commission /Cordish

Please add my name to the speakers list for the DEC 3rd hearing in Leominster.
I would like an opportunity to voice my concerns about the casino project proposed for Leominster.
Regards,
Arline Stith
477 Grant St.
Leominster, MA

Sharlow, Albert (MGC)

From: Alexandra Turner <alixturner@gmail.com>
Sent: Tuesday, November 19, 2013 8:15 PM
To: MGCcomments (MGC)
Subject: Request to address the Commission

Dear Chairman Crosby and honorable members of the Commission, ,

I would appreciate an opportunity to speak with your commission when you hold your hearing about the proposal for a slots parlor on December 3rd.

Would you please be so kind as to let me know if there is a specific time that I should I should attend.

Thank you for the opportunity,

Alix

--

Alexandra Turner
620 Main Street
Lancaster MA 01523
978 365 7331
978 870 0926 cell

Sharlow, Albert (MGC)

From: Sarah Taro <tatro777@yahoo.com>
Sent: Tuesday, November 19, 2013 6:15 PM
To: MGCcomments (MGC)
Subject: Request to address the commission, Paul Tatro

I would like to address the Massachusetts Gaming Commission December, 3rd in Leominster. Thank you, Paul Tatro of Leominster Sent from my iPad

Sharlow, Albert (MGC)

From: Barbara <hotrsluver1543@yahoo.com>
Sent: Monday, November 18, 2013 10:21 AM
To: MGCcomments (MGC)
Subject: Meeting December 3 in Leominster

My name is Barbara Nutting. I live at 21 Greenwood Dr. in Leominster MA and I would like to speak before the commission meeting on December 3 in support of our city being awarded one of the casino/slots parlor licenses. Thank you in advance for your time.

Barbara Nutting

Sharlow, Albert (MGC)

From: K Williams <kwredsox@gmail.com>
Sent: Friday, November 15, 2013 12:13 PM
To: MGCcomments (MGC)
Cc: kevinw@taec.toshiba.com
Subject: Request to address the Commission/PPE Casino Resorts MA LLC

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am sending this as a request to address the Massachusetts Gaming Commission at the upcoming open meeting to be held on:

Tuesday, December 3, 2013 @ 4 P.M. - 6 P.M.
City Hall
25 West Street
Leominster, MA

I will be addressing the MGC as a member of the public.

My information:

Kevin Williams
855 Brockelman Road
Lancaster, MA

Regards,
Kevin Williams

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Thursday, November 14, 2013 9:10 AM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Robert Fitzpatrick

Email

eftranscription@msn.com

Subject

Request to Address the Commission/Cordish

Questions or Comments

Please add my name to the list of those wishing to address the Commission during the meeting being held in Leominster, MA, on December 3, 2013.

Thank you for your kind attention to this matter.

Robert Fitzpatrick

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Friday, November 08, 2013 2:25 AM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Donna Fiduccia

Email

dfiduccia@verizon.net

Phone

(978)534-3566

Subject

Leominster Host City Public Meeting

Questions or Comments

~~ I wish to sign up to speak at the above meeting to be held Dec. 3,2013 @ 4pm. I am scheduled to be away from 11/19/2013 thru 11/27/2013, but I want to make sure I am on the list to speak, as I am a lifelong Leominster resident.

Thank you very much.

Donna M. Fiduccia

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Monday, November 04, 2013 12:54 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Patrick Aubuchon

Email

patrick.aubuchon@yahoo.com

Phone

(978)846-7746

Subject

re: Public Info Meeting - Leominster

Questions or Comments

I would like to speak on behalf of Live! Casino Massachusetts in Leominster on Tuesday, December 3rd. I am a resident of the City of Leominster. Thank you.

Patrick J. Aubuchon

Sharlow, Albert (MGC)

From: Ted Steger <tsteger@gmail.com>
Sent: Tuesday, December 03, 2013 12:04 PM
To: MGCcomments (MGC); Crosby, Steve (MGC); Zuniga, Enrique (MGC); Cameron, Gayle (MGC); McHugh, James (MGC); Stebbins, Bruce (MGC); Driscoll, Elaine (MGC); Blue, Catherine (MGC)
Subject: Longmeadow Curve Traffic - I-91

Dear Commissioners,

We recently watched MGM's presentation to the MGC regarding it's surrounding community efforts. We must say we were surprised that their map was inaccurate, and that in their traffic analysis, they never mentioned the Longmeadow Curve on I-91 south of downtown Springfield.

Since most of you may not be familiar with this area, the Longmeadow curve is the most congested area in Greater Springfield, and produces constant backups during normal traffic, and creates incredible backups on Friday nights in ski season, and for special events, as 3 lanes of traffic converge to 2, and Rt 5 traffic is forced to merge into the 2 lanes. It is truly a nightmare.

The MGM presentation seems to obscure the fact that they project ~40% of traffic to come from the south by talking about secondary roads such as Columbus St. and Main St.

That traffic will by and large come from I-91 up from the South, and that is where the worst traffic problems occur. A simple Google search came up with these incidents in the past year, all of which ensnared traffic on I-91 in Longmeadow, which diverts traffic onto Route 5, making Longmeadow a parking lot for hours.

www.youtube.com/watch?v=Eg9YPLMICoE

http://www.masslive.com/news/index.ssf/2012/10/i-91_accident_in_longmeadow_sl.html

http://www.masslive.com/news/index.ssf/2013/07/4-car_accident_on_i-91_in_long.html

<http://www.wfsb.com/story/23929534/fatal-crash-shuts-down-i-91-north-in-longmeadow>

As you know, the number of OUI accidents would be expected to increase dramatically if a casino were to come to town, and the number of accidents in general would likewise be expected to increase as traffic volumes increase.

We feel it's vital that you are hearing from more than just the casino operators about how the local communities will be affected. We will be having a forum in the New Year, and will be inviting you to attend. Additionally, we will be asking for time on the agenda for an upcoming hearing so that you can hear from people who do not have a financial interest in bringing gambling to our beloved area.

Thank you for your time,
Ted and Michelle Steger
35 Warwick St
Longmeadow, MA

Sharlow, Albert (MGC)

From: Betsyhp@aol.com
Sent: Tuesday, December 03, 2013 12:30 PM
To: Ted Steger
Cc: MGCcomments (MGC); Crosby, Steve (MGC); Zuniga, Enrique (MGC); Cameron, Gayle (MGC); McHugh, James (MGC); Stebbins, Bruce (MGC); Driscoll, Elaine (MGC); Blue, Catherine (MGC)
Subject: Re: Longmeadow Curve Traffic - I-91

Such an excellent description of a dangerous traffic situation! So glad you wrote this!
Betsy

Sent from my iPhone

On Dec 3, 2013, at 11:04 AM, Ted Steger <tsteger@gmail.com> wrote:

Dear Commissioners,

We recently watched MGM's presentation to the MGC regarding it's surrounding community efforts. We must say we were surprised that their map was inaccurate, and that in their traffic analysis, they never mentioned the Longmeadow Curve on I-91 south of downtown Springfield.

Since most of you may not be familiar with this area, the Longmeadow curve is the most congested area in Greater Springfield, and produces constant backups during normal traffic, and creates incredible backups on Friday nights in ski season, and for special events, as 3 lanes of traffic converge to 2, and Rt 5 traffic is forced to merge into the 2 lanes. It is truly a nightmare.

The MGM presentation seems to obscure the fact that they project ~40% of traffic to come from the south by talking about secondary roads such as Columbus St. and Main St.

That traffic will by and large come from I-91 up from the South, and that is where the worst traffic problems occur. A simple Google search came up with these incidents in the past year, all of which ensnarled traffic on I-91 in Longmeadow, which diverts traffic onto Route 5, making Longmeadow a parking lot for hours.

www.youtube.com/watch?v=Eg9YPLMICoE
http://www.masslive.com/news/index.ssf/2012/10/i-91_accident_in_longmeadow_sl.html
http://www.masslive.com/news/index.ssf/2013/07/4-car_accident_on_i-91_in_long.html
<http://www.wfsb.com/story/23929534/fatal-crash-shuts-down-i-91-north-in-longmeadow>

As you know, the number of OUI accidents would be expected to increase dramatically if a casino were to come to town, and the number of accidents in general would likewise be expected to increase as traffic volumes increase.

We feel it's vital that you are hearing from more than just the casino operators about how the local communities will be affected. We will be having a forum in the New Year, and will be inviting you to attend. Additionally, we will be asking for time on the agenda for an upcoming hearing so that you can hear from people who do not have a financial interest in bringing gambling to our beloved area.

Thank you for your time,
Ted and Michelle Steger
35 Warwick St
Longmeadow, MA

From: Jennifer Pinck [mailto:jpinck@pinck-co.com]
Sent: Tuesday, November 26, 2013 6:00 PM
To: joe@cordish.com
Cc: Ziemba, John S (MGC); Blue, Catherine (MGC); Nancy Stack
Subject: FW: MGC PPE Cordish Leominster Public Hearing Questions

Mr Weinberg,

As you are aware, the Commission will be holding PPE Cordish Leominster's host community hearing on December 3, 2013. Attached please find a list of questions that the Commission may ask you at the hearing. Each applicant will be asked to provide opening remarks lasting approximately 15 minutes. Applicants should address as many of the questions as they deem advisable in their opening statement. Commissioners will then ask questions from the list and any other questions they may have after the 15 minute presentations.

After the presentations by Applicants, additional comments will be made by representatives from the host community, the surrounding communities, impacted live entertainment venues, and the general public (see the hearing notice provided on November 19, 2013 and posted on the Commission web site). The Commission will then allow time for each applicant to address comments received during the hearing.

If you would like further clarification regarding any of the questions, please either call Nancy Stack at 617-445-3555 ext.313 or send an e-mail to njstack@pinck-co.com. We will try to get you an answer to any questions as soon as we can. In addition, please feel free to contact John Ziemba with any other issues. Because of the difficulty in scheduling due to the Holiday, we will try to answer any of your questions through these contacts instead of the planned pre-hearing conferences.

After the hearing, the Commission will also submit a list of questions to each applicant for further clarification of application elements. As many if not all of these clarifying questions relate to items that have been deemed confidential by Applicants in their applications, applicants are not expected to address such questions in an open public hearing.

Happy thanksgiving,

Jennifer

MGC Project Coordinators

Jennifer Pinck
President
Pinck & Co, Inc.

617-445-3555
www.pinck-co.com



Public Hearing Questions PPE Leominster | Cordish

Questions for all applicants

Finance

1. Will any of the non-gaming amenities be operated by third parties? If so please provide details of such arrangements.
2. Do you envision there will be times of year, or times of week when the facility will be at maximum occupancy, i.e. food and beverage facilities are full, parking areas are full, or the building is at capacity. If so when do you expect these periods to occur and what is the plan to manage these periods.
3. Will your Business Interruption coverage name the State of Massachusetts as a beneficiary?

Economic Development

1. Would you say the FTE counts in your projections are conservative, realistic or aggressive? If FTE levels you project were translated into a condition of the license (i.e., not to fall below these levels) would you object?
2. Please address your company approach or strategy with respect to full-time versus part-time employment as well as differences in how FT and PT employees are managed (e.g., benefits, proportion of union labor, work times/periods, departmental preference, workforce development).
3. Your application anticipates that competition from full-service destination casinos in Massachusetts will occur in the fourth and fifth (and potentially subsequent) years. How will you manage any staff reductions that may result increased competition?
4. You have made commitments in your application and the host community agreement to hire locally as well as to favor local suppliers/vendors. Can you define "local"?
5. The Massachusetts statute requires you to incorporate MBE, WBE, and VBE commitments into your design, construction, and operation.
 - a) Will your general contractor ultimately be responsible for these commitments or do you intend to retain this responsibility?

- b) What experience do you have working with veteran-owned business either in the construction or operation of your other gaming venues?
 - c) How will you set MBE, WBE, and VBE targets and how will you measure your success in this area?
 - d) How flexible are you in how these monies are allocated?
6. The statute asks applicants for their best efforts to hire the unemployed and under-employed. Some may need to have basic skills enhanced or updated before they could be brought on board or into a training program. How do you plan to assist with these recruitment and training efforts?
 7. Do you expect the employee retention rate at your proposed Massachusetts gaming facility to vary from your other operations? How do you propose to limit turnover if your retention rates are high even among certain positions?
 8. Since your application was filed in October, would you provide an update regarding the status of proposed labor harmony agreements for your project (including both construction and operations)?

Building & Site Design

1. In your presentation, provide a clear and succinct summary and plan documentation describing your approach to phasing, if included in your application, of the proposed gaming facilities. This summary should include at a minimum the timing of construction and occupancy of buildings, parking locations and counts, gaming start-up, transition between phases, and boundaries of the proposed area to be licensed and future property acquisition.

In your presentation, provide the following:

- a) A clear description of the basis of your calculation for parking requirements, taking into account the number of gaming positions, food and beverage venues, and entertainment or meeting spaces. In addition, please describe any peak load conditions which may exceed the parking capacity and how you propose to address these.
 - b) An illustration and description of the proposed gaming establishment as defined in c. 23K §2 site boundaries for which the license is sought.
2. Provide an update on the status of your permitting process with regional and local authorities.
 3. Severe storms and emergency events frequently require response by the combined forces of public and private entities. Please describe your proposals for maintaining a heated and functional facility that can support recovery efforts during and in the aftermath of a severe weather event, the availability of your facility to accommodate public needs, and your willingness to coordinate your efforts with local and regional response personnel and equipment.

4. The stretch Energy code, adopted in 134 communities, will soon become the base code. How do you plan to improve the performance of your facility beyond the 20% improvement over ASHRAE 90.1 when the new stretch code is adopted in 2014 (expected)?
5. Given the importance of long term commitments to local sourcing of renewable energy, please characterize the size and duration/term of your planned long term Massachusetts based renewable energy certificates (RECs)? Failing that, please address your plans to purchase NEPOOL Class I RECs (New England Power Pool Class 1 Renewable Energy Certificates) and the size and duration/term of your long term energy contracts.
6. Electric vehicle (EV) adoption is increasing around the Commonwealth and around the country. Applicants have proposed EV charging capacity that meets significantly less than 1% of total parking capacity. Please describe your plans to add additional charging infrastructure, and provide more detail with regard to the equipment specified (i.e., AC Level I, AC Level II or DC Fast Charging ("DC Level II") charging units)

Mitigation

1. Identify what types and sizes (in terms of projected attendance) of events beyond gaming you anticipate hosting at the facility. Describe the anticipated maximum duration and total traffic vehicle counts for arrival and departure from any such events that you plan to host at the gaming facility.

Applicant Specific Public Hearing Questions

Questions for PPE Leominster | Cordish

1. What conditions might PPE/Leominster impose with respect to the \$1.5 million/annum contributed to M3D3 to ensure the funding achieves the intended goal?
 - a) Will PPE/Leominster seek to measure the job creation/related benefits from this program against some pre-determined benchmark or tie contributions (say on a matching basis) to job creation?
 - b) What reporting requirement does UMass have to keep you aware of your investment?
 - c) Are other significant contributions required to help move this project forward (i.e., will your contribution alone provide sufficient support for the program)
2. How will you address the request by MEPA to do an alternative site analysis?
3. How do you evaluate the risk of starting procurement/construction before MEPA related permits are obtained? To the extent you proceed before completion of the MEPA related permitting process, how do you assure the Commission that you are not incurring legal liability.
4. What is the basis for the parking count and is it considered sufficient for peak periods?



**NOTICE OF THE STATUTORILY REQUIRED MEETING IN THE HOST COMMUNITY
PURSUANT TO M.G.L. c.23K §17 (c) AND 205 CMR 118.05 TO CONSIDER THE
APPLICATION FOR A CATEGORY 2 GAMING LICENSE**

December 3, 2013 Meeting

Pursuant to the Massachusetts Open Meeting Law, G.L. c. 30A, §§ 18-25 and G.L. c.23K, §§17(c) and (d), notice is hereby given of a meeting of the Massachusetts Gaming Commission. The meeting will take place:

Tuesday, December 3, 2013 @ 4 P.M. – 6 P.M. (longer if necessary)
City Hall
25 West Street
Leominster, MA

PUBLIC MEETING

This public hearing is intended to provide the Commission with the opportunity to pose questions to the applicant and address concerns relative to the proposal of **PPE Casino Resorts MA LLC** (“applicant”) to build a gaming establishment in Leominster, MA including the scope and quality of the gaming area and amenities, the integration of the gaming establishment into the surrounding community and the extent of required mitigation plans and receive input from members of the public from an impacted community. A copy of the applicant’s application is available for review on the Commission’s website: www.massgaming.com. No votes or decisions will be made at this hearing; it is simply intended as an opportunity for the Commission to gather information and gauge public sentiment relative to the application.

The Commission will schedule a pre-hearing conference with the applicant approximately 7-10 days prior to the public hearing to advise the applicant of the issues that it may be required to address in the public hearing.

Receipt of this notice by a community other than the host community is not an indication or a decision by the Commission regarding that community’s status as a surrounding community pursuant to c. 23K. The Commission will make a final designation regarding surrounding community status pursuant to 205 CMR 125.01.

The chair will preside over this public hearing. The applicant and its agents and representatives shall attend the public hearing, may make a presentation, and respond to questions as directed by the chair. Representatives of Leominster, representatives of the surrounding communities, and representatives of the impacted live entertainment venues may attend the public hearing, may make a presentation, and respond to questions as directed by the chair. Any other interested person may attend the public hearing and may make a presentation in the discretion of the Commission.



Massachusetts Gaming Commission

Those who wish to submit written comments in advance of the hearing may do so by sending an email to mgccomments@state.ma.us with the name of the applicant in the subject line. All comments received via email will be made public and distributed to the Commission for their review prior to the hearing.

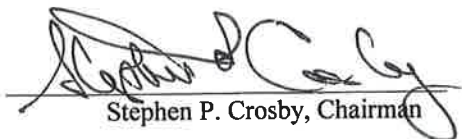
Public officials from a host or surrounding community, representatives of interested parties, and members of the host or surrounding communities who wish to address the Commission at the hearing may place their name on the list of speakers by sending an email to mgccomments@state.ma.us with 'Request to address the Commission/ *'name of applicant'*' in the subject line. In order to use the available time most efficiently, the Commission reserves the right to limit the amount of time for speakers depending on attendance at the meetings.

The following is the anticipated agenda for the public meeting:

1. Call to order and introductory remarks by the chair
2. Presentation by the applicant
3. Commission questions to the Applicant
4. Comments by representatives of the Host Community
5. Comments by representatives of the Surrounding Communities
6. Comments by representatives of Live Impacted Entertainment Venues
7. Comments by members of the public
8. Comments from the applicant
9. Other business – reserved for matters the Chair did not reasonably anticipate at the time of posting.

I certify that on this date, this Notice was posted as "Gaming Commission Meeting" at www.massgaming.com and emailed to: regs@sec.state.ma.us, melissa.andrade@state.ma.us, brian.gosselin@state.ma.us.

11/1/13
(date)


Stephen P. Crosby, Chairman

Date Posted to Website: November 1, 2013 at 4:00 pm.

Massachusetts Gaming Commission

84 State Street, 10th Floor, Boston, Massachusetts 02109 | TEL 617.979.8400 | FAX 617.725.0258 | www.massgaming.com

MGC Public Hearing - December 3, 2013 - Leominster, MA		
Name	Affiliation/Title	City/Town
Jane	Alessandrini	Sterling
Patrick	Aubuchon	Leominster
Ray	Bissonnette	Leominster
Curits	Cook	Leominster
Paul	DiGeronimo	Chairman of the Board of Directors, North Central Massachusetts Chamber of Commerce
Stephen	DiNatale	Fitchburg
Paul	Durrance	3rd Worcester District, Massachusetts House of Representatives
Donna	Fiduccia	Leominster
Robert	Fitzpatrick	Leominster
John	Fraher	Leominster
Roland	Hammond	Leominster
Thomas "Tucker"	Hazzard	Leominster
David	Joyce	
Patrick	McCarty	Leominster
Karen	McNall	President, McCarty Companies
Stephen	Mullaney	Leominster
Dave	Nault	Leominster
Barbara	Nutting	Leominster
Corey	Paradise	Leominster
Adam	Richard	Leominster
Lynn	Percuoco	Leominster
Cara	Sanford	Leominster
Arline	Stith	Leominster
Steve	Swartz	Chief Information Officer, Fitchburg State University
Paul	Tatro	Leominster
Alexandra	Turner	Lancaster
Kevin	Williams	Lancaster
Robert	Young	Leominster

Sharlow, Albert (MGC)

From: Mark LaPrade <Mark.LaPrade@cumulus.com>
Sent: Monday, December 02, 2013 11:15 AM
To: MGCcomments (MGC)
Subject: Leominster slots

I am sending this email in favor of the proposed casino slots in Leominster MA....As a lifelong resident, I feel this will bring not only jobs but continued revenue to our entire community. This revenue will enhance our city services including police, fire and school systems. It will also bring new revenue to existing local businesses that surround our community...

Thank you

Mark C. LaPrade
208 Grove Ave
Leominster, MA 01453



WXLO-FM | WWFX-FM | WORC-FM
250 Commercial Street
Worcester, MA 01608
508.752.1045 (o)
508.793.0824 (f)

Radio | On-Line | Mobile | Promotions

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Sharlow, Albert (MGC)

From: Jeannette Bernard <mercyone2000@aol.com>
Sent: Thursday, November 28, 2013 4:02 PM
To: MGCcomments (MGC)
Subject: Leoinster Slots hearing Dec 3rd

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

Dear members of the Gambling Commission,

Please accept this comment.

I have lived in Fitchburg for 59 years and during my time I have seen the ability to obtain employment dwindle. By allowing the slots proposal to be chosen in Leominster, employment opportunity for the area will increase. I also think it is a strong probability that our city of Fitchburg would have an increase in visitors which would help our local retailers, restaurants, and small businesses.

I would ask you to choose Leominster for the location of the slots license available in Massachusetts

Thank you for your consideration

 Jeannette Bernard
mercyone2000@aol.com

Sharlow, Albert (MGC)

From: Ken Ansin <Ken.Ansin@ebtc.com>
Sent: Sunday, December 01, 2013 9:51 PM
To: MGCcomments (MGC)
Subject: Upcoming hearing on Cordish Application

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

Chairman Crosby and fellow Commissioners:

I wish to write in strong support of the Cordish Company's application to develop a facility in Leominster. As a Leominster native, and one who has owned businesses and raised a family in the greater Leominster community, I understand the unique fabric of the region. In my current role as Community Banking Director for Enterprise Bank, which enjoys active offices in both Leominster and Fitchburg, I have a sense of both the challenges and opportunities the North Central Massachusetts area faces from an economic development standpoint.

Last July I traveled to Maryland in order to visit the Cordish Company and gain a better sense of both their Baltimore facility, the impact within their community, and meet with their management team. It was an unbiased fact finding mission, pure and simple. I left deeply impressed on all levels. Their management team is both community-minded and armed with a strong moral compass. The facility is first rate. And their fellow local businesses and not for profits are thrilled to have them in their midst.

Leominster and the North Central region would greatly benefit by Cordish receiving the license, and I would be proud to welcome them to our home community.

Thank you for your consideration.

Ken Ansin

Sent from my iPad

Sharlow, Albert (MGC)

From: Robert Young <ryoung@net1plus.com>
Sent: Monday, November 25, 2013 8:41 AM
To: MGCcomments (MGC)
Subject: Request to Address the Commission/Cordish
Attachments: Leom-zba-decision.pdf

Specific to Building and Site Design for Commissioner McHugh

I want to attach the Leominster ZBA Special Permit documents for your review. I intend to speak to this at the December 3rd meeting here in Leominster.

While we have been notified in writing by Attorney Blue and by Chairman Crosby that your evaluation is strictly confined to the application land area of "approximately 16 acres on Jungle Road in Leominster," I am concerned by this attached document and the fact that on August 2nd, Cordish applied for a Special Permit on properties which go beyond the original property specified in their formal application. This Special Permit was approved by the ZBA on August 30th. The total land acreage approved is for just over 55 acres. It was approved on August 30th.

The voting public was not aware of this at our referendum vote taken on September 24th. This certainly goes well beyond fair and transparent to the voters.

Beyond that however, there is another issue. Given the above, let us suppose that Cordish is awarded the license - presumably based only on the 16 acre plan per the information received from Chairman Crosby and Attorney Blue. What are the checks and balances for the public in order that the City Government does not allow them to extend the project from the application to the scope of the Special Permit?

Respectfully,

Robert M. Young
Leominster

SPECIAL PERMIT GRANTED

Case #2-14

The BOARD OF APPEALS of the CITY OF LEOMINSTER held a PUBLIC HEARING, on WEDNESDAY, AUGUST 21, 2013 at 6:30 p.m., in the T.A. Conference Room, located on the second floor of City Hall, 25 West Street, Leominster, MA. Whereas, PPE CASINO RESORTS MA LLC, are proposing to build a gaming facility to contain 1,250 slot machines in a new building of approximately 125,000 sq. on property located at JUNGLE ROAD, shown on Assessors Map 302, Lot 1A & 1B and Map 304, Lots 1, 3 & 5 and owned by CITY OF LEOMINSTER, PV REALTY CO, JOHN DURKIN, TR., WILLIAM TERRELL ET UX, HUNTER DORSETT LLC. Indoor Recreation is allowed with a SPECIAL PERMIT by the Zoning Board of Appeals pursuant to Chapter 22, Article III, Section 22-17 of the City of Leominster's Zoning Ordinance.

The above petition has been granted Special Permit by the Board of Appeals. The decision of the Board is on file in the Office of the City Clerk of Leominster, MA. COURT APPEALS from the decision of the board may be made as follows:

1. The SUPERIOR COURT Department within whose jurisdiction the land is situated by bringing action within twenty days after the decision has been filed in the Office of the City Clerk.
2. The DISTRICT COURT Department within whose jurisdiction the land is situated by bringing action within twenty days after the decision has been filed in the Office of the City Clerk.
3. The LAND COURT Department within whose jurisdiction the land is situated by bringing action within twenty days after the decision has been filed in the Office of the City Clerk.

(see Massachusetts General Laws, Chapter 40A, Section 17)

Dated: August 30, 2013

BOARD OF APPEALS OF LEOMINSTER
Special Permit Granted

Case #	2-14	Applicant: PPE Casino Resorts MA LLC
Application		Property: Jungle Road
Filing date:	August 2, 2013	
Hearing date:	August 21, 2013	Assessors Maps 302, Lots 1A & 1B 304, Lots 1, 3 & 5

Members Present:

Stephen A. DeCarolis, Chairman
Scott Simpson, Clerk
Joseph Tocci, Member
Michael Ciccolini, Member

The Chairman opened the meeting at 6:44 p.m. The representatives present were: Joseph S. Weinberg of PPE Casino Resorts MA, LLC and Joseph T. Geller of Stantec Consulting.

No one attending the hearing spoke in opposition to this petition. Attending the hearing and speaking in favor was Kevin Fitzpatrick, of 143 Merriam Avenue, Leominster, MA.

The board reviewed the plans submitted with the application and drawings dated July 30, 2013 prepared by Stantec Inc. and by SOSH Architects for the Cordish Company, including site location plan, existing conditions plan, area plan, local plan, enlarged floor plan and aerial perspective. After discussion among members of the board, Stephen DeCarolis made a motion to approve the Special Permit. This motion was seconded by Scott Simpson. A voice vote was made with the following voting yea, Stephen DeCarolis, Scott Simpson, Michael Ciccolini and Joseph Tocci. By a 4-0 vote, the Special Permit was approved.

The hearing adjourned at 7:16 p.m.

FINDINGS AND DECISION

The Board of Appeals by a unanimous decision of 4-0 approved the Special Permit to allow PPE Casino Resorts Ma LLC to build a gaming facility to contain 1250 slot machines, as well as accessory restaurant, entertainment and retail facilities, in a new building of approximately 125,000 sqft on property located at Jungle Rd shown on Assessor's Map 302, Lot 1A and 1B and Map 304, Lots 1,3, and 5 and owned by City of Leominster, PV Realty Co, John Durkin Tr, William Terrell Et Ux, Hunter Doresett LLC.

- The property is suitably located in an MU1 zone, the purpose of which is to “[p]rovide for the coordinated and mixed development of institutional, business, and/or industrial uses” and “[e]ncourage adaptive reuse of abandoned, vacant, or underutilized business or manufacturing buildings or ... land previously used for an industrial use.”
- The applicant wishes to operate a gaming facility.
- Special permits needed: Indoor recreation.
- No set back issues noted.
- The proposal would conform to all other aspects of the Ordinance.
- One resident spoke in favor of the application.
- No one in attendance spoke in opposition to the application

FINDINGS:

In reviewing this matter the Board found that:

1. The proposal is suitably located in the neighborhood in which it is proposed and /or to the entire City. Specifically, the project site is located in a predominantly commercial and industrial area with underutilized roadway access and adequate public infrastructure to service the project.
2. The proposal is compatible with existing uses and other uses permitted by right in the same district. The proposal will enhance and complement existing commercial uses in the area.
3. The proposal would not constitute a nuisance due to air and water pollution, flood, noise, dust vibration, lights, or hazard to abutters, vehicles or pedestrians. The site design presented by the applicant demonstrates that there will be no adverse effect from drainage, particularly given the applicant’s commitment to use green building methods included but not limited to pervious pavement for all parking areas and to maintain the existing wetlands on site. Moreover, there will not be noise, dust or vibrations emitted from the proposed use, which will take place entirely indoors (except for potential outdoor dining associated with one or more of the restaurants to be located in the facility). There is no indication that lighting will affect any abutting properties. The adequacy of existing road networks and the applicant’s site design indicate that there will be no hazard to vehicles or pedestrians.
4. The proposal reasonably protects the adjoining premises against any possible detrimental and offensive uses on the site, including unsightly or obnoxious appearance. The appearance of the site will be enhanced as a result of the proposed development. The Board notes that the applicant intends, at least initially, to maintain the existing manufacturing building on the property.
5. The proposed use is not substantially more detrimental than the existing use. In light of the above, the Board finds that the proposed use will be beneficial, and not detrimental, to the neighborhood and the City as a whole.
6. The proposal reasonably protects the adjoining premises against any possible detrimental or offensive uses on the site, including unsightly or obnoxious appearance. The renderings of the proposed facility indicate an attractively-designed building with high-

end finishes. The facility will be adequately landscaped in accordance with Subsection 22-62.3.

7. The proposed facility will be adequately served by public water and sewerage, and the plan provides for convenient and safe vehicular and pedestrian movement within the site in relation to adjacent streets, property or improvements. The site plan provides for more parking than required under the Ordinance, with appropriate walkways and internal driveways.
8. The Board further notes that the proposal will require site plan approval by the Planning Board, and the Planning Board will be able to more specifically condition issues relating to site design, traffic, parking, lighting and other matters as set forth in the Zoning Ordinance.

Submitted by,

| Steven A. DeCarolis, Chairman
August 30, 2013

The Commonwealth of Massachusetts
CITY OF LEOMINSTER
NOTICE OF SPECIAL PERMIT

Case #2-14

Application made by: PPE Casino Resorts MA LLC

For the premises at: Jungle Road

Shown on Assessors Map 302, Lot 1A& 1B and Map 304, Lots 1, 3 & 5

The record title standing in the name of and by a deed duly recorded in the Worcester Northern District Registry of Deeds:

City of Leominster, 25 West Street, Leominster, MA (Book 1283, Page 197)
PV Realty Co LLC, 32 Jungle Road, Leominster, MA (Book 6079, Page 277)
John D. Durkin, Tr., Bashaw Realty Trust, 18 Weatherbee Street, Acton, MA 01720
(Book 2937, Page 49)
William F. Terrell, et ux, 52 Jungle Road, Leominster, MA (Book 1847, Page 306)
Hunter Dorsett LLC, 42 Jungle Road, Leominster, MA 01453 (Book 3490, Page 285)

Notice is hereby given that a Special Permit have been granted to PPE Resorts MA, LLC

The decision of said Board is on file in the office of the City Clerk of Leominster among the decisions of fiscal year 2014.

Signed this 30th day of August, 2013.

BOARD OF APPEALS,

Stephen A. DeCarolis, Chairman

Worcester, ss. _____, 19_____ at _____ o'clock and _____
Minutes _____m.

Received and entered with Worcester Northern District Registry of Deeds, Book_____,
Page_____. ATTEST

Register of Deeds

NOTICE TO BE RECORDED BY REGISTRY OF DEEDS

Sharlow, Albert (MGC)

From: Cindy and Tim Gabriel <tcgabriel4@yahoo.com>
Sent: Monday, November 18, 2013 11:34 AM
To: MGCcomments (MGC)
Cc: Home
Subject: PPE Casino Resorts MA LLC / comment on casino application

Dear Commission Members,

My wife and I have lived in Leominster for more than seven years and firmly believe that a slots parlor is a bad idea for this town and region. When I first learned about the proposal, I thought it might be a good idea based on what I'd read about jobs and some cash for the town. It looked like it might bring some new jobs to town, which we could certainly use, and also help the town financially with yearly payments, which certainly sounds good and maybe a way to keep taxes down. After some research, however, I've completely changed my mind about slots and now believe that this is an extraordinarily bad idea, with many negative results for local residents, the city of Leominster, and the whole region. At first, I thought slots were pretty innocuous compared to other types of gambling, but I've learned otherwise. Some of those who study gambling consider slots to be the "crack cocaine" of the gambling industry. Slots are now highly sophisticated, high-tech machines designed to encourage customers to "play to extinction," which means to play until all their cash is gone. Some researchers consider slots to be the "most addictive form of legalized gambling," not only attracting gambling addicts, but possibly even creating them.

Economically, slots are the most profitable element of the gambling industry. Slots make up 70 to 80 percent of all casino revenue, most of which leaves the region. While slot parlors may provide some jobs for local residents, they are generally low-paying. Instead of bringing more customers to local restaurants and bars, the slot parlor's own restaurants and bars tend to pull customers away from local establishments. According to some research, slots parlors generally have negative effects on local economies and send most of their profits out of town to the casino company. While it's true that the casino company must pay the town a certain amount each year, the overall effect on town finances in the long run is usually negative.

Another very important consideration is the significant and rapidly growing opposition to the slots casino in Leominster. Since this casino proposal was rushed to a town vote before many people could learn the pros and cons of what they were voting for, now many people are waking up to what is being proposed and they are not happy about it or the way it was rushed to a vote. I strongly recommend that the slots casino go to either Plainville or Raynham, where there is much more town support for this proposal.

When you consider all the facts, including the significant and rapidly growing opposition to the slots parlor in Leominster, you will see that a slot casino is simply not a good idea for this town. Leominster should continue to be known as the home of Johnny Appleseed and the Plastics Capital of America, not the Las Vegas of Massachusetts.

Thank you for your consideration.

Tim and Cindy Gabriel
Leominster

Sharlow, Albert (MGC)

From: Cara Sanford <carasanford@comcast.net>
Sent: Tuesday, November 12, 2013 5:14 PM
To: MGCcomments (MGC)
Subject: comment --update after the 11/8/13 Lancaster Board of Selectmen public meeting

Dear MGC review panel,

Our Board of Selectman revised the surrounding community agreement at their 11/8/13 public meeting, striking language from the first draft template that PPE Casino Resorts provided that removed the text about the Town of Lancaster supporting this Live! Casino in Leominster.

Please see this recent Telegram/Clinton Item article. The Cordish Companies have disclosed more to the Mass Gaming Commission on the scope and impact of their proposed project than they have done in the Town of Lancaster. There has been little public outreach in Lancaster by the Cordish Companies and minimum transparency, in my opinion. Having listened to the MGC video recording of the Cordish presentation of 10/7 at the 1 hour 5 minute mark, the vague statement made about support of their nearest neighbor (which is Lancaster) is just not true and it is not reflected in the surrounding community agreement. There is very little support for this slots parlor by the Lancaster locals.

<http://www.telegram.com/article/20131109/COULTER01/131109899/1189/coulter17>

Thank you,

Cara Sanford
350 Bull Hill Road
Lancaster MA 01523

From: Kirchner [mailto:bolton88@comcast.net]
Sent: Tuesday, October 22, 2013 9:33 AM
To: Ziemba, John S (MGC)
Subject: LETTER OF CONCERN RE LEOMINSTER SLOTS

John et al,

I am a Bolton resident and wish to say that Bolton should be designated a surrounding community because Route 117 is a major feeder road to the gambling facility proposed for Leominster.

Mass Highway has studied Rt 117 [see attachment] and designated parts of the road a letter grade of F for level of service. I know from experience that to get from one end of town to the I-495 intersection, about 3 miles, takes 20-30 minutes some times of the day. In the morning rush hour this may not conflict with gambling traffic, but in the evening rush (from east to west, same direction as the gambling traffic) it most certainly will.

The traffic is so bad on 117, that residents will not visit the pizza shop if to return to 117, you must cross oncoming traffic at that time. Dental appointments and other must be scheduled around 117 traffic.

If we add car and bus traffic to the already bad situation, the result will be more congestion, frustration, and an adverse impact on fire and safety response capabilities.

thank you,

Ted Kirchner
62 Kettle Hole Rd
Bolton 01740

From: Robert Young [mailto:ryoung@net1plus.com]
Sent: Monday, November 25, 2013 8:41 AM
To: MGCcomments (MGC)
Subject: Request to Address the Commission/Cordish

Specific to Building and Site Design for Commissioner McHugh

I want to attach the Leominster ZBA Special Permit documents for your review. I intend to speak to this at the December 3rd meeting here in Leominster.

While we have been notified in writing by Attorney Blue and by Chairman Crosby that your evaluation is strictly confined to the application land area of "approximately 16 acres on Jungle Road in Leominster," I am concerned by this attached document and the fact that on August 2nd, Cordish applied for a Special Permit on properties which go beyond the original property specified in their formal application. This Special Permit was approved by the ZBA on August 30th. The total land acreage approved is for just over 55 acres. It was approved on August 30th.

The voting public was not aware of this at our referendum vote taken on September 24th. This certainly goes well beyond fair and transparent to the voters.

Beyond that however, there is another issue. Given the above, let us suppose that Cordish is awarded the license - presumably based only on the 16 acre plan per the information received from Chairman Crosby and Attorney Blue. What are the checks and balances for the public in order that the City Government does not allow them to extend the project from the application to the scope of the Special Permit?

Respectfully,

Robert M. Young
Leominster

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Monday, November 11, 2013 3:01 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

John Caesar

Email

caesaripj@gmail.com

Phone

(978)365-7807

Subject

Casino proposed for Leominster

Questions or Comments

The establishment of a Casino in Leominster would be a disaster for the local roadways, the infrastructure of which is already inadequate. This is so obvious that it is frightening the impact assessment by the business has allowed the proposal to go forward. (Anyway - Patrons of this proposed Casino would stop their patronage because of the frustration with the overwhelming traffic.) ALSO - Some of the local communities have town wells as their only water source, and the eventual disruption of the aquifer caused by the proposed construction/usage would result in legal battles. This Casino - if approved and constructed - would be doomed to failure. And local residents would also pay the price. FOOLISH IDEA.

Sharlow, Albert (MGC)

From: Debra Valcourt <dmv1217@gmail.com>
Sent: Saturday, November 09, 2013 7:05 PM
To: MGCcomments (MGC)
Subject: Slot machines in Leominster

Hi,

I am writing to express my concerns regarding slot machines coming to Leominster. My concerns are several:

1) I am a resident of Sterling (my property actually is partly in Leominster, but I am not allowed to vote there since my frontage is in Sterling). The residents of Leominster voted to allow a casino to come to their town, not far from my home. I feel it will change the character of the town I live in, and yet I had no say, since I am not allowed to vote in Leominster.

Many residents of surrounding towns have voiced concerns of which I'm sure you are aware, and I personally feel that casinos provide short term jobs but the price will be an increase in crime, gambling addiction, and snarled traffic. The process of having the residents approve the casino is flawed, since many of the residents who will be impacted do not get a say.

2) It is my understanding that the acreage of the project increased by about 10 acres. This speaks to future plans to expand this project way beyond what is being proposed. I don't think that was made clear to those that did get to vote.

I am asking you to consider the voices of those that will be negatively affected, but did not get the chance to make their voices known at the ballot box.

Thank you for your time,

Debra Valcourt
15 Cole Road, Sterling, MA

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Monday, November 04, 2013 12:41 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

John Harding

Email

johnmichaelharding@yahoo.com

Phone

(978)840-8386

Subject

Leominster slots

Questions or Comments

To Dennis.Rosa@mahouse.gov, Jennifer.Flanagan@masenate.gov, dmazzarella@leominster-ma.gov, and 2 More...

Sep 24

Hello Susan, Dean, Jen, and Dennis:

I hope all is well, and appreciate your service. Can you point me in the right direction? I just voted, and I was amazed at the ballot. If I lived on Mars and saw the ballot for the first time, I would of thought the slots parlor would bring world peace, and grow the world economy.

I don't recall past ballots where we have voted yes / no for other initiatives that were one sided. The AG for Mass at least sends out a document that provides the pros & cons of a question on the ballot for general elections. The approach we took on this referendum was terrible, and I question the legality and definitely the common sense.

Who sets the ground rules on the ballot? Why wouldn't there be any information on the negative consequences of the slots in Leominster?

Any insight would help, and if you could point me to the correct folks in city, or state government to further address.

Sharlow, Albert (MGC)

From: Emily Rose <EmilyJRose@comcast.net>
Sent: Sunday, November 03, 2013 1:10 PM
To: MGCcomments (MGC)
Subject: Applicant Suitability

Dear Commissioners,

I am writing to express my grave concerns about the slots casino proposal in Leominster, MA. I attended the public meeting in Lancaster recently. Of course many people from Leominster were pleased to state how good this will be for Leominster, and how there will surely not be any adverse effects from a 24/7 slots casino. I live in Lancaster, a small town on whose border the casino is proposed to be built. Cordish President Joe Weinberg states "we don't believe we're going to have impacts on our neighboring communities.." (http://www.sentinelandenterprise.com/news/ci_24336557/slots-firms-pursuing-deals-neighbors) One wonders what map he was viewing when he made this statement.

Our small town has long been subject to Leominster's whims when it comes to development just across the line. In the past the Leominster mayor pulled out of a 3-town agreement in order to prevent a retail mall from being located in Lancaster because it would compete with a major mall in Leominster. This agreement had been underway for several years and was to help with infrastructure to allow Lancaster and Lunenburg to develop business districts along Rt. 2. Within a year, Leominster had approved a retail mall just across Rt. 2 from the proposed Lancaster location. Then Leominster approved a super WalMart, Lowe's home center, and other retail stores just over the Leominster/Lancaster line at the intersection of Rt. 190 and Rt. 117. This very intersection is the spot where the slots casino is proposed. It's hard to imagine that a slots casino will not have any impact!

The developer is making pie-in-the-sky promises on one hand while at the same time doing a bait-and-switch; he has now added to the proposal as voted on by suggesting a large hotel adjoining the slots parlor. If the number of car trips is as predicted for the slots, and now a big hotel is added as part of the destination, it seems that the proposal has become more than a destination slots-only location. Now there will be hotel, theater with shows, and gambling. How soon does this become a full resort casino?

A casino with high rise hotel will be out of place in our area and will drastically change the reasons people choose to live here. I live on a very old road towards the Leominster side of Lancaster. It is not only outlet onto 117 which will become problematic. We will surely lose much of our night sky, one of the benefits of living in a small community far from city lights. Wildlife and migrating species will be affected by this. Wetlands are located along 190 and Jungle Road, and Lancaster just removed an old dam near Rt.190 to allow a stream to flow along its original path. There would be an impact on these surrounding lands and wetlands.

There is a hue and cry about whether East Boston can vote on a proposed Boston casino, but the small towns near Leominster were given NO opportunity to vote on whether they would like to trade the environmental, law enforcement, and infrastructure detrimental influences on their communities so that Leominster can have a slots casino with hotel. I expect my property value will decrease if this development is approved. Other locations proposed for slots casinos in Massachusetts already have the infrastructure in place from former racing tracks, and are more appropriate sites. I urge you to turn down the Cordish-Leominster slots casino proposal.

Emily Rose
George Hill Rd.
Lancaster, MA

Sharlow, Albert (MGC)

From: Sarah Taro <tatro777@yahoo.com>
Sent: Sunday, November 03, 2013 7:50 AM
To: MGCcomments (MGC)
Subject: In Leominster slots battle, David vs. Goliath - Sentinel & Enterprise

http://www.sentinelandenterprise.com/news/ci_24385382/leominster-slots-battle-david-vs-goliath?IADID=Search-www.sentinelandenterprise.com-www.sentinelandenterprise.com

Sent from my iPad

Sharlow, Albert (MGC)

From: Sarah Taro <tatro777@yahoo.com>
Sent: Sunday, November 03, 2013 7:44 AM
To: MGCcomments (MGC)
Subject: No Slots Leominster Committee gets information out to the public |
www.leominsterchamp.com | Leominster Champion

<http://www.leominsterchamp.com/news/2013-11-01/Front Page/No Slots Leominster Committee gets information out.html>

Sent from my iPad

Sharlow, Albert (MGC)

From: Sarah Taro <tatro777@yahoo.com>
Sent: Sunday, November 03, 2013 7:42 AM
To: MGCcomments (MGC)
Subject: Coulter Press / The Item - Letter: 'Casino is not a blessing, but a curse'

<http://www.telegram.com/article/20131101/COULTER01/311019961/1189/coulter17>

Sent from my iPad

Sharlow, Albert (MGC)

From: Sarah Taro <tatro777@yahoo.com>
sent: Sunday, November 03, 2013 7:39 AM
To: MGCcomments (MGC)
Subject: Slots would harm Sterling's identity | www.thelandmark.com | Landmark

[http://www.thelandmark.com/news/2013-10-31/Editorials %28and%29 Opinions/Slots would harm Sterlings identity.html](http://www.thelandmark.com/news/2013-10-31/Editorials%28and%29%20Opinions/Slots%20would%20harm%20Sterlings%20identity.html)

Sent from my iPad

Sharlow, Albert (MGC)

From: tatro777@yahoo.com
Sent: Saturday, November 02, 2013 10:57 PM
To: MGCcomments (MGC)
Subject: Leominster

Please don't allow this casino to go in Leominster. 62% in favor in Leominster. The surrounding towns I believe would be a lot lower if they could vote on this issue.

Sharlow, Albert (MGC)

From: Frank Streeter <fstreeter@mac.com>
Sent: Thursday, October 31, 2013 3:27 PM
To: MGCcomments (MGC)
Subject: comments re. Cordish Slots proposed for Leominster

Dear Commissioners,

First off, thank you for considering my comments. This has become a very controversial issue locally and I'm sure you have received a great number of comments about it. While I feel there are a multitude of reasons why the Cordish Companies' proposed slot parlor is a very bad idea, especially for Lancaster where I reside, I will focus on a single issue here - traffic.

As was noted at the hearing recently held in Lancaster, despite Cordish's assertions, there will be a major traffic impact from the proposed slot parlor on all the surrounding communities, especially on Route 117 as it flows from I-495 to I-190 through Lancaster and Bolton, as well as on Route 70 through Lancaster. Route 117 will be the access for virtually all traffic coming off of I-495 from the south, which includes all traffic via the Mass Pike from Boston as the I-290 to I-190 alternative route is much longer. Route 117 will also be the access for traffic from most communities to the east, especially as Route 2 will be under heavy construction for at least the next 2-3 years and there are no realistic alternative routes.

Route 117 is already the primary route used between I-190 (the location of the proposed slots parlor) and I-495 and is already overloaded beyond its capacity. Today, without any additional traffic from the proposed slots parlor, traffic backs up through Bolton in the mornings and evenings and adds 5-15 minutes to the time it takes to go through Bolton when there is no traffic. In Lancaster it can already take well over 5 minutes to get out of a connecting road or driveway and onto Route 117.

Cordish claims the traffic impacts of their proposed slots parlor will be negligible. They also claimed at their hearing before the Commission in October that they expect annual revenues of \$200 Million from their proposed slots parlor. As this is a slots parlor and not a destination casino, it is reasonable to assume that each carload would spend an average of \$200 per trip, which would work out to a million extra round trips each year. This analysis uses a more generous \$400 per car trip, which would result in an estimated 500,000 round trips to the proposed slots parlor each year, which is still 1,000,000 additional car trips each year to or from the proposed slots parlor.

Given the location of the proposed slots parlor and its likely customer base, it is likely that 30-50% of the patrons would come from communities to the east or south who would travel along Route 117. If only 30% of the patrons of the proposed slots parlor travel along Route 117, which is a very reasonable assumption, that would add another 300,000 trips each year (or 6000 each week) along that stretch of roadway. It is indisputable that this number of additional cars will add significantly to the existing traffic delays!

Lancaster is a bedroom community and a high percentage of the population commute to a job outside of Lancaster. The question addressed here is what is the cost of any traffic delays from the proposed slots parlor to the citizens of Lancaster, especially those that need to commute to and from work each day. The calculations are set out on the table below.

These calculations assume only 250 days per year (M-F with 2 weeks off) and do not include any effects on weekend traffic, which are also likely to be considerable. These calculations assume an average hourly

compensation for these commuters of \$20 per hour, which is likely to be low. Lancaster presently has about 8000 residents, and these calculations assume that half of them commute, which is also likely to be low.

The variable in these calculations is how many minutes each day (on average) these commuters will be delayed due to increased traffic from the proposed slots parlor. These calculations do not take into account the cost of extra gas consumed while waiting in traffic or the additional costs of the extra road maintenance required from all the additional traffic projected from Cordish's proposed slots parlor, which of course would add to the total cost to Lancaster and its residents.

These calculations show the costs to Lancaster residents of total daily delays of 1, 3, 5, 10, and 15 minutes. These delays are the total per day, so for example a 10 minute delay could comprise an extra 3 minutes to get to work in the morning plus an additional 7 minutes to get home in the evening. Given the current traffic conditions in Lancaster and the 300,000 anticipated trips from the proposed slots parlor, an additional daily traffic delay of at least 10 to 15 minutes for each commuter would not be unreasonable, but these calculations show the significant effects of even a minute's daily delay.

minutes per day traffic delay	1	3	5	10	15
days per year	250	250	250	250	250
total minutes per driver per year	250	750	1250	2500	3750
total hours per driver per year	4.17	12.50	20.83	41.67	62.50
hourly rate	\$20	\$20	\$20	\$20	\$20
avg. cost per driver per year	\$83	\$250	\$417	\$833	\$1,250
number of drivers	4000	4000	4000	4000	4000
total cost to Town	\$333,333	\$1,000,000	\$1,666,667	\$3,333,333	\$5,000,000

As you can see, even a minor delay of 3 minutes a day (just 90 seconds each way) would have an aggregate cost to the residents of Lancaster of \$1,000,000 each year. A 15 minute delay, which is likely given the traffic projections, would have an aggregate cost to the residents of Lancaster of \$5 million each year. This is a major cost to the residents of the Town of Lancaster, especially when compared to the amount of remediation offered by Cordish to the Town (virtually none). As these costs do not affect the profits Cordish plans to reap from the proposed slots parlor, this is in effect a subsidy of millions of dollars each year paid by the residents of Lancaster to the proposed slots parlor and Cordish's profits therefrom.

Now let's examine how this cost to the residents of Lancaster compares to Cordish's profits from their proposed slots parlor. Based on their testimony to the Commission in October, Cordish expects gross revenues of \$200 million per year from the proposed slots parlor. The Cordish Companies are private, but, based on the performance of the gaming industry as a whole, it is not unreasonable that Cordish will have an after-tax profit of 10% from their proposed slots parlor, which would work out to \$20 million per year after all costs and taxes.

If Lancaster residents are burdened with extra traffic that adds just 15 minutes each day to their commute, that works out to a subsidy to Cordish of \$5 million each year paid directly by those residents. In comparison, that \$5 million subsidy is equivalent to a quarter (25%) of Cordish's expected profits! The Town of Bolton, which has only 4600 residents but significantly higher income levels than Lancaster, would be similarly affected and its residents could also bear a \$5 million cost beyond Lancaster's. That could make the cost of the traffic impact on Lancaster and Bolton equivalent to HALF of Cordish's net profits from their proposed slots parlor and does not consider the effects of additional traffic on any other surrounding towns.

In effect, by proposing a slots parlor for Leominster, Cordish is demanding that the surrounding communities incur costs equivalent to at least half of their profits. However, Cordish is not offering any significant remediation to those affected by its plans and instead proposes to export their own profits out of state, leaving Cordish much richer at the expense of all the rest of us in the surrounding communities. This is classic exploitive resource development and is no different than a mining company polluting a town's water supply for its own profit, or a paper company polluting the air everyone else breathes to increase its own profits. That sort of thing is now illegal in this country, and a slots parlor using fundamentally the same exploitive business model should not be approved for Leominster.

In conclusion, Cordish Companies' proposed slots parlor for Leominster will impose real costs on everyone in the surrounding communities in terms of both time and money. Cordish's proposed slots parlor is clearly not a net benefit to the region and I (and many many others!) ask that you deny them a permit for this project. Thank you very much for your consideration of these comments.

sincerely,

Frank S. Streeter
P.O. Box 35
Lancaster, MA 01523

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Thursday, October 31, 2013 6:39 AM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Jessica Fish

Email

jlfish6@yahoo.com

Subject

Leominster Casino

Questions or Comments

I do not support the construction of a casino built in Leominster. Leominster is a small city surrounded by rural towns that do not have the means to support such a facility. The designated site is too close to residential neighborhoods. There are children expected to cross rt. 117 and rt.12 to get on/off their school bus on a daily basis. The increase in traffic/accidents/drunk drivers at all hours is no good. Rt. 117 would be the direct route for traffic coming off 495. This road cannot handle the traffic it already has and is mostly zoned residential between the Bolton exit and Leominster. There are not enough local residents to support such a business calling for a large number of outside patrons to make it successful. I would think The Cordish Companies would have better success at the Plainville/Raynham sites using a major interstate 495 to feed the business.

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Wednesday, October 30, 2013 4:50 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Valorie Parent

Email

valorie@comcast.net

Phone

(978)808-0189

Subject

Leominster Slots

Questions or Comments

Hello,
I would like to go on record to state that I am opposed to a slots facility being built in Leominster, MA. As a neighbor in the next town over (Lancaster) we will be impacted with traffic increases at the very least. We have great concerns over many other aspects of a gambling facility built so close.

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Wednesday, October 30, 2013 1:23 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Elizabeth Chen

Email

louis.chen@ieee.org

Subject

leominster casino

Questions or Comments

I am writing to express my opposition to the casino idea for Leominster Massachusetts. My husband and I and our children live in Bolton.

Casino gambling by its nature brings crime, and the increased risk of intoxicated drivers following their gambling enjoyment. This is not a way to build either business or community in our state. Bolton has 495 and routes 117 and 110 through it. With the increased volume of traffic through our small quaint town, the character of our town and neighborhoods would change. People come to Bolton and Lancaster to pick apples, pumpkins and see the foliage. Please do not allow a casino into the quaint rural feeling area in which we have built our lives.

I don't think I can possibly express strongly enough my concerns with this.

Massachusetts should stay out of the casino gambling trend. Please consider my thoughts when deciding about whether to have a casino in the state, and where to place it.

Sharlow, Albert (MGC)

From: Sarah Graffam <sarahgraffam@gmail.com>
Sent: Tuesday, October 29, 2013 5:14 PM
To: MGCcomments (MGC)
Subject: Slots Parlor in Leominster

Hello,

My name is Sarah Graffam and I am a resident of Sterling. I am writing to voice concerns about the slots parlor being proposed by the Cordish Company for Leominster. To date, the Cordish Company has not designated Sterling as a "Surrounding Community," but at a recent town Selectman's meeting Police Chief Gary Chamberland expressed that he is very concerned about the negative impact, in the long term, that such an establishment will have on the town of Sterling. This increases my own concern about the potential impact on crime rates as well as increased traffic on I-190, which is a main road used by Sterling residents on a daily basis.

Aside from the issue of financial compensation to Sterling for such impacts that has not being addressed by Cordish to date, I am concerned because Sterling is a quiet community whose character is wholly incompatible with such an establishment.

Please take these concerns into consideration as you decide where in Massachusetts, if anywhere, you will allow this slot parlor to be built.

Thank you,
Sarah Graffam

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Monday, October 28, 2013 10:02 AM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Edmond Favreau

Email

edmondfavreau@verizon.net

Phone

(978)537-2122

Subject

slots in leominster

Questions or Comments

We don't want slots in Leominster. We live less than a mile from the site, which will increase the traffic on the side roads. Wal Mart is near the site and the city said traffic would not increase once wal mart went in. Well the traffic has increased on Old Mill Road. That is the road we live on, which has a Dangerous rail road bridge one car wide, and you can not see oncoming traffic. Please check the area out before you make a decision. People use Old Mill Road to avoid the traffic lights on route 117. Also the Cordish Co said it was only 16 acres, now it is 26 acres that was done after to city vote was taken. They have since made proposals to U Mass and other Companies in the area. Is this fair to the other Companies that are trying to get into Plainville and Raynham

Thank You
Edmond Favreau

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Sunday, October 27, 2013 8:45 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Christine DellaMonaca

Email

christine@dellamonaca.com

Phone

(978)549-6916

Subject

Concern about proposed slot parlor in Leominster

Questions or Comments

My name is Christine DellaMonaca, formerly Ferrara. I have been a resident of Leominster for the past 13 years, after growing up in the Boston area.

When I was a kid, I thought Leominster was the end of the universe. Even now, when I go back to visit my parents, I get comments about living "all the way out there." But I have grown to love this area and my little southeast corner of Leominster.

My husband and I have owned our home here for the past 11 years, after living in a condo in north Leominster. We have two young children, the oldest of whom just started school here. We have friends here. My husband's business is in neighboring Fitchburg. We are embedded in the community, a place where the ice cream truck still rolls down the street in the summer and neighbors wave to each other and help each other out. We are happy. And I for one, don't want to see this equilibrium disturbed with a slots parlor a mile from my house.

This slot parlor was shoved down our throats by special interests and people in power who stand to benefit from it, and in the meantime, the community will suffer. It's a bad idea, and if you look at the referendum vote, it does not have an overwhelming endorsement by the voters of Leominster.

I urge you to give the slots license to either Raynham or Plainville, where they actually want it and the infrastructure can support it.

I thank you for your time and for giving me a forum to express my opinion.

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Saturday, October 26, 2013 8:16 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Paul Tatro

Email

Tatro777@yahoo.com

Phone

(978)514-8976

Subject

Leominster slot casino

Questions or Comments

Please consider not giving the one and only license to the Cordish company that wants to build a casino in Leominster. I live in Leominster and I use route 117 every day ,and their is a lot of traffic all ready on this road. I also don't think that the people that want to put the casino here were totally up front with us voters as to exactly what they are planning to do and how much they really want to build here. I also don't believe there claim that the casino will have very little impact on our community. If there claims and there lack of being up front with us gives you any indication of there true colors then I strongly urge you not to allow them to operate a slot casino in Leominster,or any ware else in Massachusetts if the opportunity ever arises. Thank you for your time reading this, Paul Tatro

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Saturday, October 26, 2013 7:15 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Patrick Aubuchon

Email

patrick.aubuchon@yahoo.com

Phone

(978)846-7746

Subject

re: Leominster

Questions or Comments

I am in support of Live! Casino Massachusetts coming to Leominster. As a resident and voter, I feel very strongly for this project. Opponents of this are trying to make it look as if there was not enough time to make an "educated decision" on this proposal. I disagree. In an age where you can conduct research at the click of a button on a computer, information is there. I have done my research for slot parlors and medium sized casinos. I like 62% of voters agree Leominster can handle this.

Opponents also want to make you believed the referendum was misleading. Incorrect. At the very first city council meeting, the Cordish Co. told them they would most likely expand. The writing for this was on the wall. Also, the referendum is for a slot only parlor, and, that is what they are getting. Any expansion for more would need to go through the proper channels.

I am disturbed that the anti-casino people...No Slots (Millbury and Tewksbury) have infiltrated our city. Repeal the Deal people as well. The Lancaster meeting showed an abundance of out-of-the-area people outside holding signs and accosting supporters. It is now their intention to "make Leominster look unattractive to MGC". I do plan to submit their plans for the next month to MGC because it does not reflect our community at all.

We are the right choice. We have the highway, the Gateway City status, the means to immediately support this casino. We are deserving of it. The other two locations are looking to revive a declining racing business; they had the opportunity in this State. Leominster deserves this opportunity.

Thank you for your time and effort to get this done correctly.
Patrick Aubuchon

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Friday, October 25, 2013 9:30 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Melissa Hughes

Email

mhughes224@gmail.com

Phone

(978)733-1922

Subject

Casino in Leominster, MA

Questions or Comments

Dear Gaming Commission.
I am writing to voice my concern, as a resident of Lancaster, Ma, about the possibility of a Casino being located in Leominster, MA. I was unable to attend the meeting that was held on Oct. 21st so I am writing instead. We chose to live in Lancaster because of its rural/suburban feel. Because it was NOT the city and we could be away from the traffic, congestion and challenges of being in a more populated area of the state.

The traffic on 117 is challenging already to say the least - I travel it 35 miles to work everyday, I believe the additional traffic a casino would bring would only make it worse. In addition, there is a concern for increases in crime, driving under the influence, and gambling addiction. I see nothing of ethical or moral good coming out of a casino down the road from us and ask that you seriously consider NOT locating a casino in Leominster. In my personal opinion, a gambling institution only represents all that is wrong with society.

Thank you for considering my thoughts and giving me an opportunity to voice them.

Melissa Hughes
892 Main Street
Lancaster, MA

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Friday, October 25, 2013 5:07 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

John Kendrick

Email

jrkendrick.kendrick@gmail.com

Phone

(978)413-1481

Subject

Slot parlor in Leominster, MA

Questions or Comments

"Gaming the system" What are you trying to do, bamboozle us? You changed the proposal AFTER the vote, not fair, probably illegal. Let's try this again

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Friday, October 25, 2013 2:23 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Gail Stanton

Email

gailstanton@hotmail.com

Subject

Leominster Casino Proposal

Questions or Comments

I am writing in response to the growing possibility of a casino being forced upon the city of Leominster. I am quite ALARMED that the proposal Cordish presented on Oct 8 was NOT WHAT WE VOTED ON SEPT 24TH! This city is being run over by a plan that Cordish and the Mayor started and that the people have not been properly informed on before the referendum vote!

When I asked the Mayor prior to the vote to please list both the pros and cons on the ballot he told me NO. I explained that the information was unbalanced and misleading to voters, he still did not care. I seriously have to wonder if he is not being paid off by Cordish behind closed doors on this. Someone has to be making something somewhere for the way this was slipped in against current zoning rules, etc, to be presented in a quickie vote to an uninformed public.

The meeting in Lancaster recently with the Mass Gaming Commission should have opened several eyes to the fact that a very LARGE number of people in this city DO NOT WANT A CASINO HERE!

The No Casino Group reached 40% of the voters with no budget in the 2 weeks they had to organize before Sept 24th. Cordish spent almost \$400,000 in a 3 months in a media blitz trying to sneak their way into this city. If the Con group could reach almost half the voters in just 2 weeks with no funds, what do you think they could have done with more time? Or money? This should show you how strongly people are against this plan.

And now it has grown, to a 26 acres project that we NEVER agreed to!

I implore you NOT to let Cordish into Leominster. The only reason nearby towns are signing on in support is NOT because they believe in it, its because they KNOW they will be NEGATIVELY IMPACTED and they hope to get some money to protect themselves in case it were to come to be approved.

This is a small New England town and we know what casinos of all kinds, sizes and type do...please do not give them permission to come to Leominster.

We have been lied to and we are coming to you for protection. Please, listen to our distress on this issue and pay heed. Do not ignore us, we want so much better for our city than to have this type of trash infiltrate it.

Thank you-
Gail Stanton

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Thursday, October 24, 2013 7:28 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Joanne Fellows

Email

joannefellows87@hotmail.com

Phone

(978)549-6909

Subject

Leominster Proposed Casino

Questions or Comments

I do not advocate the casino coming to Leominster. It will have negative effects on the community. Crime, Child neglect due to parents over-indulgences, alcohol abuse, driving while intoxicated, increased spending, increased property taxes and/or other taxes, overcrowding, target for potential attack.

All of these are risks which we do not need to take due to the greed of the people trying to be slaves to the mighty dollar.

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Wednesday, October 23, 2013 9:46 AM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Richard White

Email

dickmag75@verizon.net

Phone

(978)534-8141

Subject

Cordish slot casino in Leominster

Questions or Comments

I strongly support the Conish companies proposal to build and operate a slot gaming facility in Leominster and urge the Mass Gaming Commission to approve this agreement for this casino.

Sharlow, Albert (MGC)

From: Mike Nelson <embwiz1@verizon.net>
Sent: Tuesday, October 22, 2013 10:10 PM
To: MGCcomments (MGC)
Subject: Leominster Slots Rte 117

Thank you Commissioners for attending the meeting in Lancaster last night. With all the talk last night about Rte 117 traffic, and the problem that would be for residents to traverse, with a slots in Leominster, I thought it was very timely that this accident happened the following morning, hopefully the people are ok. (Please see inset) <http://www.wcvb.com/news/local/central-massachusetts/womans-car-lands-upside-down-on-car-in-driveway/-/11983998/22573742/-/msaeubz/-/index.html> I ask that the commissioners seriously take into consideration the fact that Rte 117 cannot handle any additional traffic flow. It is already completely saturated as it currently sits, and there is absolutely nothing at this point that could be done to alleviate this problem. If you don't believe me, please take a moment to drive north on 117 between the hours of 7-10 am M-F or South on it coming off 495 from 4:00 to 7 p M-F. There are also two Schools that sit in this stretch, with kids walking on the sidewalks and having to cross the streets. The residents of the surrounding towns particularly Lancaster deserve better and should not have to put up with the major headaches and negative effects that this mammoth project would create. This is a very rural area. On top of this, I want to reiterate the whole process was rushed from the ZBA, the INSUFFICIENT traffic study, and the RUSHED referendum vote in my opinion which was completely biased and seriously flawed.

Lastly, I am also appaled, that this project on the referendum that was voted on, was listed as a 16 Acre project, and that was SIGNIFICANTLY changed to 26 Acres, when it was presented to you at the Commission meeting with the Cordish Company. This wrecks of impropriety, as well as has legal ramifications that could make the referendum vote null and void. It also speaks to the lack of integrity of Mr Cordish, his company and the way they do business. Mr Cordish is a wolf in sheeps clothing, and I hope you can see through his false demeanour.

Thank You for your time. Regards, Mike Nelson

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Tuesday, October 22, 2013 9:58 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Michael King

Email

Mjkinga@comcast.net

Phone

(978)733-1208

Subject

Vote against casino in Leominster

Questions or Comments

I vote against putting a casino in Leominster. I live on rte 117 and it is already extremely busy and would add many more commuters and traffic. Although it would produce more jobs it would bring more crime in our small quiet community. Our home properties would depreciate, add gambling addictions to our neighbors and add more intoxicated people on our family roads. Please do not do this to our safe community.

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Tuesday, October 22, 2013 9:55 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Kathleen King

Email

King_kathy@comcast.net

Phone

(978)733-1208

Subject

Leominster casino

Questions or Comments

I vote against putting a casino in Leominster. I live on rte 117 and it is already extremely busy and would add many more commuters and traffic. Although it would produce more jobs it would bring more crime in our small quiet community. Our home properties would depreciate, add gambling addictions to our neighbors and add more intoxicated people on our family roads. Please do not do this to our safe community.

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
sent: Tuesday, October 22, 2013 2:18 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Arlene Porter

Email

narnenecp@yahoo.com

Phone

(978)342-5535

Subject

Leominster proposal by Cordish

Questions or Comments

I wonder how can a vote on 9/24 be valid for a slots casino in Leominster using 16 acres, but now we just happen to find out that Cordish Cos. wants to purchase 10 more acres - a total of 26 acres - to now build a large hotel. I did hear some comments last night in Lancaster: Claire Freda is correct-Leominster is a hard working community, and with the help of our Mayor we are in great financial shape and do not need the negative impact of a casino in our city. How can Cordish say there is no negative impact when they have had to spend (must be \$300,000.00 by now) and are willing to pay money to bordering towns for how they believe their town will be negatively impacted? A Mr. Christopher from Fitchburg, I believe, hears "conflicting information, they're confusing". He hasn't had enough time to be able to evaluate their situation. An ex- councilor, Neault, says that the last good year he had was in 2004 - maybe he shouldn't have retired. Oh yes, I think he is the same gentleman who was copying license plate numbers of cars in the parking lot of the place where people gathered for the first time who are opposed to the slots in Leominster. I also heard a man from Worcester speak in favor of the slots in Leominster. It's jobs, jobs, jobs, that are needed, he said, and Leominster is the perfect location so that it won't cannibalize any of the locations proposed for the full casinos. I have a newspaper in my possession where one can read those same words reported by a gentleman from the Cordish Cos. I talked with that gentleman outside when he left, immediately after giving his speech at the podium. He is a union representative so he was there from Worcester trying to get jobs for his people. I do not believe that Leominster has to be responsible for so many people to get jobs, and of course they don't have to be.! The referendum question in Leominster on 9/24 DID NOT OVERWHELMINGLY approve the slots casino. (In the other proposed areas 86% and 76% are closer to approval and they maybe had more time)? The Cordish Co came to us after Tewksbury shot it down, and they gave up on Millbury because of opposition there, so now, Leominster did not have enough time because of Cordish's restraints to properly inform their councilors and residents and to get much input before the host agreement was to be submitted. I wrote a letter to the editor for the first time in my life on 9/20 in the Sentinel & Enterprise. The last paragraph said,"our decision for September 24th should not be made without very careful review. It is easier to say No now in order to give this major decision the thought/analysis it deserves than to say yes now and forever deal with the consequences. I do not want to gamble with Leominster's future." Unfortunately we did not have the time.

Sharlow, Albert (MGC)

From: Liza Updike <updikeelizabeth@gmail.com>
Sent: Tuesday, October 22, 2013 12:38 PM
To: MGCcomments (MGC)
Subject: Slots in Leominster - Concerned Sterling citizen

Hello Commissioners:

My name is Elizabeth Updike, I live at 75 Meetinghouse Hill Rd., in Sterling. I am emailing you today to express serious concerns about the proposed Slots Parlor at the Junction of 117 and 190 in Leominster. I understand that the state passed legislation allowing 3 casinos and 1 slots parlor to be built but I am afraid that the community I love and live in will be negatively effected by having a slots parlor so close to our town border.

I am concerned about increased crime. I worry about more people driving while under the influence on Sterling's streets and roads. I worry that the slots parlor will increase robberies, auto thefts and burglaries in the area. I worry that young adults in my community will have increased access to gambling and be more likely to develop gambling addictions. I am worried that the Sterling police department will be strained by increased crime associated with this business. It seems inevitable that our taxes will go up, but the impact is far more insidious than that.

I am concerned about traffic problems, including noise, air pollution and increased accidents and the impact that will have on our police, fire and ambulance.

Sterling is a beautiful, quiet, safe town. We are the home of Mary had a Little Lamb. This is an ideal place to raise a family. This is Sterling's identity. Having a slots parlor within 1/4 mile of our borders threatens that identity at its core.

I hope you will consider these concerns as you decide which town/city to designate as the recipient of the slots parlor and that you will decide against Leominster.

All the best,
Elizabeth Updike

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Tuesday, October 22, 2013 11:40 AM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Steve Fiedler

Email

spfiedler@gmail.com

Subject

Leominster Slots Proposal

Questions or Comments

I have many concerns about a gambling establishment in the corner of the town of Leominster. Traffic effects on the town and also other local businesses is a huge concern. Since this part of the city has had significant development in the past 10 years, the traffic has increased exponentially. There are now 7 lights from St. Anna's church to the highway, where before there was one. Additional traffic headaches will follow introduction of a slots parlor, including serious congestion from already overburdened Rt 2 just to the north and even more strain on Rt 117 through Bolton and Lancaster. I travel Rt 117 daily. With commuter traffic and 3 schools ON THAT ROAD between I-495 and I-190, the road backs up daily during rush hour. As it is, Rt 117 through Bolton passes directly through an historic district (Bolton center). Locating such an establishment in this relatively quiet part of the state will completely change the city's character and those of the surrounding towns. Those surrounding towns SHOULD have a say in this proposal as well since their communities will be adversely affected.

My suggestion would be to locate this establishment in Raynham. This town had a major employer taken away from it several years ago when Commonwealth voters decided to close their dog racing track. Putting the slots parlor there would allow their town to get some of those lost jobs and income back.

Sharlow, Albert (MGC)

From: Sarah Taro <tatro777@yahoo.com>
Sent: Saturday, November 02, 2013 11:06 PM
To: MGCcomments (MGC)
Subject: Re: Out of Office: Leominster

Follow Up Flag: Follow up
Flag Status: Flagged

Look at the resent local news papers. The sterling landmark, the Coulter press item of Lancaster, Sterling, Clinton, And Bolton, the Leominster Champion, the Fitchburg, Leominster Sentinal and Enterprise. They all have story's, and letters to the Editors against the proposed slot casino for Leominster.

Sent from my iPad

On Nov 2, 2013, at 10:57 PM, "MGCcomments (MGC)" <mgccomments@state.ma.us> wrote:

Thank you for contacting the Massachusetts Gaming Commission. The Commission welcomes your feedback as the state continues to prepare for the arrival of expanded gaming.

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Friday, October 25, 2013 11:32 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Follow Up Flag: Follow up
Flag Status: Flagged

Name

George Steaple

Email

g.steapl@yahoo.com

Subject

Zoning

Questions or Comments

I am concerned that the MGC isn't protecting the rights of the citizens when it comes to zoning issues. In Tewksbury the town council required a zoning change. That has also been true in Milford and New Bedford. However in Leominster the local ZBA approved a special permit for gambling when gambling isn't authorized in the city ordinance. How can the MGC accept an application from an applicant that doesn't have the proper zoning approvals? The law requires proper zoning approvals. The MGC must stand up and reject any applications as complete without the proper zoning approvals. I would suggest that none of the three applicants for a category II license have the appropriate zoning approvals. What they all have is city or town leaders who want the gambling in their community and therefore are abandoning the rules and regulations of their community in favor of the out of state gaming company. The citizens are being robbed of their rights to a fair process. I suggest that the MGC cannot accept any of the category II applicants and will therefore have to reject all and start the process over.

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Friday, October 25, 2013 3:20 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Laura Shea

Email

lahshea02@yahoo.com

Phone

(978)706-1951

Subject

Leominster Casino Impact-Surrounding Community of Lancaster MA

Questions or Comments

My name is Laura A Shea.
My husband Thomas P Fortier Jr and I own a home at 2201 Main Street (Rt. 117), Lancaster MA 01523.

We wish to strongly voice our opposition to the awarding of the slot casino license to the town of Leominster.

It is already extremely difficult to access Rt 117 from our driveway. This roadway is woefully inadequate and cannot support the current traffic.

When we had our house re-financed, the appraiser noted the heavy traffic pattern in the inspection report. This affects our property values.

An estimated 8,500 daily visitors to the slot casino will make traffic a nightmare. The roadway infrastructures (Rt 117, I190, Rt 2, 12 and 13) to support this increase do not exist.

Also, since casinos do not have to adhere to the MA "Happy Hour Ban", the increase of intoxicated or impaired drivers and the attendant accidents/tragedies on these roads is guaranteed.

Leominster and the surrounding communities is not a fair and viable location for the slot casino.

Thank you for the opportunity to voice our concerns. We hope and pray that you do the right thing.

Regards,
Laura A Shea and Thomas P Fortier Jr

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Friday, October 25, 2013 2:01 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Joseph Myerson

Email

myerjoe@earthlink.net

Phone

(978)779-0321

Subject

Bolton as Affected Community for Leominster slot parlor request

Questions or Comments

Dear Commissioners:

I regret that I was not informed about the recent hearing on Leominster's request to license a slot-machine parlor, as I would have tried to attend. My wife and I have owned our historic home on Route 117 (Main Street) in Bolton for 30 years. During this time we have watched the traffic on this road grow from a minor annoyance into a disastrous jam-up. In fact, if I need to leave my driveway in the morning, I have to turn my car around the night before.

Clearly, a slot-machine parlor in nearby Leominster would affect that traffic negatively. It would also have other negative impacts on the quality of life in the Town of Bolton, namely the possibility of intoxicated drivers passing through town at all hours and the possibility of negative social impacts of nearby gambling opportunities on families living in Bolton.

I therefore urge the Commission to classify Bolton as a Surrounding Community when you consider the application for a slot-machine parlor in Leominster.

Thank you for considering my message.

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Friday, October 25, 2013 1:56 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

DAVID TALL

Email

DETALL@ALPHARHO.COM

Phone

(978)534-9820

Subject

IEOMISNTER CASINO

Questions or Comments

THE LEOMINSTER MAYOR RUSHED TO MAKE THE AGREEMENT WITH NO INPUT FROM THE CITY COUNCIL, AN IMPACT STUDY PRESENTED ONLY ONE WEEK BEFORE THE VOTE, AND CHANGES HAVE BEEN MADE FROM WHAT WAS PROPOSED AND WHAT WAS VOTED ON. MANY RESIDENTS WERE UNAWARE OF THE PROCESS. LEOMINSTER IS AN ICONIC SMALL TOWN AND SHOULD STAY THAT WAY. A SLOTS CASINO DOES NOT BELONG IN THIS CITY

Sharlow, Albert (MGC)

From: Lillian Burkart <lillian@burkart.com>
Sent: Tuesday, October 22, 2013 3:47 PM
To: MGCcomments (MGC)
Subject: Leominster meeting

To the Mass Gaming Commission:

I attended the meeting in Loeminster last night and unfortunately was unable to speak so I submit my comments to you now.

I am the owner of a small manufacturing company in the abutting town of Shirley. I am a resident of the town of Harvard, through which all west bound traffic from Boston and the affluent western suburbs will pass on route to the proposed new casino development.

I am also a member of the board of directors of the North Central MA Chamber of Commerce, representing Leominster and 14 surrounding towns. My Chamber has endorsed this development after polling its members and finding overwhelming support of the Cordish development to stimulate economic growth for the region.

It has been my experience in polling my friends and colleagues in Harvard that the additional traffic flow out Rt 2 W will bring new exposure to the vast offerings of my resident community, Harvard – festivals, apple picking, nature trails, all of which are publicized by the Johnny Appleseed Association which supports tourism in North Central MA.

In Shirley, my business is one of 40+ companies in the Phoenix Park industrial complex. Many of these companies will be able to bid on sineage, storage, specialty food services, to mention a few. We welcome this development.

The Cordish slots parlor is also welcome as an entertainment center which will attract business visitors, entertain them and potentially retain their interest in this area. And dear to my heart, this new entertainment center in Leominster will also help retain, as a region, the potential young employees who are the essence of our future in this, the manufacturing sector of the state.

I am excited for and embrace the Gaming Commission's choice of PPE/Cordish and the town of Leominster for the states slots parlor application. I believe that this central location, of your three choices, will ultimately bring the the best long term outcome for the states coiffers as well as the regions economic development.

Lillian Burkart, President

Burkart Flutes and Piccolos

2 Shaker Rd, D-107

Shirley, MA 01464

Sharlow, Albert (MGC)

From: MGC Website <website@massgaming.com>
Sent: Sunday, October 27, 2013 4:53 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Robert Young

Email

ryoung@net1plus.com

Phone

(978)840-8878

Subject

Building and Site Design, paragraph 4.63

Questions or Comments

8 Lynnhaven Road
Leominster, MA 01453
October 28, 2001

Chairman Stephen Crosby
Massachusetts Gaming Commission
84 State Street, 10th Floor
Boston, MA 02109

Dear Chairman Crosby and Commissioners,

I write you today as my concern with the Leominster casino referendum vote mounts. Learning more and more about the maneuvering by the Cordish Company (PPE) and the City of Leominster as they deceived the voting public from the time the Host Community Agreement (HCA) was signed on July 18th until the September 24th referendum vote, it is time these facts come to your attention. Two items have previously been brought to your attention. I present to you yet another. Are there more?

First of all, the Host Agreement and the Ballot used for the referendum were completely biased toward the "pro" position for award of the slots license. As you are well aware, there is an equally strong set of "negative" position statements, which can be made against the granting of a casino license. These positions were not presented to the public on either of these documents.

Secondly, at the October 7th presentation before the Massachusetts Gaming Commission (MGC), Mr. Joseph Weinberg, President of the Cordish Company, laid out an alternate plan for the casino. As previously mentioned to you, this alternate plan is based on the purchase of an additional plot of land of 10 acres. The original plan was based on plots of land totaling "approximately 16 acres." Expansion of the project beyond the objectives of the Host Agreement and the referendum ballot are clearly not acceptable.

Continued research into the terms and conditions of the HCA, the Cordish proposal, Category 2 Application requirements and General Laws of the Commonwealth have turned up yet a third issue of concern. I submit to you that a significant portion of the voting public of Leominster was taken by this ploy.

In the City of Leominster, one of our major capital expenditures in the coming years will be a new police station. This is well known by the citizens as well as the Mayor and the City Council. The lack of a modern police station facility has been discussed and documented numerous times over the years. Of the need for such an upgrade there is no dispute.

In 2009, referring to the police station, then well over 50 years old, Mayor Mazzarella was quoted in the Worcester Telegram: "It's no longer an efficient operation" and "it is the next major priority project in the city." Here we are in 2013 and this subject is still one of major concern.

Given that serious problem with city infrastructure, I point out that the HCA states that "PPE will construct and maintain (but not

staff) a Police Department substation at the Project site of approximately one thousand square feet (1,000 s.f) in area, in consultation with and to the specifications of the City's Police Chief, and shall make such substation available for use by the Leominster Police Department in consultation with the city's Police Chief." (page 9. Section 5.2 Public Safety)

You can be sure that this word began to reach the public immediately after the HCA was signed on July 18th. Furthermore, the principal advocate of the police substation was the mayor, Mr. Dean Mazzarella. On July 17th, The Sentinel and Enterprise reported: "PPE is required to include a police substation in the casino and set aside space for advertising businesses around the region, Mazzarella said."

This half-truth continued to sit in citizens' minds. Nothing was ever clarified on exactly what are the real facts concerning the police substation. In days leading to September 24 and the referendum vote, the voting public found the following in the local newspaper.

- a. An article in the Sentinel and Enterprise on 9/5/13 (Leominster Police Union Endorses Casino) quoted the president of MassCop Local 364, Mr. Elvin Vasquez: "I think that the plan for the substation is going to be fantastic" and "If there are problems down there we can control the situation on scene as we would at the police station."
 - b. This was followed by a "Letter To The Editor" that appeared in the Sentinel and Enterprise on 9/21/13 from the president of MassCop Local Union 282, Mr. Andrew Dupuis. Mr. Dupuis wrote, "Beyond the new jobs and increased revenue, the casino will be constructing a new state-of-the-art police substation that will improve public safety across Leominster."
- Continuing this thought, the referendum ballot also stated in the summary listing of various highlights in the HCA: "PPE to construct a Police Department Substation."

Misleading? Definitely. But what was the public to believe? Given the conditions and state of the current police building, wouldn't most people jump at the opportunity to take on such an offer? It might not be a new police station, but it would certainly provide a boost for the department and the City. And one could certainly help mitigate concerns over the police department facilities simply by voting YES in the referendum ballot. What a deal!

Below are the facts concerning the "police substation." Of these, I am sure you and your staff are well aware.

In the application form for a Category 2 (slots-parlor) license, under Section 4, Building and Site Design, paragraph 4.63, Regulatory Accommodations, it reads: "Describe the spaces within the facility that will be provided for regulatory staff, including members of the State Police including designation of square footage."

PPE responded on the form as follows:
PPE Casino Resorts Massachusetts LLC will provide space consistent with regulations promulgated by the Massachusetts Gaming Commission for regulatory staff, including members of the State Police. This space for regulatory and State Police staff will include general office space, interview rooms with electronic surveillance coverage, including a temporary criminal holding facility and a fingerprinting area. The current plans have dedicated space for the Gaming Commission of 637-square-feet and a State Police area of 1039-square feet on the ground floor of the facility. Upon being provided more specific program information pertaining to the holding room, interview rooms and the fingerprinting area, the specs will be further defined. In addition to meeting the space requirements of regulatory staff and the State Police, PPE will provide access to computer terminals with access to its player tracking, surveillance and accounting systems. A proposed layout with square footage is included as an exhibit.

Let us assume that the Cordish response meets the requirements of the MGC.

The question now becomes: what is the definition of State Police as it pertains to the application requirement? To get that answer, we must look at the General Laws of the Commonwealth, Part I, Title II, Chapter 22c (The Department of State Police). And it is there that we find the following.

Section 70. The colonel of state police shall establish a gaming enforcement unit the responsibilities of which shall include, but not be limited to, the investigation of criminal violations of chapter 23K or any other general or special law pertaining to gaming. (Emphasis by me)

For the purposes of this discussion, the "gaming enforcement unit" is clearly the State Police referred to in the application. Now, if we open to the General Laws of the Commonwealth, Part I, Title II, Chapter 23k (Massachusetts Gaming Commission) Section 6(f), we learn more about how the local Leominster police department might fit into the operation. Section 6(f). The gaming enforcement unit within the department of state police shall have exclusive police jurisdiction over any criminal activity relating to the operation of a gaming establishment or relating to games or gaming that occur inside a gaming establishment; provided, however, that the state police shall have concurrent jurisdiction with the law enforcement agency of the host community on all other policing matters. The commission, in consultation with the colonel of the state police, shall facilitate the execution of a memorandum of understanding with the law enforcement agency of the host community that shall include, but not be limited to, procedures involving: (i) assignment of police officers of the host community to the gaming enforcement unit of the state police; (ii) first responder calls from the gaming establishment; (iii) emergencies occurring within the gaming establishment, including the gaming area; and (iv) criminal investigations involving employees or patrons of a gaming establishment

With this information, the intent and direction of the requirements and relationships become very clear. There is no possible way in which this "police substation" will become a part of the Leominster police department's operating organization. The substation is but a substation of the Massachusetts State Police for the purpose of monitoring and enforcing the laws that govern the operation of a Category 2 (slots-casino) facility.

And we have now come full circle and back to the point of this letter. The voting public was provided information, through both official and unofficial means, which was not accurate and was consequently interpreted incorrectly. Unfortunately, that misunderstanding most likely caused many of them to vote YES on the referendum ballot, thus skewing the final voting results.

You have now been provided with three clear and distinct instances in which the public was misinformed and misguided prior to entering the voting booth on September 24th.

I trust that you give this matter serious thought in an effort to continue the fair and transparent process that this deliberation requires.

Sincerely,

Robert M. Young
Leominster

Sharlow, Albert (MGC)

From: Elaine Fitzpatrick <eftranscription@msn.com>
Sent: Wednesday, October 30, 2013 10:12 AM
To: MGCcomments (MGC)
Subject: Leominster, MA Cordish Company Slots Parlor Application
Attachments: Scan0004.pdf; Scan0005.pdf

Please find scanned letter and attachments regarding the Cordish Company's Category 2 gaming license application. Hard copy to follow via return receipt mail.

Thank you.

Robert Fitzpatrick

Mr. Robert Fitzpatrick
35 Valley View Road
Leominster, MA 01453

October 29, 2013

Massachusetts Gaming Commission
84 State Street, 10th Floor
Boston, MA 02109

Dear Chairman Crosby and Commissioners:

On September 19, 2013, the LIVE! CASINO ASSESSMENT IMPACT STUDY was released to the public. Produced by B&S Consulting, this is the independent impact study required by the Commonwealth, and is based on the 16-acre site which is in the Host Community Agreement (HCA) and was on the referendum ballot. (HCA Recitals, paragraph 2; sample referendum ballot)

On September 24, 2013, the city of Leominster held a referendum on the slots parlor, the "yes" voting winning 61.3 percent to 38.7 percent. The "yes" part of the ballot:

A "yes" vote would allow PPE Casino Resorts MA LLC ("PPE") to apply to the Massachusetts Gaming Commission for a license to operate a gaming facility in accordance with a Host Community Agreement executed between PPE and the City. The primary terms of the agreement are set forth below. (Sample referendum ballot)

Among the primary terms listed below the ballot questions:

- "Project Description
On about 16 acres on Jungle Road" (Sample referendum ballot)

On October 7, 2013, the Cordish Company presented their proposal at a public meeting held by the Massachusetts Gaming Commission (MGC) as part of their Leominster slots parlor application. There were significant discrepancies between what was put forth at that meeting and what is contained in the HCA and what was stated in the referendum ballot issued to the voters of Leominster:

1. There were two site plans shown in their proposal before the MGC. (Transcript of the October 7, 2013 meeting of the MGC). The second plan was not delineated in whole or in part, in either of the two documents listed immediately above, nor was it mentioned at any of the public meetings, the impact study, or the media.

2. In the second paragraph of the Recitals segment of the HCA, the phrase "totaling approximately 16 acres" appears in reference to the plot size to be used for the slots parlor. On September 24, 2013, the Cordish Company exercised an option to acquire 10 adjoining acres with a building upon them. This brings the total acreage of the Cordish Company land to 26. (Northern Worcester Registry of Deeds, Book 1283-page 197).
3. In the renderings of the alternate plan, the slots parlor to be constructed utilizing the building which will be refurbished/rebuilt is structurally different than the slots parlor that is to be erected on the original 16-acre site of the first plan. (Transcript of the October 7, 2013 meeting of the MGC) Infrastructure (foundational components, water, sewer, electric, roadway access) is in place at the 10-acre site. The Cordish Company has an option to purchase more land contiguous to their now 26-acre site on Jungle Road within 60 days after a gaming license has been awarded. (MGC Website RFA-2 Application, page 121). With the exception of the foundational components, the infrastructure would be beneficial for the construction of the 264-room, 15-story hotel that the Cordish Company intends to build (MGC Website RFA-2 Application, page 131).

Mr. Weinberg spoke for the Cordish Company about the alternate plan and the acquisition of the 10 additional acres at the October 7, 2013, open meeting of the MGC. Speaking of the additional 10 acres, Joe Weinberg stated that "This property, by the way, is -- was included in our -- you know, as the definition of the property and our host agreement as well as our referendum vote, so there's no logistical issues from -- from that standpoint." (Transcript of the October 7, 2013 meeting of the MGC page 41, lines 5-8)

Mr. Weinberg's statement is totally inaccurate. As of this writing (October 29, 2013, two weeks after Mr. Weinberg's statements) there have been no amendments to the HCA (Section 12; 9. Integration Clause), which is available on the City of Leominster website. The referendum ballot did not reflect the purchase of the additional 10 acres (Sample referendum ballot).

4. The "LIVE! CASINO IMPACT STUDY ASSESSMENT" developed by B&S Consulting is based upon the sole proposal of the 16-acre plot. If the alternate plan is utilized by the Cordish Company, there will have been no impact study produced for that site and made available for Leominster residents. That requirement of the application process will not have been fulfilled. Although that particular parcel of 10 acres is

next to the original 16 acres, there may be important differences in degree, detail, and nuance that need to be examined, illuminated, and remediated, especially if a hotel complex is added in the future.

On October 18, 2013, John J. Monahan, writing in the *Worcester Telegram & Gazette* about the mitigation process, reported that Cordish Company president, Joseph Weinberg, said that the company believes none of the surrounding communities would experience any harm from the 26-acre, \$203 million Leominster slots parlor proposal, to be located near the Route 117 exit on Interstate 190. According to Mr. Monahan, Mr. Weinberg said that the company is dealing with concerns of the surrounding communities over potential traffic and the effect on local police and fire services. This is required of gaming license bidders under the state gaming law and that each of the eight surrounding communities is being offered a similar-model agreement. (*Worcester Telegram & Gazette*, John J. Monahan, October 18, 2013) Based on the company's traffic projections for its customers, Mr. Weinberg said, "We expect those that will come from any secondary or tertiary arteries are dispersed through many, many roads, so any impact we would be putting on any local roads is so minimal that it is not even detectable." (*Worcester Telegram & Gazette*, John J. Monahan, October 18, 2013)

The Project Overview section of the Massachusetts LIVE! CASINO website of Cordish.com contains the "PROPOSED LIVE! CASINO Massachusetts TRAFFIC IMPACT STUDY Jungle Road, Leominster, MA., prepared for the Cordish Company by Stantec Consulting Services, Inc., Boston, MA. The study, published on August 15, 2013, projects trip generation rates based on traffic counts. In the document, Stantec states "Overall, it was found that Route 117 does, in fact, have more than adequate capacity to service gaming traffic demands with only sign additions and signal timing changes needed to mitigate project impacts." (PROPOSED LIVE! CASINO Massachusetts TRAFFIC IMPACT STUDY Jungle Road, Leominster, MA.)

The Project Overview section also has within it an IMPACT TRAFFIC STUDY ADDENDUM, which consists of a letter to Kim Hazarvatian, Ph.D., P.E., P.T.o E., dated September 10, 2013. In the letter, Stantec refers to the above-mentioned traffic study: "Traffic forecasts for the proposed slots parlor

facility used in the August study are based on traffic counts done at the SugarHouse Casino in Philadelphia, Pennsylvania, in November 2010. Stantec was able to obtain new traffic counts taken at the SugarHouse Casino in 2013. The data were collected on Friday, May 31, 2013, and on Saturday, June 22, 2013." (PROPOSED LIVE! CASINO Massachusetts TRAFFIC IMPACT STUDY Jungle Road, Leominster, MA., TRAFFIC IMPACT STUDY ADDENDUM)

In the Summary section of that letter, Stantec says, "The analysis demonstrates there is sufficient reserve capacity on the roadway system serving the LIVE! Casino site to readily accommodate anticipated site generated traffic." (PROPOSED LIVE! CASINO Massachusetts TRAFFIC IMPACT STUDY Jungle Road, Leominster, MA., TRAFFIC IMPACT STUDY ADDENDUM)

Stantec has assembled a body of information to utilize to formulate its forecasts. Its data is founded upon traffic counts from a casino "located in the Fishtown section on the waterfront in Philadelphia," (SugarHouse Casino website) one of the major urban centers of the East Coast. Its efficiency as a predictor of traffic patterns in a landlocked rural New England area of designated surrounding communities may be limited.

The LIVE! CASINO ASSESSMENT IMPACT STUDY, produced by B&S Consulting, may also be burdened by a loss of relevance because it was developed solely for the 16-acre plot of the Leominster referendum. It is more specific in its predictions, figuring about 5,620 expected daily trips to the slots parlor on Jungle Road or about 39,340 trips per seven-day week (LIVE! CASINO ASSESSMENT IMPACT STUDY, page 6).

Neither study accounted for vendor vans and trucks. Speculation is the only avenue to an estimation of the total additional vehicles traveling to the proposed 26-acre slots parlor site with a possible future 234-room hotel, but it would be reasonable to estimate that the number would rise significantly.

On October 21, 2013, the MGC held an open public meeting in Lancaster, to gather input concerning the Cordish Company's proposal to establish a 26-acre, \$203 million slots parlor complex in Leominster (*Worcester Telegram & Gazette*, October 22, 2013)

Fitchburg City Solicitor, John Barrett, expressed concerns about gaming customers traveling through Fitchburg on Route 12, which he felt would be difficult because Route 12 becomes congested at different times during a typical day. (Sterling-Lancaster Community Television Video of the October 21, 2013 MGC meeting)

Bolton Town Administrator, Donald A. Lowe, told the commissioners that he had lived in the area for 54 years, "I read in one of the newspaper articles that Cordish dismisses the traffic impacts on Route 117, and I am telling you that there will be a significant impact on the towns of Bolton and Lancaster," said Mr. Lowe.

He said that most local residents avoid Route 2 and he found online maps with directions to the slots parlor site that routed drivers from Interstate 495 to Route 117. (*Worcester Telegram & Gazette*, October 22, 2013)

David Joyce lives in the neighborhood in Lancaster that borders Leominster where the slots parlor will be located. He said traffic on Route 117 continues all day and the intersection of Routes 117 and 70 was "dangerous." (*Worcester Telegram & Gazette*, October 22, 2013)

Sixteen Lancaster residents addressed the Commissioners at the meeting, many of whom were concerned "about more traffic on an already congested Route 117," (*Worcester Telegram & Gazette*, October 22, 2013) as were others from surrounding communities.

The citizens who spoke at the meeting lived along Route 117 or drove it often. They are a primary source of information regarding traffic on the roadway system leading to the proposed slots parlor complex.

Mr. Weinberg's assurance that "any impact we would be putting on any local roads is so minimal that it is not even detectable" is based upon calculations and extrapolations drawn from data observed 300 miles from Jungle Road in Leominster.

On October 18, 2013, an article written by Andy Metzger, for the State House News Service, about the mitigation process quoted MGC Chairman Stephen Crosby: "The surrounding community schedule has always been the wild card," Gaming Commission Chairman Stephen Crosby told reporters. "Having surrounding communities have a fair shot is more important than meeting our deadlines." (*Sentinel and Enterprise, State House News Service, Andy Metzger, October 18, 2013*) "It is very important that the surrounding communities have time to get their acts together, to get reasonable data that they can use to consider the issues, consider the impacts, and we will be sure that they get the time," Crosby told reporters. (*Sentinel and Enterprise, State House News Service, Andy Metzger, October 18, 2013*) This was a succinct and practical guide to the mitigation phase of the application process which reflects the Core Values of the Mission Statement of the MGC.

The first Core Value of the Mission Statement of the MGC States: We value an unyielding commitment to a participatory, transparent and fair process for the licensing of expanded gaming in Massachusetts.

The contentions are that:

1. Participation in the mitigation phase is required by the Commonwealth. Built into the mitigation process is the possibility of creating trust with each party contributing to the benefit of the other and to future cooperation. However, without a source of objective knowledge, such as an independent impact study, with one side having to obtain all of its information from the other side's perspective, negotiations cannot be considered to be fair. They can carry the danger of deteriorating into an adversarial procedure. That process is potentially happening between the Cordish Company and some of the designated surrounding communities, as evidenced by the statements of the Bolton and Fitchburg municipal officials at the Lancaster October 21, 2013 MGC meeting. (Sterling-Lancaster Community Television video of the October 21, 2013 MGC meeting)

This is because "reasonable data that they can use to consider the issues, consider the impacts," (*Sentinel and Enterprise, State House News Service, Andy Metzger, October 18, 2013*) was not provided to the designated surrounding communities.

Although B&S Consulting produced the Commonwealth required independent impact study for the 16-acre plot, no independent impact study for the 26-acre planned slots parlor complex was performed by experts. The lack of clear, objective, quality information, available to both sides to serve as a basis for negotiations, and from which the designated surrounding communities could accurately analyze their needs, does not uphold fairness as it pertains to the mitigation phase, or the third goal of the first Core Value of the MGC Mission Statement. (MGC, Mission Statement, Core Values)

Nor does it approach the second standard of the Core Values of the MGC Mission Statement, "We value an environment with a free-flowing and open exchange of ideas in which all are encouraged to question and participate, with the understanding that all will use their best efforts to implement the resulting decisions." (MGC, Mission Statement, Core Values) By conducting the mitigation phase based upon the 26-acre alternate plan without an impact study, only their own projections; the Cordish Company has undermined that value.

2. It is not transparent nor participatory to bring forward into the mitigation phase the proposed 26-acre slots parlor/hotel complex which was not in the HCA or on the referendum ballot. As such, the alternate plan has no basis in fact as it relates to the Leominster referendum and it disregards the voter-approved 16-acre plot. The first sentence of the second paragraph of Section 4 of the HCA states, "Upon ballot approval of this Agreement by the city, PPE shall use all reasonable efforts to promptly apply for, pursue, and obtain a Category 2 license from the Commission." (HCA, Page 8, Section 4, Total Investment/Project Development) The 26-acre alternate plan does not have "ballot approval". The "ballot approval" was site specific to the 16-acre plot and can be judged to be participatory because it was done so by the Leominster voters.

However, speaking for the Cordish Company at the October 7, 2013 MGC meeting, president Joseph Weinberg said that the 26-acre alternate plan was "our preferred direction to go in." (Transcript of the October 7, 2013 MGC meeting, page 40, line 24. Page 41, line 1). By informing the designated surrounding communities within the "similar-model agreement" that the 26-acre alternate plan is a component of the mitigation phase, the Cordish Company abrogated the HCA.

A time line can be drawn from the acquisition of the additional 10 acres adjoining the original 16 on September 24, 2013; to the first public disclosure of the alternate plan on October 7, 2013 in Boston, not Leominster; to the mitigation phase which is devoid of transparency by the Cordish Company; all of these denied the public its informed participation. This time line demonstrates the failure of the Cordish Company to meet the first and second goals of the first of the Core Values of the Mission Statement of the MGC: participation and transparency.

The first segment of the third tenet of the Core Values of the Mission Statement says "We value an uncompromising commitment to the integrity of the licensing and regulatory process. . . ." (Massachusetts Gaming Commission, Mission Statement, Core Values)

The absence of diligence to ensure fairness, transparency and participation by skewing the mitigation phase, by not amending the HCA, by dismissing the site-specific referendum process and, by extension, the MGC regulations, promotes concern about the degree of integrity with which the Cordish Company is pursuing a Category 2 gaming license application. In the About Us section of the Massachusetts LIVE! CASINO website, the Cordish Company states that it "values itself on the . . . high level of integrity in all of our endeavors." (Massachusetts LIVE! CASINO website) The company's "high level of integrity" appears to be lacking in their "endeavors" to secure a Category 2 gaming license in Leominster.

I very respectfully request that you consider the content of this letter when you review the application of the Cordish Company to locate and operate a gaming facility in the city of Leominster.

Sincerely,



Robert Fitzpatrick

Attachments: HCA, Pages 1, 8, 14
Sample Referendum Ballot
Transcript of MGC Meeting, October 7, 2013,
Pages 40-41
Worcester Telegram & Gazette, October 18 & 22, 2013
LIVE! CASINO IMPACT ASSESSMENT, B&S Consulting,
Page 6
State House News Service, October 18, 2013

HOST COMMUNITY AGREEMENT

By and Between the City of Leominster, Massachusetts
and
PPE Casino Resorts MA, LLC

This Agreement ("Agreement") is made and entered into as of July 2, 2013 (the "Effective Date"), by and between the City of Leominster, Massachusetts ("City" or "Leominster"), a municipality in the Commonwealth of Massachusetts, and PPE Casino Resorts MA, LLC ("PPE").

RECITALS

The following are the recitals underlying this Agreement:

PPE, directly or through an affiliate, has acquired and/or plans to acquire land totaling approximately 16 acres located on Jungle Road in Leominster (as the same may be modified by PPE, the "Project Site").

PPE plans to submit to the Massachusetts Gaming Commission (the "Commission") a so-called Phase II application for a Category 2 gaming license to develop a gaming facility to contain One thousand two hundred and fifty (1250) slot machines on the Project Site in a facility of approximately one hundred and twenty-five thousand (125,000) square feet of interior floor area (the "Project").

The City believes that the Project will bring economic development to the City, creating new jobs for residents and new sources of income for the City, and accordingly, the City desires to support PPE in the development of the Project.

PPE desires to mitigate impacts from the development and operation of a gaming establishment through the means described herein in accordance with Chapter 194 of the Acts and Resolves of 2011 (the "Massachusetts Gaming Act" or "Act"), which established Chapter 23K of the Massachusetts General Laws.

Subject to a City-wide referendum ballot to authorize the operation in the City of a gaming establishment licensed by the Massachusetts Gaming Commission, PPE and the City desire to enter into this Agreement to set forth the conditions to have a gaming establishment located within the City, in satisfaction of G.L. c.23K, § 15(8).

Accordingly, the Parties for good and valuable consideration, the receipt of which is hereby acknowledged, enter into this Agreement to effectuate the purposes set forth above and to be bound by the provisions set forth below:

3. Local Vendor Preference

PPE shall make a good faith effort to utilize local contractors and suppliers for the construction and future operations of the Project and shall afford such opportunities to local vendors when such contractors and suppliers are properly qualified and price competitive. Such efforts shall include actively soliciting bids from City vendors through local advertisements, coordination with the City Chamber of Commerce and such other reasonable measures as the City may from time to time request. PPE also agrees to make reasonable efforts to utilize women-owned and minority-owned vendors within the City.

4. Leominster Community Foundation

Upon the Commencement of Construction of the Project, PPE agrees to establish, control and fund a Leominster Community Foundation ("Foundation") that will support local businesses, as well as local education and sports programming for Leominster youth. PPE shall fund the Foundation with an annual payment of Fifty Thousand Dollars (\$50,000), the first such payment to be made within seven (7) days after Commencement of Construction and to continue on each anniversary thereof for as long as PPE (or any parent, subsidiary or related entity) owns, controls or operates a commercial gaming facility at the Project Site.

PPE will establish a grant application process for local charitable organizations on its website and a micro-loan program to support new local businesses and the expansion of existing businesses with the City. PPE shall assign a community relations coordinator to meet and work with the City and local organizations to determine allocation of Foundation funds.

5. Regional Marketing and Tourism

PPE will collaborate with the City's economic development team and local and regional chambers of commerce to promote and cross-market local shops, restaurants and attractions. PPE will provide space in a prominent location of its choosing within the facility for a booth or kiosk to provide patrons of the Project with information regarding area attractions and businesses.

Section 4. Total Investment/Project Development

PPE shall make at least the minimum capital investment required under the Act of One Hundred and Twenty Five Million Dollars (\$125,000,000).

Upon ballot approval of this Agreement by the City, PPE shall use all reasonable efforts to promptly apply for, pursue and obtain a Category 2 license from the Commission. PPE shall use all commercially reasonable efforts to complete construction of the Project within two (2) years after the Commission's final and nonappealable award of a Category 2 license to PPE for the Project.

9. Integration Clause

This Agreement and any attachments hereto constitute the entire agreement between the parties. No agents, representative, employee or officer of the City or PPE has authority to make, or has made, any statement, agreement or representation, oral or written, in connection with this Agreement which in any way can be deemed to modify, add to or detract from, or otherwise change or alter its terms and conditions. No negotiations between the Parties, nor any custom or usage, shall be permitted to modify or contradict any of the terms and conditions of this Agreement. No modifications, alterations, or changes to this Agreement or any of its terms shall be valid or binding unless accomplished by a written amendment signed by all Parties in accordance with the terms herein.

10. Conditional on City Vote and Grant of Category 2 Gaming License

Except for PPE's obligations under this Agreement with respect to payments made to or on behalf of the City for legal and consulting services prior to and in connection with a City vote pursuant to the Massachusetts Gaming Statute, PPE's obligations under this Agreement are subject to the affirmative vote of the City's residents in a ballot vote pursuant to G.L. c.23K, §15(13) of the Act, and the Commission's final and nonappealable award of a Category 2 license to PPE for the Project.

Section 15. Notices

Any notices, consents, demands, requests approvals or other communications issued under this Agreement shall be made in writing and shall be delivered by hand, overnight delivery service or certified mail (return receipt requested), to the other party at the following addresses:

If to the City: City of Leominster
 Office of the City Administrator
 25 West Street
 Leominster, MA 01453

With copy to: Jonathan M. Silverstein
 Kopelman and Paige, P.C.
 101 Arch Street, 12th Floor
 Boston, MA 02110

If to PPE: PPE CASINO RESORTS MA, LLC
 601 East Pratt Street, Sixth Floor
 Baltimore, Maryland 21202
 Attention: Joseph Weinberg, Managing Member



**ABSENTEE
OFFICIAL BALLOT
SPECIAL ELECTION
LEOMINSTER, MASSACHUSETTS
SEPTEMBER 24, 2013**

Agnes A. Conard
CITY CLERK

INSTRUCTIONS TO VOTERS

A. TO VOTE, completely fill in the OVAL to the RIGHT of your choice(s) like this: ●

Shall the City of Leominster permit the operation of a gaming establishment licensed by the Massachusetts Gaming Commission to be located at property on Jungle Road?

A "yes" vote would allow PPE Casino Resorts MA, LLC ("PPE") to apply to the Massachusetts Gaming Commission for a license to operate a gaming facility in accordance with a Host Community Agreement executed between PPE and the City. The primary terms of the Agreement are set forth below. **YES**

NO

A "no" vote would prohibit the operation of such a gaming facility and prevent PPE from submitting a final application to the Massachusetts Gaming Commission.

**Summary of Key-Points Within the Host Community Agreement
Between PPE Casino Resorts MA, LLC and the City of Leominster**

PROJECT DESCRIPTION

- "Category 2" gaming facility with 1250 Slot Machines
- Around 125,000 sq. feet of gaming, retail and restaurant space
- On about 16 acres of land on Jungle Road
- Total investment of at least \$125 million

PAYMENTS TO CITY

1. Prior to Opening

- PPE will pay all legal and consultant costs and fees incurred in connection with the Project
- PPE will pay all permitting fees associated with the Project
- Prior to Commencement of Construction, PPE will make an unrestricted grant to the City of \$250,000.

2. Annual Payments

- PPE will make total annual payments to the City equal to the greater of:
 - o 2% of Gross Gaming Revenue (projected to result in payments of approximately \$1 million to the City each year) or
 - o A minimum annual payment, which will be \$3.8 million in the first year and will increase each year for at least five years, but may be decreased after the 5th year if PPE's revenues decline as a result of competition within the state. This minimum payment includes:
 - Property taxes of \$1 million (increasing at 2.5% each year)
 - Impact Fee of \$100,000.
 - Community Benefit Payment of \$2.7 million
- After 10 years, the percentage payment to the City increases to 2.6% of Gross Gaming Revenues
- PPE agrees to garage all vehicles for the project in Leominster and excise taxes will be paid in addition to the above.

BENEFITS TO LEOMINSTER ECONOMY

- Approximately 600 Construction Jobs
 - o Preferences for Leominster Residents and Union Members
- Approximately 500-700 full-time permanent jobs
 - o Preferences for Leominster Residents
- Purchases of goods and services from local vendors
- Leominster Community Foundation
 - To support local charities and youth sports
 - Also to support a micro-loan program for small businesses
 - PPE to fund with \$50,000. per year

PUBLIC INFRASTRUCTURE IMPROVEMENTS and PUBLIC SAFETY

- PPE will make all public infrastructure improvements (water, sewer, roadway, etc.) as required by the City's Boards and Commissions and their engineering consultants to be funded by PPE
- PPE to construct a Police Department Substation
- PPE to prepare a public safety plan in consultation with Leominster Police and Fire Departments and to use Leominster Police Details for supplemental security

RESPONSIBLE GAMING

- PPE will join and actively participate in the Massachusetts Partnership on Responsible Gambling
- PPE will educate its employees and provide information to patrons regarding responsible gaming

MISCELLANEOUS

- PPE will pay the City's legal fees in any dispute if the City prevails
- PPE will indemnify the City from certain claims by third parties
- PPE will provide reports and documentation to the City to ensure compliance with the provisions of this Agreement.

1 a one-year construction period, a decision
2 from the Commission, you know, end of the
3 year, to be able to open the facility
4 sometime mid part of 2015. When we see on
5 our alternate plan, we believe we can save
6 about six months time frame in construction
7 and development, and we'd be able to open
8 the facility by the end of 2014.

9 CHAIRMAN CROSBY: And what's the
10 essence of the difference?

11 MR. WEINBERG: Walk you through it
12 right now. The essence of the difference
13 is, and you see the site plan here, is that
14 the additional 10 acres that we've acquired
15 has an existing 125,000 square foot
16 building, high ceilings. It's almost the
17 identical footprint of the building that we
18 have -- we have designed. And here you see
19 the layout for this building. And this is
20 just shifting the casino to the adjacent
21 property to the north. Here is the floor
22 plan. It's, you know, basically the
23 identical floor plan. So this would be
24 the -- you know, our preferred direction to

1 go in because, literally, it's the
2 identical, you know, size building, and --
3 and would really speed up the permitting
4 and construction time frame.

5 This property, by the way, is -- was
6 included in our -- you know, as the
7 definition of the property and our host
8 agreement, as well as our referendum vote,
9 so there's no logistical issues from --
10 from that standpoint.

11 Again, this is the -- we believe we
12 could expedite the construction and opening
13 of this facility by about six months, and
14 this would be with the permanent facility.
15 So this is not doing a temporary facility
16 first. This is going and building the
17 permanent facility.

18 This -- I'll give you a sense of the
19 project from a fly-through standpoint.

20
21 (Cordish Company Video playing)

22
23 CHAIRMAN CROSBY: Mr. Weinberg, you
24 have about 33 minutes. I just want to make



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Article published Oct 17, 2013

Casino developer says it is nearing agreements with towns near Leominster

By John J. Monahan, TELEGRAM & GAZETTE STAFF
jmonahan@telegram.com

BOSTON — Cordish Companies told state gaming officials Thursday it is working quickly to complete required impact agreements with eight surrounding communities, even though it expects no harmful impacts from the \$203 million Leominster slots proposal to spill into neighboring communities.

Cordish President Joseph Weinberg said the company believes none of the surrounding communities would experience any harm from the slots parlor, proposed for a 26-acre site near the Route 117 exit on Interstate 190. Rather, he said, he expects communities would benefit from local purchasing and hiring policies, as well as cross-marketing with area businesses.

As required of gaming-license bidders under the state gaming law, the company is dealing with concerns over potential traffic and the effect on local police and fire services to reach impact agreements with surrounding communities, he said.

He said a similar-model agreement is being offered to each surrounding community.

Mr. Weinberg said he expects agreements with seven of the eight communities outside of Leominster to be approved by an Oct. 31 deadline.

The eighth community, he said, is not willing so far to accept the model agreement. The agreement would pay communities for the cost of any future police, fire or emergency responses to the facility. He declined to identify the communities the company is dealing with, saying private discussions are ongoing.

Although Lancaster town officials have expressed major concerns about a dramatic increase in the use of Route 117 as a shortcut from Route 2 and Interstate 495, Mr. Weinberg dismissed local traffic impact concerns. He said there would be no detectable increase in traffic on local secondary and tertiary roads, and I-190 would handle almost all of the traffic going to and from the facility.

"We sited our facility in Leominster right off of I-190 and Route 117 specifically so it would not have any impacts on any of our neighboring communities. We have direct highway access to 190," Mr. Weinberg said.

Based on the company's traffic projections for its customers, he said, "We expect those that will come from any secondary or tertiary arteries are dispersed through many, many roads, so any impact we would be putting on any local roads is so minimal that it is not even detectable."

Lancaster town administrator Orlando Pacheco said his town disagrees with the company over impacts on traffic on Route 117. Nonetheless, Lancaster is working off the model agreement offered by Cordish, and hopes to secure some mitigation measures to control a possible increase in traffic on Route 117.

Mr. Pacheco said that could come in the form of improvements to intersections on the road, lane widening where needed and efforts to control speed. He said if the casino is built, tax revenues dedicated to impacts on surrounding communities may be tapped to pay for Route 117 road improvements.

Gaming Commission Chairman Stephen Crosby questioned the claim there would not be "any impacts" on the surrounding communities.

Mr. Weinberg said the agreements include written assurances over local hiring and local purchasing preferences, and also stipulate the company would pay the towns for the cost of any outside police or fire response from those communities. He said plans call for a police substation at the facility, and out-of-town police and emergency responses will not normally be needed.

The update on surrounding community agreements came as the commission asked each of the three companies bidding for the one slots parlor license to provide a status report on surrounding community agreements.

Cordish is competing with proposals at the former Raynham-Taunton Dog Track in Raynham, and the Plainridge Race Course in Plainville. Both of those bidders also laid out efforts to gain surrounding community agreements.

Mr. Crosby said communities that do not reach an agreement with the bidders by Oct. 31 can petition the commission to be designated as a surrounding community, which would give them a 30-day window to negotiate an agreement with the developer. If no agreement is reached, he said, another 30-day period would be allowed for binding arbitration to reach an agreement.

The chairman said the licensing board has a goal of issuing the slots parlor license by Jan. 10.

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Gaming Commission gets earful at slots session - Worcester Telegram & Gazette -

LANCASTER — The Massachusetts Gaming Commission got an earful — 3½ hours of commentary — from residents Monday who live in communities surrounding the proposed slots parlor off Route 117 in Leominster.

The forum was the first public meeting held in the state limited to input about The Cordish Companies' proposal for a \$203 million, 26-acre slots-parlor complex with a multi-story building and parking for more than 850 cars.

Four of the five gaming commissioners, Chairman Stephen P. Crosby and members Bruce W. Stebbins, Enrique Zuniga and Gayle Cameron, heard 49 speakers voice opinions and concerns about the proposal.

So many people came to the meeting that a separate room with a video broadcast was set up. About another 50 project opponents remained outside through the hearing holding "No Slots" signs. There were 49 residents from Leominster, Lancaster, Sterling, Fitchburg, Bolton, city and town officials and attorneys for the city of Fitchburg who asked to be heard.

Bolton Town Administrator Donald A. Lowe told the commissioners that he had lived in the area for 54 years.

"I read in one of the newspaper articles that Cordish dismisses the traffic impacts on Route 117, and I am telling you that there will be a significant impact on the towns of Bolton and Lancaster," said Mr. Lowe.

He said most local residents avoid Route 2 and he found online maps with directions to the slots-parlor site that routed drivers from Interstate 495 to Route 117.

Other speakers, including Leominster Police Chief Robert Healy, state Rep. Dennis Rosa, D-Leominster, David McKean of the North Central Massachusetts Chamber of Commerce and Leominster Firefighter Fred LaValle, said they were happy with the company's proposals, the number of jobs that would be created, and mitigation funding offer in the host agreement.

"I worked with Cordish for six weeks and I believe they are honest. They will employ locally, Leominster has a 9.5 percent unemployment rate and they made a commitment to hire vets," said Mr. Rosa. He added that the company made a commitment to Fitchburg State University and Mount Wachusett Community College to set up educational programs to train people for gaming jobs.

Lancaster residents, 16 of them, were concerned about more traffic on an already congested Route 117, property values decreasing, and environmental issues around the Wekepeke watershed area.

David Joyce lives in the neighborhood in Lancaster that borders Leominster where the slots parlor will be located. He said traffic on Route 117 continues all day and the intersection of Routes 117 and 70 was "dangerous."

"Eleven years ago, when I bought here, it was conservation land," Mr. Joyce said. "I am a general contractor and employ 30 people; 600 jobs is small, minimal. The drinkers, the gamblers, the dregs of society will be going past my house. There should have been a vote of people who lived in a radius around this site. The ballot had all the positives, none of the negatives. This is like a war. This is my backyard and I say, get out."

The Sept. 24 Leominster referendum on a host community agreement with Cordish for the project was approved with a 60 percent yes vote.

Leominster resident Arline Stith said she thought because of the timeline of the voting that the residents did not have the opportunity to delve into the issues.

"We were given promises of revenue, but gaming is not economic development," she argued.

At the end of the night, Mr. Crosby said, "We were aware of the issues, but not as aware as we are now." He listed the traffic concerns on Route 117, the process of the host agreement and the fact that the referendum question had proposed 16 acres, which is now a 26-acre complex.

Our own inspections reveal existing sewer and water services exist in Jungle Road and have been advised by the Public Works staff that sufficient capacity exists in Jungle Road that had been installed for Wal-Mart and other business in that area. That area is zoned MU1 (manufacturing) and has been actively marketed by the City for new development.

Our own flow analysis, prepared for Raynham indicates for the 1250 slots and 800+ restaurant seats we would expect the facility to generate about 25000 gals per day of water and sewer demand. Public Works advises B&S, 28,000 gals per day are set aside for this project.

c. Highways

The project site on Jungle Road is served by an intersection fully developed with timed signalization and a double left hand turn. Clearly this was designed with further development beyond the present Wal-Mart et al, in mind. Again we are advised that "Woodward & Curran" will be working with traffic engineers to review any timing adjustments that maybe required for the existing signals or their timing. With the expected level of traffic for the facility, B&S does not anticipate major expenditures being required for this intersection.

However a fully developed intersection at the driveway of the Casino and Jungle Road and widening of Jungle Road to a standard section (42' wide is recommended)

Our work at Foxwoods, Mohegan Sun, Raynham and Twin Rivers have provided us with the following factors to estimate traffic generation on a daily basis and for the peak hour. We have found that by comparing the varying number of gaming positions at those facilities to traffic counts about 4 to 5 daily trips (Foxwoods/Mohegan) occur per gaming position. Applying that ratio to the 1250 slot machines results in about 5620 expected daily trips at Jungle Road.

For Peak Hour Traffic between 5pm – 6pm we expect about 0.3 - 0.4 Trips per slot machine, or about 500 ins and outs in that hour.

In comparison consider the following trip factors for the average Wal-Mart and Lowes.

Wal-Mart

Sat: 1,120 Trips

Week day: 870 Trips

Lowes

Sat: 590 Trips

Week day: 310Trips

Besides the intersection of Lancaster Street and Jungle Road several streets have been identified as requiring study and possible upgrade as a part of the Host Community Agreement. Traffic analysis underway by Woodward and Curran, consultants for the Planning Board of Leominster, include: Old Mill Road & Beth Avenue, Central Street and Grant Street near Sunrise Assisted Living. Also Litchfield Street & Central Street, Lancaster at Viscoloid Avenue and Howard Streets, Lancaster Street at Johnson Street,

Applicants out to meet Oct. 31 state deadline

Sentinel & Enterprise Sentinel & Enterprise

Posted:

SentinelAndEnterprise.com

By Andy Metzger

State House News Service

BOSTON -- Having secured host-community agreements and votes of approval, the three slots-parlor applicants are reaching beyond the borders of the municipalities where they hope to locate and seeking to wrap up agreements with neighbors before the Massachusetts Gaming Commission awards the lone license.

Slots applicants in Leominster, Plainville and Raynham are each seeking to designate surrounding communities ahead of an Oct. 31 deadline, when municipalities can petition the commission for the status.

"The surrounding community schedule has always been the wild card," Gaming Commission Chairman Stephen Crosby told reporters. "Having the surrounding communities have a fair shot is more important than meeting our deadlines."

After Oct. 31, the commission can take an indeterminate amount of time to decide whether a nearby city or town qualifies as a surrounding community, Crosby said. A designation would trigger a 30-day negotiating period, and if that period expires without an agreement, the commission would begin a 30-day period of binding arbitration.

Cordish Companies, seeking to build a slot parlor in Leominster, has entered negotiations with seven municipalities that want surrounding community agreements, and has heard from an eighth. Cordish President Joe Weinberg said he did not believe there would be any impact in the neighboring communities.

"While we don't believe we're going to have impacts on our neighboring communities, we would rather work cooperatively with our neighbors," Weinberg told the commission Thursday. He declined to disclose the identities of the communities to the News Service and said none have yet received the official designation.

Penn National Gaming, hoping to build on the Plainridge Racecourse in Plainville, has designated Wrentham, Foxboro, Mansfield and North Attleboro as surrounding communities. Plainville also borders Rhode Island.

Wynn Resorts had originally sought to build a casino in Foxboro before local elections of anti-casino selectmen convinced the company to look elsewhere. Penn officials said Foxboro leaders are primarily concerned with problem gaming, while Wrentham worries about public safety needs and North Attleboro is focused on traffic.

Penn National Vice President of Public Affairs Eric Shippers told the commission that it would calculate the "net negative" effects of a slots parlor, determining "how everyone has benefitted on the up-side" as it seeks to "weigh the good and potential bad."

Parx Raynham, a venture between Greenwood Racing and the former Raynham Park dog track, has designated Easton and Taunton as surrounding communities and has had some contact with a total of 10 nearby communities.

"We may designate one or two," said Greenwood official Tom Bonner, who said the company is "well advanced in negotiations with one of those two."

Weinberg told the commission that development plans for the Leominster slots parlor include a police substation, and he said he doubts there would be a public safety draw from neighboring municipalities, though he said Cordish could pay communities if there are needs. The Cordish president told the News Service nearby police departments could send the company a bill.

All the applicants said they are making progress towards reaching agreements.

"It is very important that the surrounding communities have time to get their acts together, to get reasonable data that they can use to consider the issues, consider the impacts, and we will be sure that they get the time," Crosby told reporters.

Sharlow, Albert (MGC)

From: Alexandra Turner <alixturner@gmail.com>
Sent: Tuesday, October 29, 2013 5:47 PM
To: MGCcomments (MGC)
Subject: Fwd: Cordish Slots proposed for Leominster

Good afternoon,

I apologize for sending this to you but I my other attempts have bounced. Would you be so kind as to deliver this to the correct person or let me know whom I should send it to?

Thank you,

Alix

Alexandra Turner

----- Forwarded message -----

From: Alexandra Turner <alixturner@gmail.com>

Date: Tue, Oct 29, 2013 at 5:31 PM

Subject: Cordish Slots proposed for Leominster

To: MGCCOMMENTS@state.ma.us, John Bowman <johnabowman@gmail.com>, Orlando Pacheco <opacheco@lancasterma.net>, jean syria <Bearsyria@hotmail.com>, stanstarr1@gmail.com, Susan Smiley <sse1029@gmail.com>

Dear Chairman Crosby and Commission members,

I am writing to express my concerns about the slots parlor proposed by Cordish Companies for Jungle Road on the Lancaster/ Leominster line. I attended your hearing held recently in Lancaster with hopes of speaking but had to leave prior to the opportunity to speak.

I believe there will be considerable negative impacts of this project on Lancaster, and the region. Increased traffic, decreased home values, cannibalization of local small businesses, health and social concerns are all likely effects of the slots parlor proposed for on our border. Leominster residents had a chance to vote on this project, but as a neighboring town--this is literally feet from our border-- we have had no opportunity to express our concerns, so I ask you to consider them. .

Lancaster will be negatively impacted feeling the burden of increased traffic. In fact part of Jungle Road is located in Lancaster, and most of the 'short cuts' are through our town. It is proven increased traffic burdens decrease property values, place increased pressure on public safety from accidents, and decrease air quality and overall quality of life. Route 117 will one of the primary routes to access the slots parlor. It is a well trodden short cut for commuters from Rt. 495 to Rt. 190, it is also home to our school complex and an integral part of on our town center. Route 70/Main St. will also be burdened as it connects to Rt. 117 for those traveling from the South and South/West.

As a resident of Rt. 70/Main Street I have seen a marked increase in traffic with each commercial development in Lancaster and Leominster. The scale of this development dwarfs other recent developments both is size and traffic predictions. It is proven that homes on busy roads are worth less than those on quieter roads, so as traffic increases, property values decrease. Conversely, this raises the tax rate on all properties as the town needs to maintain the tax base.

In addition to the reduction of property values many of our connector roads are already overburdened according to Mass Highway standards. One does not need rely on state standards to realize the extra traffic from a slots parlor would be dangerous. The traffic jams at our intersections and the increased number of traffic accidents in recent years, particularly at our school complex will only get worse.

Quality of life, and health will be negatively impacted by idling traffic has been recognized as a contributor to smog, and decreased air quality. Incidences of respiratory illness is higher in areas with heavy traffic. Traffic congestion has also been associated with stress related conditions.

In addition I am concerned about the cannibalization effect a slots parlor would have on local businesses. Lancaster's few businesses rely on local support to survive. Local restaurants, and service businesses are most vulnerable.

The expected decrease in lottery revenue which will adversely impact our town budget. Many lottery participants who buy, or have bought lottery tickets in Lancaster will defer to the slots instead. The decrease in lottery sales will decrease our state aid.

Many argue that a casino would provide meaningful employment to this area, this is not supported. Reports cite slot parlors are low paying jobs, with 30-50% of jobs being near minimum wage. In 2011 the median wage, including tips was \$11.30- not enough to sustain a family but placing a burden on communities for subsidized housing and benefits, increased school costs and service costs as people try to sustain themselves on low paying jobs. As a neighbor burden will be unmitigated. There is already a wide socio-economic range in Lancaster, our median per capita income according to the 2009 census is \$27,317 well below state average of \$33,437. Many of our residents are particularly financially vulnerable and the negative financial and social costs will be hardest on them. The social costs are high.

Finally I am concerned that any mitigation, no matter how big or small, that is negotiated may not be realized. According to news reports Cordish Company has recanted or sought to renegotiate other high profile projects- threatening default on projects in Baltimore, and Kansas City. These projects are in large cities with large legal budgets, if Cordish Company defaulted here I fear Lancaster would not be able to defend itself.

Perhaps the famous casino owner Donald Trump summarized it best,

“People will spend a tremendous amount of money in casinos, money that they would normally spend on buying a refrigerator or a new car. Local businesses lose customer dollars to casinos.”

Your commission has been charged with a difficult decision, trying to balance the obvious negatives of siting a slot parlor against the promises and hopes of the host communities. I expect you will weigh the oral and written testimony about this particular project understanding there are those who will benefit, and many who will suffer ill effects.

As a resident of an abutting town we have very little opportunity to benefit and a bear a lot of the burdens. I believe all casinos have risks, however there are places that may be better suited than others. In this case I encourage you to consider the competing applications favorably, as they appear to have broader community support, an existing and underutilized infrastructure that was developed to support gambling, and a workforce who relied on jobs in the industry. These assets should be reused. Thank you for your considering my input.

Alexandra Turner

620 Main Street
Lancaster MA 01523

[978 365 7331](tel:9783657331)

[978 870 0926](tel:9788700926) c

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Alexandra Turner

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Lancaster MA 01523

[978 365 7331](tel:9783657331)

978 870 0926 c

12/3/13

As a special Education Teacher we are in dire need up most of an "Autistic" program / and or school, in Leominster. No doubt about it! With over 100 students already diagnosed with Autism in the city schools, not including asphbergers syndrome (on the autistic Spectrum), we could use the funding to implement an autistic program geared towards these individuals, move them away from the mainstream of other programs in which they are currently in (reg classrooms, etc).

These children are brilliant and deserve the best education we can give them. not second best. They would love to contribute their talents, stay in Leominster, work here and be a valuable source of our community. Right now it costs the city of Leom. \$150,000 per year to send these students

out of district. over 10 years - graduation
times costs over 1.5 million per student.
Money needs to stay here to help these
students shine and display their strengths.
also to ^{financially} assist teachers specializing
in working with these students to _____

Jeannie Klimowicz
32 Mary Hts
Fitchburg, Ma
978-799-6318 cell