



## MASSACHUSETTS GAMING COMMISSION MEETING

May 14, 2014

4:00 p.m.

**MassMutual Center**

1277 Main Street, Ballroom A

Springfield, MA



Massachusetts Gaming Commission



**NOTICE OF A PUBLIC HEARING 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 1 GAMING LICENSE**

**May 14, 2014**

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:

Wednesday, May 14, 2014 @ 4 P.M. – 6 P.M. (longer if necessary)  
MassMutual Center – Ballroom A  
1277 Main Street  
Springfield, MA

**PUBLIC HEARING**

This public hearing is a continuation of the Commission’s April 1, 2014 hearing and is intended to provide the Commission with the opportunity to hear any comments related to agreements executed between **Blue Tarp reDevelopment, LLC/MGM** (“applicant”) and the Town of Longmeadow and the Town of West Springfield (“Agreements”) as they are a part of the applicant’s gaming application. Copies of the Agreements are available for review on the Commission’s website: [www.massgaming.com](http://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 agreements.

The applicant and its agents and representatives shall attend the public hearing and respond to questions as directed by the Commission. Representatives of the Town of Longmeadow and the Town of West Springfield may attend the public hearing, may make a presentation, and respond to questions **about the Agreements** in the discretion of the Commission. Any other interested person may attend the public hearing and may present comments in the discretion of the Commission. **The Commission will only accept comments about the Agreements.**

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

Members of the public 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](mailto:mgccomments@state.ma.us) with ‘Request to address the Commission/*Blue Tarp reDevelopment*’ in the subject line. Individuals will also have an opportunity to



Massachusetts Gaming Commission

sign up to address the Commission on the day of the meeting prior to its start at MassMutual Center. In order to use the available time most efficiently, **the Commission will limit each speaker to 5 minutes.**


The following is the anticipated agenda for the public meeting:

1. Call to order and introductory remarks by the chair
2. Commission questions to the Applicant – if any
3. Commission questions to the Host Community – if any
4. Comments by representatives of the Town of Longmeadow and the Town of West Springfield
5. Comments by members of the public
6. 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](http://www.massgaming.com) and emailed to: [regs@sec.state.ma.us](mailto:regs@sec.state.ma.us), [melissa.andrade@state.ma.us](mailto:melissa.andrade@state.ma.us).

5/5/2014  
(date)

**Date Posted to Website:** May 5, 2014 at 4:00 pm.

Stephen P. Crosby /   
Stephen P. Crosby, Chairman



Massachusetts Gaming Commission

## Bresilla, Colette (MGC)

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Wednesday, April 09, 2014 10:01 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

### Name

Maryellen Hammond

### Email

[memka@aol.com](mailto:memka@aol.com)

### Phone

(413)244-1385

### Subject

Springfield casoni

### Questions or Comments

How can you plunk a Casino down in a city that has shootings and/or stabbings every night?

## Bresilla, Colette (MGC)

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, April 24, 2014 10:23 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

### Name

Carol Costa

### Email

[carolonmac@aol.com](mailto:carolonmac@aol.com)

### Phone

(413)636-9550

### Subject

MGM Springfield

### Questions or Comments

I am president of the Armoury-Quadrangle Civic Association, (AQCA) the Metro-Center neighborhood group in Springfield. Last June AQCA enthusiastically endorsed MGM's plan for Springfield, and we are very eager to see them receive their license. The purpose of this email is to address one specific item of architectural significance, the lobby of the 53 State Street building, which has magnificent stained glass, etc. We are pleased to see MGM's attention to historical and architectural preservation, but this lobby (though not exterior) is so beautiful, that we hope MGM can preserve at least some of it in some way or utilize parts of it in another place.

James A. Boone  
97 Florida St  
Springfield, Ma 01109

[jimboone@hotmail.com](mailto:jimboone@hotmail.com)

RECEIVED  
APR - 4 2014  
BY: \_\_\_\_\_

April 2, 2014

Gaming Commission

I want to thank you for all the time and effort you put into last night's presentation in Springfield. It was a long night and I was impressed with your attentiveness.

I also want to thank you for recognizing and acknowledging the importance of the YWCA building and your comment that MGM should take a closer look at this façade. We hope they will do so and that you can encourage them to rethink their position on demolition. Your influence can save this facade.

You are almost done, and it is a job well done.

Thank You



Jim Boone

Encl: Oral testimony at hearing.

RECEIVED  
APR - 4 2014  
BY: \_\_\_\_\_

Casino hearing 4/1/14

Thank you for careful job in vetting these applicants

I Lived in Springfield 49 years, and been involved in Historic and Neighborhood preservation for 38 years

We have heard that MGM loves the city's history and architecture, but yet they want to tear down the majority of historic buildings on their site.

I attended the Historical Commission Meeting in January 2013 where initial plans were discussed. The commission had very good suggestions on further buildings to be considered for reuse and saving. MGM sounded like they were interested in the commission's ideas.

MGM came back to the commission last month, and had not changed a thing. This was very disappointing. They still want to demolish 10 historic buildings.

There are several buildings that are intimately a part of the culture and architectural history of Springfield, and more attention must be paid.

I want to thank the Chairman for his comment on his opening remarks about the public's concern for the YWCA Building and that MGM should look in to this more.

The YWCA was designed by a well known Springfield Architect, Eugene Gardner, in 1907. It was based on a 1610 English Country residence. In 1907, Springfield deserved this level of architectural excellence. It still does. The building is located where MGM wants their entrance to the Casino. What could be better and show the ultimate class than to incorporate this façade into their new building. They say no.

The façade of 73 State Street, the finest Beaus Arts building in Springfield is scheduled to be saved. The incredible stain glass atrium must be preserved also; there is nothing else like it in Springfield.

The Union Hotel on Main St is one of the oldest commercial buildings in downtown. It is a four story building. MGM proposes to tear down this four story building, and build, yes, a four story building.

Buildings are part of our cultural history, and architecture represents the values of our community. To tear it all down is to negate so much of our heritage.

MGM says it is too hard to save these buildings. Any decent architect, with any historic restoration experience, could design a plan for these buildings; they do it all the time. I suggest that MGM retain a historic architectural consultant with reuse experience, may not have worked in urban areas; they are unfamiliar with building reuse. This is more a problem of unwillingness than inability.

You are in the unique position to do something about this. If you instruct MGM to save these cultural icons, they will do so. You are our last hope; please listen to the citizens of Springfield who speak for our past, our present and our future. Do not let them destroy this important part of our city.

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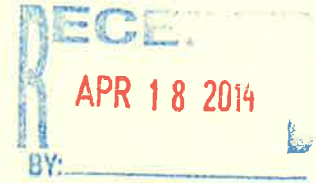
James A. Boone

97 Florida St. Springfield, 01109



## SPRINGFIELD PRESERVATION TRUST

74 Walnut Street  
Springfield, MA 01105  
(413) 747-0656  
[www.SpringfieldPreservationTrust.org](http://www.SpringfieldPreservationTrust.org)



April 2, 2014

Massachusetts Gaming Commission  
84 State Street, 10<sup>th</sup> Floor  
Boston MA 02109

Dear Commissioners:

The board of directors has voted to write regarding the current MGM casino plan and the damage it will do to historic buildings in Springfield. Our members attended the three presentations by MGM to the Springfield Historical Commission (SHC) regarding the 14 historic resources on the development site.

In January 2013, MGM proposed to reuse the former MassMutual Building at 1200 Main Street, to move and reuse the former Spiritualist Church on Bliss Street, to retain the front half of the Armory on Howard Street as a restaurant, and to incorporate the façade of the United Electric Building at 73 State Street into its hotel. Everything else would be demolished.

In April 2013, the SHC asked MGM to reuse the Union House at 1132-1143 Main Street; to incorporate facades of 79 & 95 State Street, Edisonian Building, and YWCA; to reuse the rear portion of the Armory; and to reuse the elaborate lobby of 73 State Street

In January 2014, MGM had not changed its plans, but spent the meeting justifying why historic resources couldn't be reused. One façade was too tall, one too short, one too off-center, and one with a floor height too high. Yet, the façade of 73 State Street will be incorporated into the hotel despite being shorter and having a different floor height. Regarding Union House, MGM claimed that they wanted a large service basement under the complex and retaining Union House would be in the way. Local architects have told us that this issue can be solved.

At the April 1, 2014 presentation to the MGC, MGM still had not changed its plans regarding the number of historic resources that would disappear forever. Our members noted the lackluster response by Michael Mathis when questioned by Commissioner Crosby on saving additional historic resources. We feel that MGM has not seriously looked at including more historic resources in their proposal. The board is especially concerned about the 1846 Union House, the oldest and most historic building in the project, and the YWCA, the most architecturally important building. The four-story Union House sits where MGM is proposing a four-story new building. The YWCA façade sits where the southern casino wall will be.

We urge you to vet the design plan and its impact on the historic resources of Springfield as diligently as you have vetted the gaming companies themselves. We urge you to make incorporating more historic resources a condition of the MGM license. Loss of our historic buildings should not be the cost of MGM coming to our city.

Sincerely yours,

Donald Courtemanche  
President, Springfield Preservation Trust, Inc.

CC: Springfield City Council



COPY OF MY Recent LTE, Springfield Republican

### Springfield's Convenience Casino

Last July the Springfield voters were duped into thinking that they were voting for a "Destination Resort Casino" (DRC). Question 1 on the ballot read as follows "Approval for the City of Springfield to host the MGM Springfield Destination Resort Casino pursuant to the terms of the signed Host Community Agreement". Of Course, the signed host agreement between the city and MGM also mentioned the DRC. In addition, the gaming commission website mentions the 3 destination resort casinos to be licensed and built in the state.

Recently in response to a caller's question, Mr. Mathis of MGM referred to the casino in Springfield as a casino for Western Mass. He went on to say that the casino would attract people from CT. He is right. It will be a convenience casino, not a destination resort casino. MGM, a convenience casino, will not benefit the Springfield area economically or socially, nor will it improve in any manner the lifestyle of its individual citizens.

Gambling researcher, William Eadington coined the phrase "resort destination casino." He described this kind of casino as a facility with three thousand or more hotel rooms, unique—often spectacular—architecture, extensive entertainment offerings, indoor and outdoor recreational options, extensive culinary and shopping experiences.

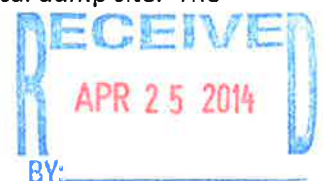
According to The Institute for American Values in its report "Why Casinos Matter" DRC's attract customers from across the nation and the globe. Their patrons usually travel long distances to get to the casino, arrive in rented cars, stay in hotels, and spend money on high-end restaurants, elegant shops, and concerts featuring world-class entertainers. Does anyone seriously think that gamblers will be flying in from around the country or globe to Springfield?

By contrast, regional or convenience casinos attract the majority of their customers from nearby communities. Their patrons travel 70 miles or less, arrive in their own cars or on buses, spend nearly all their time and money at the casino, and return home to sleep in their own beds.

A DRC is a place one might visit once a year. A convenience casino is a place one might visit several times a month or a week. DRC's cater to high rollers while convenience casinos cater to middle and local low rollers who frequently return and play slot machines.

Economically, a DRC brings in revenue from the outside while convenience casinos rely on locals to continually lose money in the slots. Most of those losing money are: retirees, minorities and low wage workers. Casino losses end up being a regressive tax on the poor. Every dollar spent in a casino is a dollar which could have been spent elsewhere to bolster the local economy. You can only spend a dollar once. Local businesses will lose tens of millions of dollars that will instead be spent at the casino. In Atlantic City the number of restaurants dropped from 262 to 160 after 3 years. The Mass Restaurant Association came out against casinos even before the legislation was written. Why aren't there impact agreements with local restaurants just as there are with local venues? Surely, local restaurants will suffer if a casino is built.

Additionally, the state has made its revenue projections based on the fact that the Commonwealth is getting three DRC's. Job opportunities will be less with convenience casinos which rely on slot machines. Of course the state has promised jobs based on three resort casinos. The reality is none of the casinos meet the definition or characteristics of a DRC. The Everett Casino will sit on a chemical dump site. The



revenue projections will be far less from a convenience casino than a DRC. The competition for Springfield will be fierce : seven more casinos proposed for NY, 2 more casinos and a slot parlor in Mass, Rhode Island casinos, NH legislators who want casinos, CT casinos and of course internet gambling which isn't far off ( it is legal in 3 states now). The sudden saturation of casinos in the Northeast will lead to future casino bankruptcies similar to the case of NJ where 8 out of 12 casinos have filed formal bankruptcy proceedings.

The conclusion of the report on "Why Casinos Matter" is that "evidence from Health and Social Sciences suggests that the new American casinos are associated with a range of negative health, economic, political, intellectual and social outcomes. For this reason, we view state sponsorship of casino gambling as a regressive and damaging policy."

The responsible action is to give the voters the opportunity to vote to Repeal the Deal in November. The public would benefit more if the Republican would engage in investigative reporting rather than shallow editorials. Is the Republican aware of the fact that a moratorium was the main recommendation of the 1999 federally –funded report from the National Gambling Impact Study Commission?

Submitted by,

Michael Eagan

20 Juniper Drive

Palmer Ma. ( mailing address is Wilbraham 01095)

413-283-9209 –home

413-544-3203-cell

Michaeleagan20@yahoo.com

*I would love to discuss ALL of this  
further with you!*

*Thanks  
Mike Eagan*

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**

Washington, D.C. 20549

**FORM 10-K**

(Mark One)

**ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the fiscal year ended December 31, 2013

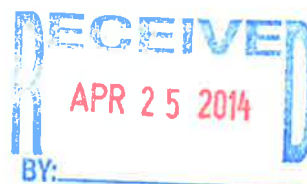
OR

**TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the transition period from \_\_\_\_\_ to \_\_\_\_\_

Commission File No. 001-10362

**MGM RESORTS INTERNATIONAL**



We are the only remaining applicant for the casino license in Western Massachusetts, one of three zones designated by legislation. In December 2013, a unanimous vote from the Massachusetts Gaming Commission ("MGC") found us a suitable candidate for a casino license in the Commonwealth. We have since submitted to the MGC a completed license application for the next phase of the licensing process; however, there can be no assurance that the MGC will ultimately award us the license. MGM Springfield is proposed for 14.5 acres of land between Union and State streets, and Columbus Avenue and Main Street. We currently expect the cost to develop and construct MGM Springfield to be approximately \$690 million, excluding capitalized interest and land related costs.

*They have repeatedly promised  
AN 800M DOLLAR CASINO*

Outside of Nevada, our resorts primarily compete for customers in local and regional gaming markets, where location is a critical factor to success. In addition, we compete with gaming operations in surrounding jurisdictions and other leisure destinations in each region. For example, in Detroit, Michigan we compete with a casino in nearby Windsor, Canada and with Native American casinos in Michigan. In Biloxi, Mississippi we compete with regional riverboat and land-based casinos in Louisiana, Native American casinos in central Mississippi and with casinos in Florida and the Bahamas.

What happened to the Destination  
Resort Casino which would have  
brought money in from the outside.

"  
These ~~can~~ convenience casinos" must not  
be licensed.

AMICUS brief

pre-existing conditions. . . Hispanics and African-Americans will be disproportionately impacted as they experience high rates of asthma and cardiovascular disease hospitalizations when compared to non-Hispanic Whites. In particular, a large number of Hispanics live within 200 meters of the likely local casino access routes and would be exposed to the increases in near roadway air pollution.”<sup>9</sup>

Perhaps the most troubling misconception that voters have suffered was the characterization of the proposed casinos as “destination resorts” that would attract tourists to Massachusetts and create thousands of “good jobs”. For example, the Springfield Ballot Summary stated:

If approved by the voters of Springfield, the Host Community Agreement . . . requires MGM to develop a destination casino resort in the downtown area of Springfield. (emphasis added).<sup>10</sup>

<sup>9</sup> Partners for a Healthier Community, Inc., “Western Massachusetts Casino Impact Assessment Report,” January 2014, pp. 53-60, <http://massgaming.com/wp-content/uploads/Commissioners-Packet-1-23-14.pdf>

<sup>10</sup> See, e.g., MGM Ballot Summary, <https://www.dropbox.com/sh/0xn7i7slcu15iq/G6ELuzyE/Section%205%20MGM%2005-05-02%20HCA%20Summary%20Ballot.pdf> [Copy in Addendum “A”]

As the casino applications now confirm however, none of the proposed facilities remotely resemble “destination resorts”. In fact, all the proposals are scaled-down “convenience gambling” facilities that derive most of their revenues by inducing local residents to gamble more frequently than they have

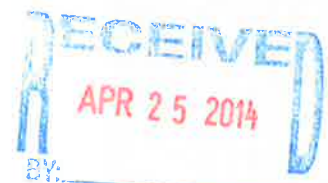
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facilities that would otherwise have been spent elsewhere in the local economy. See R.A. 262, 290 (Exh. 17), [UMass/Dartmouth Center for Policy Analysis, "New England Casino Update, 2013", p.13]

- MGM Springfield projects 8.1 million visits - 2.6 million (32%) from Hampden Co. residents [18+pop. 399,528]<sup>11</sup>, 781,000 million (10%) from Berkshire, Franklin and Hampshire Co. residents [18+pop. 200,451] and 4.1 million from other "Day-Trippers" (51%). Overnight guests at MGM Springfield's "resort" hotel will make up only 3% (116,000) of the total visits. R.A. 192-193 (Exh. 13)<sup>12</sup>

<sup>11</sup> U.S. Census Bureau, [quickfacts.census.gov/qfd/states/](http://quickfacts.census.gov/qfd/states/)

<sup>12</sup> Blue Tarp RFA-2 Attachment 3-01-01 (HRA Advisors, pp. 28-29), <https://www.dropbox.com/sh/0xn7izslcu15iqi/sA3NwBJDT/Section%203%20Economic%20Development/MGM%203-01-01%20HRA%20Impacts%20Study.pdf> [Copy in Addendum "B"]

- Wynn MA predicts 44% of its revenue from 3 million "Local Market" visits by residents living less than 30-minutes away and another 15% from about 1 million other "Local Market" residents living 30 to 60 minutes away, whom Wynn predicts will gamble at the casino, on average, 10 to 11 times per year. Only 9% of revenue is expected to come from 1,427 "high yield international gamers" and another 5% from other "tourism". R.A. 197-199.<sup>13</sup>
- Mohegan Sun projects 8.1 million visits to a Revere casino. Of the total visits, 2.0 million (25%) are predicted to be residents of Revere and the three other towns in Suffolk Co. (Boston,

<sup>13</sup> Wynn RFA-2 Attach 3-01-03 (TMG Consulting Report,

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**From:** Jim Putnam [<mailto:jim-putnam@comcast.net>]

**Sent:** Thursday, May 01, 2014 6:18 PM

**To:** MGCcomments (MGC)

**Subject:** Public Comment Regarding Proposed Springfield Casino: The Big E as Live Entertainment Venue

James N. Putnam II  
5 Rising Corner Road,  
Southwick, MA 01077

To the Members of the Massachusetts Gaming Commission:

I write in regards to your determination of the Big E of West Springfield, Massachusetts as not being an Impacted Live Entertainment Venue as a consequence of the proposed development of the MGM Casino in downtown Springfield located just a mile away from the main gate of the Big E. I write from a variety of vantage points including working for the largest lender to agriculture in the New England states; strong supporter of the Big E's Future Farmers of America and 4-H programs; local resident; and recently appointed Trustee of the Big E.

It is my understanding that the Commission has determined that the Big E is not an Impacted Live Entertainment Venue, and I strongly request that you revisit and overturn that decision.

As part of my job responsibilities, I frequently attend farm and related industry meetings around the Northeast. Since the late 1970s in New Jersey, virtually all state-wide meetings have been held in one of the Atlantic City casinos. The casinos provide very attractive rates and amenities to meeting organizers and are of course a popular meeting venue for many potential participants. When Connecticut saw the advent of the Native American owned casinos in the 1980s, the same phenomenon occurred there. When the proposed MGM casino is operating in downtown Springfield, I have no doubt that the Big E is going to lose a significant amount of its annual event hosting revenues and attendee traffic to this new competitor. As with any organization that incurs substantial fixed costs in buildings, parking and grounds, this will be a substantial hit on the Big E's bottom line and future financial viability.

**New England Agriculture.** Far less than 1 of every 100 New Englanders is a farmer today. Agriculture faces a tremendous challenge in telling its story to the general public, most of whom are now two or more generations from having grown up on a farm. Ironically, the desire of the nonfarm public to gain a better understanding of where their food and fiber come from is at an all-time high. As the 5th largest state fair in the nation, the Big E is the prime annual event in New England to showcase our farming industry. The Big E was started nearly 100 years ago with a strong mission of telling the story of New England farming. Even as times have changed and fair-goers' entertainment desires have evolved, the Big E has retained a strong mission to showcase New England agriculture through a diverse program of events during the actual fair as well as a number of events held on the ground at other times of the year. This farm programming is not the most remunerative thing the fair does – indeed much of it is a pure cost. However, it is the right thing to do for our farming industry, for fair-goers and for our New England heritage. I am a realist, and I fear that as the casino depresses the Big E's revenue stream, this is going to cause the Big E to have to make difficult choices in terms of cost-cutting and that agricultural programming would be vulnerable in that situation.

**Youth and Young Farmers.** As a youth, I participated in a number of 4-H events sponsored by the Big E. Since 1996, I have participated as a judge and the sponsor-host of the Future Farmers of America (FFA) Eastern Star Farmer Program held during the Big E. The program brings together approximately 60 state finalists from the FFA in four categories from 10 eastern states to compete to be the Eastern Region Star in their respective categories. I look forward to interacting with these outstanding young people each fall. The Big E has a long time commitment to showcasing farm youth ranging from the FFA Stars program to many youth showing their prize livestock in the Mallory Arena. Throughout the fair's run, our future farmers dressed in 4-H green or FFA blue are very much on display. As with agriculture in general, this is a cost, and not a money-maker to the Big E. Will the MGM Casino have the same level of commitment to promoting careers and service in agriculture?

**Big E Trustee.** For the sake of full disclosure, I was proud to be asked and then elected as a Trustee of the Big E during 2013. While I did not really need another responsibility at this time in my life, I was compelled to accept because of my



strong commitment to the future of New England agriculture being aligned to the Big E's strong continuing mission in that regard.

**Local Resident.** I am a life-long resident of the Town of Southwick and live approximately 7 miles from the west gate of the Big E. I am very familiar with the politics, the emotion and the multiple interests that are seeking consideration by the Commission. The proponents of casinos have spoken and the Commission now has the difficult task of balancing a wide variety of competing interests. The Big E has been an integral part of our heritage and annual traditions here in Hampden County since its humble beginnings in 1916. While few people outside the Connecticut Valley know where Southwick is, as soon as I say "near the Big E" they get it.

In closing, I again ask the Commission to give full consideration to an even-handed "do no harm" approach to the Big E by finding it to be an Impacted Live Entertainment Venue. Thanks for your consideration.

Respectfully,  
James N. Putnam, II