



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

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, June 25, 2014 @ 4 P.M. – 8 P.M.
Edward G. Connolly Center
90 Chelsea Street
Everett, 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 **Wynn MA, LLC** (“applicant”) to build a gaming establishment in Everett, MA including the scope and quality of the proposed gaming area and amenities, the integration of the proposed 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.

Commissioner McHugh 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 Commission. Representatives of Everett, representatives of the surrounding communities previously designated by the Commission, and representatives of the impacted live entertainment venues previously designated by the Commission may attend the public hearing, may make a presentation, and respond to questions as directed by the Commission. Any other interested person may attend the public hearing.

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 in their entirety, including the identity of the commenter, and distributed to the Commission for their review prior to the hearing.



Massachusetts Gaming Commission

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/*Wynn MA*’ in the subject line. Individuals will also have an opportunity to sign up to address the Commission on the day of the meeting prior to its start at the Edward G. Connolly Center. In order to use the available time most efficiently, the Commission will limit each speaker to 4 minutes.

The following is the anticipated agenda for the public meeting:

1. Call to order and introductory remarks by the Commissioner McHugh
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 Commission 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.

James F. McHugh, Commissioner

Enrique Zuniga, Commissioner

Gayle Cameron, Commissioner

Bruce Stebbins, Commissioner

Date

Date Posted to Website: May 22, 2014 at 4:00 pm.



Massachusetts Gaming Commission

**EVERETT/WYNN –
PRO**



Mystic River Watershed Association
your community • your watershed

June 25, 2014

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

Dear Commission Members,

Thank you for the opportunity to provide comment today on the application being made by Wynn Resorts for a gaming license to develop a \$1.5 billion resort casino in Everett, Massachusetts.

The Mystic River Watershed Association, is a 501(c)(3) nonprofit organization founded in 1972 by a group of concerned local citizens. Our mission is to protect and restore clean water and related natural resources within the Mystic River basin.

I will limit my comments to those areas of most concern to our organization while respecting that the issues of traffic, problem gambling and impacts on local businesses and residential neighborhoods represent critically important issues for the Commission and the proponents to evaluate and address. The focus of our review is on the prospective impact of casino development on environmental conditions in the Mystic River.

It is important to note that both the Wynn Resorts and Mohegan Sun casinos are proposed to be constructed within the boundaries of the Mystic River watershed. Either of these projects if they are built will have significant impact on water quality, natural habitat, and flooding within the Mystic River and its tributaries. It is our position that if either of the Mystic River casinos are permitted, given the size and scope of these projects, plans for the casinos must include significant environmental benefit and plans long term environmental improvement.

Wynn Resort Casino project in particular represents an extraordinary opportunity for the proponents to provide important leadership and support for the transformation of this hardworking urban river system to a healthy condition. We applaud that the Wynn Everett project proposes to undertake remediation of a significant hazardous waste site that has until now remained a blighted and unused parcel on the waterfront. Responsible and thorough clean up of this long neglected hazardous waste site is a very important environmental benefit that can result from construction of this project.

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June 25, 2014

At present, the proposed casino site, formerly owned by the Monsanto Chemical Company is an abandoned hazardous waste land causing ongoing impairment to the Mystic River. Significant and unaddressed contamination in soils, ground water and sediments on and adjacent to the site include volatile petroleum hydrocarbons, PCBs and a variety of heavy metals. Dissolved metal contamination in shallow groundwater is also present across the site. The stated intention of the proponents to address this contamination, to restore the Monsanto parcel, reduce off site discharges and to put this important riverfront property into productive use will provide substantial benefit to Mystic River communities and to the river itself.


With regard to other environmental concerns, the Wynn Resort Development team has been responsive to the recommendations of the Mystic River Watershed Association. Early on in the review process, our Association recommended several important changes to the developer's site plan. We are pleased that the Wynn Resort development team embraced these comments and substantially modified and improved their approach to site development. As a result, the Everett casino plan now includes substantial ecological restoration of the riverfront and coastal resource areas adjacent to the casino property.

The proposed construction of a living shoreline at the water's edge will help to restore native salt marsh and other native habitat and provide an important pilot project for habitat restoration in the Mystic. This plan will augment new salt marsh that is emerging adjacent to the casino site and will provide further evidence that restoration and protection of riverbank and habitat is feasible in the much abused Mystic River.

We are also pleased to see that the building footprint and size has been substantially modified in order to create more public outdoor open space and improved access to the riverfront which is much needed in this densely developed urban environment.

In conclusion, MyRWA is pleased with Wynn Resort plans to take important steps to protect and restore the local natural environment. We are encouraged by the stated commitment of the Wynn Everett development team to set high standards of excellence with regard to site design and environmental protection. We hope that the Commission will ensure these high standards are maintained.

Thank you, again, for the opportunity to provide comment.



EkOngKar Singh Khalsa
Executive Director

Bresilla, Colette (MGC)

From: Clifford Toppi <clifftoppi@yahoo.com>
Sent: Wednesday, June 25, 2014 10:03 AM
To: MGCcomments (MGC)
Subject: Public Comment Regarding The Wynn

Dear Commissioners Crosby, Cameron, McHugh, Zuniga & Stebbins:

I hope the gaming commission will consider all of the facts closely and approve the Everett plan by Wynn Resorts for a state casino license. Wynn's application to build a world-class resort in Everett is the best choice to benefit Massachusetts - by far.

Wynn was named the number one large employer in Vegas by his own employees, which to me is evidence of how great this proposal is compared to the others. He's created a culture of excellence and loyalty by treating his employees well and creating the kinds of jobs that people consider themselves lucky to have. This is exactly the kind of company we need here in Massachusetts. I want to know that I, or my friends, or my kids or my neighbors could have an opportunity like that, to work for this company. When the industry - including the ones from Connecticut - were laying people off by the thousands, Wynn was keeping his folks employed. That's a rare quality, one we could use here in the Commonwealth!

I hope you will make this transformative project a reality! We want the Wynn!

Yours sincerely,

Clifford Toppi
47 Lexington Street
Everett, MA 02149

Bresilla, Colette (MGC)

From: Arthur Murphy <arthurjmurphy3@yahoo.com>
Sent: Wednesday, June 25, 2014 10:03 AM
To: MGCcomments (MGC)
Subject: I believe in Steve Wynn

Dear Commissioners:

If only all of life's choices were so easy and clear! There is no doubt in my mind that the Wynn Everett is the right casino for Massachusetts. There are just too many factors in Steve Wynn's favor to even have to think about the choice.

There are a lot things to be said about Steve Wynn and the Everett casino plan - all the jobs and the taxes and other economic benefits, not to take away from those things at all - but the one that I'm most excited about is the way it will one, clean up the utter disaster that is that Monsanto site, and two, open up the waterfront for people to use and enjoy again. To think that visitors will be able to come to the Wynn by water taxi or their own boat, that we'll be able to walk by the river again, and to have such a beautiful complex there for the benefit of Everett, Somerville, Medford, Charlestown and all the visitors from Massachusetts and around the world, well, that's reason enough to support this plan 100%.

This is one of the most important decisions to be made for the people of Massachusetts in generations. I am certain that the Wynn plan is the best, and respectfully ask that you award the Boston region license to Wynn Everett.

Yours sincerely,

Arthur Murphy
44 High Street
Everett, MA 02149

Bresilla, Colette (MGC)

From: kcoogan@atlantic-associates.com
Sent: Wednesday, June 25, 2014 9:28 AM
To: MGCcomments (MGC)
Subject: Kevin P. Coogan

Greetings:

I am a resident of the City of Everett who has lived in this city for 62 years.

Of the 2 applicants competing for the Region A gaming license I believe that Wynn Resorts Inc should be awarded the license for the following reasons:

Wynn has the needed cash and the deepest pockets. Wynn has the best kind of cash—all his own. No meddlesome third party financiers, bankers, or “vulture capitalists” who could go belly-up in mid-project like the terrible Vornado disaster that left an ugly, gaping hole in the middle of downtown Boston for years.

Wynn is the developer, financier, and operator all rolled into one. No complicated partnership deals and relationships that could sour and trigger friction and lawsuits between partners and a lot of bad press for the gaming industry in Massachusetts (as well as the Gaming Commission itself) because of a delayed project—or worse—a cancelled project.

Wynn has a long track record of building and operating profitable mega destination resort hotel-casinos here and abroad that operate under commercial licenses which require payment of corporate income taxes to the jurisdiction that issued the gaming license. Wynn’s current stock and record of earnings reflects a financially stable and profitable enterprise which pleases Wall Street. Wynn Resorts has a \$13.5 billion market valuation and more than \$2 billion in cash.

Wynn Resorts Inc. is more hotel than casino because most of its revenue is from hotel operations. The same cannot be said for the competing applicant. The Wynn Casino is the engine that makes possible the building of a top quality five star hotel operation and all the frequent and expensive renovations needed to keep a hotel a top quality five star facility year after year. The numerous awards that Wynn Resorts has received over the years attest to the highest quality hotel accommodations and services to guests. Wynn now holds more Five Stars than any other independent hotel company in the world.

Wynn Resorts has the top quality five star accommodations and services needed to attract a significant amount of guests from outside the region. This is very important! Tourists, conventioneers, and business travelers from outside the region will bring in the dollars that will fuel the local economy which is always good for local businesses and job creation. The middling three star facility the competing applicant will build in Revere just won’t have the same appeal to the business and international community, won’t

bring in the same amount of money from outside the region, and won't yield the same benefits.

Wynn Resorts has a long history of successful operation in a fiercely competitive environment where the competition is right next door or across the street and not some 10 or more miles away. Such experience is a great advantage in facing the growing amount of competition within the gaming industry due to the proliferation of casinos in the northeast region of the country.

Wynn has a better design. The Wynn tower attracted a fair amount of criticism from its competitor which proposes building a flatter, spread-out facility. But this kind of layout is bound to irritate guests and staff who will be forced to travel longer distances on foot. No wonder Steve Wynn called it a "misfire" and "yesterday's newspaper." Last October I visited the Las Vegas hotels and found out what Wynn was talking about when I toured Caesars Palace and walked and walked and walked and got lost in its spread-out bigness somewhere between the casinos, the Colosseum, and the Forum Shops. When I found my way out, I was irritated to learn that I had been traveling south back towards the Bellagio instead of north towards the Encore, my destination. As I made my exit I felt sorry for anyone who stays at a place big enough to suit Nero but doesn't provide each guest with a chariot to get around it.

Wynn will offer not just jobs but careers with a company recognized as the Number 1 large employer in Las Vegas by its employees in the Las Vegas Review-Journal's Top Workplaces Survey. Thousands at Wynn are long-term employees who have been with the company for years and far longer than the industry average.

Wynn will clean up the Monsanto Mess. What more can I say about this environmental disaster and disgrace? I wrote enough about this in a 6 page letter to the Gaming Commission on March 31 that featured 3 color photographs of the very act of pollution itself back in 1972: 3 close up views of drainpipes disgorging industrial waste matter onto the ground and ultimately into the Mystic and Boston Harbor. Such was the waste disposal practices of industries along the Mystic until the Clean Water Act outlawed this sort of thing only months after these photographs were taken. Suffice it to say that Wynn is the only prospective developer who is willing to spend the \$20 or \$30 million or even more to remediate this site and provide the public access to a revitalized waterfront area. No other prospective developer is willing to touch this site which has been closed to the public for well over a century and is likely to remain closed to the public for another century if Wynn does not get the opportunity to clean it up.

Wynn can help clean up the Mystic. A Wynn Resort will revitalize the Everett waterfront and bring thousands of visitors to the river's edge and on the river itself via water traffic thereby giving the Mystic River a visibility and its water quality a focus of attention it never had before. Currently, the river remains closed to swimming, fishing, and sometimes to boating in certain areas. Progress on its cleanup has been very slow and very frustrating over the last 40 years and lags far behind the Charles River and Boston Harbor. The Wynn Resort can change that. It can serve as the catalyst that will bring together the broad array of stakeholders to build the vision, find the resources, and rejuvenate this important local asset. What was done to the Charles River can be done

to the Mystic, and a Wynn Resort located at a prime waterfront location can help make that happen. A cleaned up waterway will provide enormous opportunities for economic, recreational, and educational activities in the Greater Boston area for generations to come. This will especially be true for the communities of Arlington, Medford, Somerville, Everett, Charlestown, Chelsea, and East Boston which lie along the banks of the river.

And finally, I will mention that the merits of the Wynn proposal were reinforced by the residents of the City of Everett who approved the project by a vote of 86.5% in favor of it. As you well know, the competition's vote in favor last February did not come close to this.

Let's not let this once-in-a-lifetime opportunity slip away.

Award Wynn the gaming license.

Sincerely,

Kevin P. Coogan

June 25, 2014

Massachusetts Gaming Commission

Connolly Community Center

Everett, Massachusetts

Commissioners,

I'm not here to talk about the Wynn Casino/Hotel proposal here in Everett but to speak about why the Commission should award this license for the benefit of the people of the City of Everett; not just today but for the people both past and future.

Everett has always, in the past, been a service city to the surrounding areas and not just the surrounding areas but in some cases worldwide. We have had to endure all that goes along with industrial conglomerates but never the benefits.

If we look along the Malden and Mystic Rivers, in which Everett is generally along the East side, we find a wide variety of businesses.

1. At one time not long ago there was a transfer facility that loaded onto large barges house-hold and construction debris operating from the City of Medford. These barges, once loaded, were towed far out to sea and burned. The ashes were emptied at sea. When moving toward the sea much of the debris went overboard and settled along the bottom of the rivers. That is pollution that still resides there. Everett did not benefit from this venture. AND NO ONE ASKED THE CITIZENS OF EVERETT IF IT WAS OK.
2. The next area along the river is the former G.E property. The G.E. provided many parts product for the U.S. Army Air Force and also the U.S. Air Force to be used in many aircraft engines. They did this as a service to our country. Everett's only benefit from this operation is what every municipality in the country received. When G.E. vacated the property it left us with an abundance of pollution. AND NO ONE ASKED THE CITIZENS OF EVERETT IF IT WAS OK.
2. Further on down the river is an industrial complex. No one has discovered just might be leaching into the river except some stone dust and a left behind abandoned marine docking facility. Everett does not benefit from this operation. AND NO ONE ASKED THE CITIZENS OF EVERETT IF IT WAS OK.
3. Everett's city dump is next in line. It polluted Sandy beach and polluted most of that area and including the river. The property now houses a parking lot and a building on a slab foundation. Although Everett benefited by the use of a dump no ever one cleaned up the property. The new business built on top of the pollution and it still there. AND NO ONE ASKED THE CITIZENS OF EVERETT IF IT WAS OK.
4. We now arrive at Monsanto Properties which is the third chemical company on that site. There are two locations. The first location is where the main offices and the manufacturing plants were located; entrance off Route 16. This is so badly polluted that seventeen feet of glacial silt

were required to cover the entire site. The hot spot was first covered with a 100 foot diameter cement dome cover before the glacial silt was placed on top. This pollution still remains at the site and I have no doubt that some still leaches into the river and surrounding marsh areas. Everett received no benefits from his location. AND NO ONE ASKED THE CITIZENS OF EVERETT IF IT WAS OK.

5. The second Monsanto location was the docking area for ships and also an open air raw materials stock pile. Many times residents were required to shut their windows to keep out the odor from the site. One time it was so bad that there was an evacuation of patients from the Whidden Memorial Hospital that is located 2.5 miles away. Everett received no benefits from this location. The pollution at this site has a long list and is still in existence. AND NO ONE ASKED THE CITIZENS OF EVERETT IF IT WAS OK
6. The "Edison Electric Co" is no longer there but the facility is still there. This site has been operated by several other companies over the past several years. The pollution has been reduced over the course of much redevelopment. However it was a facility that burned high sulfur coal that polluted the complete city and beyond. The facility released hot water into the Mystic River and destroyed the mollusk breeding beds and feeding areas for many fish and shell species. The river has never recovered. The City of Everett never received one watt of power from this facility. It all went to the City of Boston. AND NO ONE ASKED THE CITIZENS OF EVERETT IF IT WAS OK.
7. EASTERN Gas and Fuel were next and were the worst polluters that one could imagine. They not only polluted the river but also a large tract (acres) of land that still remains today. This facility burned coke to create gas. The coke was burned, creating coal dust that travel for miles, during the warm weather to fill giant gas tanks so the gas could be delivered to the City of Boston during cold weather. The City of Everett never received one therm of heat no matter how cold it was. AND NO ONE ASKED THE CITIZENS OF EVERETT IF IT WAS OK.
8. The Dstrigas facility moved in and does not produce any known pollution. It is built on top of the ground and the pollution is still there. The City of Everett Board of Alderman did grant Dstrigas a license to store LNG at the site. The City of Everett does not benefit by the conversion of LNG to natural gas; it is still piped to Boston and trucked to other near and far municipalities.
9. I need to back up a little to the Prolerized Corporation. They turned junked motor vehicles into a product for shipping and recycling. The leaching of hydro-carbons into the river has been corrected, by major construction, but the pollution still remains in the river.
10. Last to mention is the M. B. T. A. repair facility. No benefits, not even taxes, were derived by Everett. Who knows what effect they have caused by having a long term operation on the site?
11. There are many other concerns that I have not covered. Records will show that many Everett workers left home with their lunch buckets and never returned. Everett citizens have paid their dues over and over. They have paid economically, ecologically, and in human life.
12. While other municipalities have benefited from the "not in my back yard" syndrome Everett has never suffered from the "not in my back yard" syndrome.
13. That is some of the history of what the citizens of Everett have had to put up with over the years. We now have a developer who did ASK THE CITIZENS OF EVERETT IF IT WAS OK TO COME

TO EVERETT TO BUILD A HOTEL /CASINO AND CLEAN UP A LARGE AREA OF POLLUTION PLUS OTHER CONSIDERSTIONS. AND THE CITIZENS OF EVERETT SAID YES.

14. So in conclusion I ask that you grant the license to Wynn not only because of the casino but because of the clean-up of the pollution. If the license in not granted the pollution will never be corrected and again Everett citizens will have no say it the matter.

If we compare Wynn and let's say a BJ's or a Wall-Mart, and in forty years they would decide to close doors and move on to some other place; with Wynn the pollution would be gone but with the others the pollution would still be there.

When The Massachusetts Gaming Commission indicated it wanted to do what was best for Massachusetts what better way than to clean up that pollution in Everett, give its citizens a much deserved break, and grant a license to an organization that will benefit not only Everett but citizens of Massachusetts.

Thank you for your time and consideration.

John F Hanlon, Everett Councilor-at-Large

Bob Marra Testimony - June 25, 2014

Hello, my name is Bob Marra. I have worked for Cambridge Health Alliance (CHA) as the Director of the Everett Community Health Partnership for the past nine years.

I am a resident of the Hyde Park neighborhood of Boston. My daughter is a very hard working and talented special education teacher in the Everett Public Schools who lives in Everett with her family, including my only grandchild.

I am a member of Action for Regional Equity and support the testimony they presented to you yesterday including the provision of living wage jobs for local residents of Everett and its surrounding communities including Boston. I am especially concerned that as many jobs as possible will be available to people returning to their communities from prison – a group of people I am assisting as they are referred to me by CHA doctors and the Everett Police.

I have very mixed emotions about casinos. The jobs they create are vitally important. However, I believe there are much fairer and safer ways to raise needed tax revenue.

I have no mixed emotions about one person who has been very outspoken in his support of a casino in Everett, that is, Everett's mayor, Carlo DeMaria, Jr.

Over the past forty years, including twenty years as an Assistant Deputy Commissioner at Boston City Hospital, I have come to know six mayors pretty well, three in Boston and three in Everett.

For seven years I have worked closely with Mayor DeMaria, his staff and his family on a variety of community health-related issues, including working with his wife to help her distribute the significant amount of money she raised for Everett's large Haitian community after the tragic earthquake in Haiti. At present I am working with the Mayor's mother, who has two amazing backyard gardens, to help expand Everett's community garden program.

What is most clear to me about the Mayor is his deep love for the people of this city and his willingness to work very, very hard, day in and day out on their behalf -- in an up front and honest way. Everett is a small city with very little separation of residents by income or color of skin like there is in Boston. What the Mayor does as the representative of the people he does also to himself and his family. He supports this casino because he thinks it is the right thing to do for everyone in Everett, including his family and my family.

I wholeheartedly support him and hope that you will do likewise.

Thank you.

Bresilla, Colette (MGC)

From: Philip Griffiths <pgriffiths@islandalliance.org>
Sent: Tuesday, June 24, 2014 10:57 AM
To: MGCcomments (MGC)
Subject: Mohegan Sun MA , LLC
Attachments: Mohegan Sun 6-24-2014.pdf

Dear Commissioners of the Massachusetts Gaming Commission:

Attached please find comments from the Boston Harbor Island Alliance for your consideration with regards to the proposal of Mohegan Sun MA LLC.

The Boston Harbor Island Alliance is the Non-profit Partner of the Boston Harbor Islands National Park area.

Thank you for your consideration of our comments.

Philip Griffiths, President
Boston Harbor Island Alliance
The nonprofit partner of the Boston Harbor Islands national park area



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June 24, 2014

Massachusetts Gaming Commission
84 State Street
Boston, MA 02109

RE: Mohegan Sun MA, LLC

The Boston Harbor Island Alliance (BHIA) is a nonprofit organization whose sole purpose is to promote the public use and awareness of the Boston Harbor Islands national park area. BHIA has not taken a position on casino gambling in Massachusetts nor endorsed any particular applicant or project. However, we are providing comment today to underscore the fact that this project, if approved, will be a significant addition to the waterfront recreational destinations in and around Boston Harbor, and development of this project presents an excellent opportunity to increase access to natural resources and recreational opportunities throughout Boston Harbor.

The applicant has put forward a proposal that has many exemplary environmental and sustainability design components, including renewable energy and energy efficiency components, waste to energy and recycling, land and water conservation, alternative modes of transportation and excellent transit connectivity with the proximity to the MBTA's Blue Line and potential future links to water transportation networks. We are impressed with the Proponent's efforts to make it a "green" project, and particularly with their commitment to LEED certification. We are also pleased with the effort the Proponents have put into public outreach and their willingness to engage with all parties, including our organization, to consider the project in its broadest harbor-wide context.


The gaming statute calls on proponents to provide measurable economic benefit to not only the impacted communities but to the region and state as a whole. The statute also implores proponents to work with existing cultural institutions to ensure "...patrons experience the diversified regional tourism industry." The Boston Harbor Islands national park area is not only a tremendous natural resource, within sight and a short boat ride from the project location, the park is truly a regional treasure and a cornerstone of the local tourism experience. The Boston Harbor Islands National park area is one of only 400 national parks in the country, and one of the few in an urban area.

The proposed project is clearly part of the regional tourism economy, and we believe that in addition to the proponents laudable attention to conserving and making connections to natural resources, improving access to those resources, and supporting alternative modes of transportation, providing mitigation funding for water transportation to the Boston Harbor Islands national park area is appropriate. Park managers and the BHIA would like to see the number of visitors to the Islands doubled in the next five years, and to do that and also maintain affordability will require broader subsidization of the water transportation system. BHIA has been the recipient of past mitigation and successfully implemented park enhancement amenities, in partnership with our local, state and federal partners.

We applaud the project proponents for the exemplary environmental design components of their plan. Linking the development of the proposed project with support for affordable access and improvements to the Boston Harbor Island park system, is a unique opportunity to advance the regional recreational and tourism economy, consistent with the purposes of the gaming statute.

Thank you for your consideration of our comments.

Sincerely,

A handwritten signature in dark ink, appearing to read "Phil Griffiths". The signature is fluid and cursive, with a large initial "P" and a long, sweeping underline.

Phil Griffiths
President

Bresilla, Colette (MGC)

From: Prof Email <agganisg@gmail.com>
Sent: Tuesday, June 24, 2014 9:00 PM
To: MGCcomments (MGC)
Subject: Wynn Resorts

I hope my comments are heard tomorrow. Please and thank you.

Dear, Massachusetts Gaming Commisioners, people of Massachusetts,

My name is George Agganis and I am from Middleton Massachusetts. I have been working In the gaming industry for the last 9 years. As a graduate of the university of Nevada Las Vegas with a Bachelor degree in Gaming Management, I feel that I can speak for many, regarding local, expanded gaming for the Boston area.

Gaming must be conducted correctly, professionally and most importantly catering to a specific type of people. Having worked in gaming in Las Vegas and locally here in New Hampshire as well as Massachusetts, I have seen first hand on the effects that gaming has on local communities. I am pro casino however, a poor gaming operation will be detrimental to this state and it's host communities.

In my professional opinion, the 2 licensees are very comparable to Las Vegas, and Atlantic City.

The Mohegan Sun group, is very comparable to Atlantic City. Atlantic city, is not as attractive as a tourist destination as it should be. With recent economic struggles due to a lack of interest and attraction, revenues and jobs are being lost and people are taking their business elsewhere. These types of properties strictly rely on being one of the only games in town. They rely strictly on gaming. They are one dimensional and fail to adjust to the new trends of this industry. They are 3 star properties and cater to 3 star people. These properties have a high % of problem gamblers and do little for their surrounding commuties.

Mohegan Sun's property in Connecticut is on a downward trend of losing money. Their employees are losing work, resulting in poor guest experience which affects revenue . There isn't much to offer other than gaming conducted at this property. Occasionally some nice shows, and some overpriced restaurants.

It is cheaper to fly to Las Vegas and stay 3 nights than it is to go to Mohegan sun for a weekend.

Mohegan Sun was not Suffolk downs first choice! Their plan has been rushed, it is not organized and it is not what the people of Boston deserve. Mohegan Sun is an Indian tribe who will always put their tribe first over their employees and people of Massachusetts, we don't need or want that.

The people deserve the best and it is the Wynn Group. Commisioners please look at the track record of Mr. Steve Wynn and his properties around the world.

In the Gaming industry, Wynn is the benchmark. It is my personal dream to work for this group. The jobs he creates are careers . If someone could be so fortunate to work for the Wynn, that person will never need to look for another job again.

The Wynn group competes with the entire Las Vegas strip as well as all over the world and is hands down the best. While Mohegan Sun isn't even recognized as the best in Connecticut.

Wynn, is not comparable to Las Vegas because they are Las Vegas. The Best hotel, the Best casino, the Best shopping, restaurants, shows, pools, the best overall experience for a guest and most importantly, they cater to a certain higher end type of cliental.

People from Massachusetts, the Wynn does not want your money! They are going to target international markets to bring here. Massachusetts residents will be given a huge economic boost by the Wynn.

Can Mohegan Sun do this? Are they even recognized out of New England? The Wynn is the only choice.

Wynn, will bring hundreds of millions of dollars from international destinations. Our city of Boston will thrive with more tourism which will positively impact every business owner.

The plan for Everett that the Wynn group has designed is a plan that Las Vegas wishes they had for themselves. This resort will be amazing to say the least. If you have never visited a Wynn Property I suggest you do it. Then visit a Mohegan Sun property, see it for yourself your eyes never lie to you.

People from Massachusetts, this is the only option for you, the taxpayer, for you the hardworking families of this state, we will see and experience the true positive effect that an impeccably run casino resort can have on it's surrounding communities. As an expert in this industry and a Massachusetts Resident, I want what's best for a place I call home.

Please show your support for the Wynn.



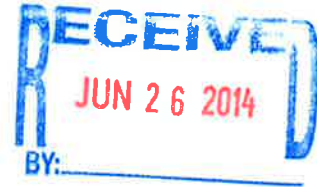
Cambridge Health Alliance



HARVARD
MEDICAL SCHOOL
TEACHING AFFILIATE

June 23, 2014

Stephen Crosby, Chair
Massachusetts Gaming Commission
84 State Street, 10th FL
Boston, MA 02109



Dear Chair Crosby:

On behalf of Cambridge Health Alliance, I am writing in support of Wynn Development's bid to site their business within the City of Everett. The economic and social commitments that Wynn Development has agreed to within their host agreement with the City of Everett would provide the City of Everett additional resources to further invest in the health of their communities as well as provide additional job opportunities to the citizens of Everett.

As a care provider in the City of Everett, as well as its surrounding communities, Cambridge Health Alliance looks forward to working with Wynn Development to further the health of those who live in Everett and their surrounding communities.

Sincerely,

Patrick R. Wardell
Chief Executive Officer
Cambridge Health Alliance

cc John Tocco, Project Manager, Wynn Development



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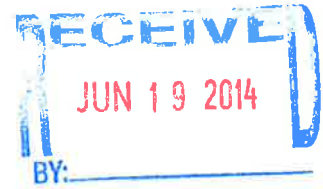
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Chief Executive Officer
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Dear Commissioners,

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For decades, this toxic piece of land has crippled our community's ability to move forward and redevelop an area that sorely needs it. The cost of clean-up has discouraged potential businesses from coming in, except Wynn, and the sites location has hurt our city's ability to attract business and development along on of our community's best assets, our waterfront.

If Wynn is issued this license and builds its resort on the banks of the Mystic River, it will truly unlock the potential of the entire Lower Broadway area, which has been an eyesore of industrial businesses greeting visitors to our city. By unlocking our waterfront through the cleaning of the Monsanto site, it will allow the city of Everett to realize its full potential as a waterfront community, and promote development opportunities beyond the Wynn resort. The Wynn resort will trigger extensive development along the Mystic in Everett, and breathe needed life into our community that will provide additional jobs, revenue, and potential not envisioned by the Expanded Gaming Act and Wynn's proposal.

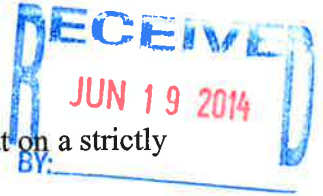
This is what sets the Wynn proposal apart. Not only will Everett, the surrounding communities, and the state enjoy the benefits of a world class casino, but it will also eliminate a site that has crippled our ability to move beyond the industrial activities of our past and open up the unlimited potential of our once beautiful waterfront. That alone will dwarf the benefits of any other proposal.

Thank you for considering this important issue.

Sincerely,

Doreen C. Thistle
64 prescott st
Everett, MA 02149

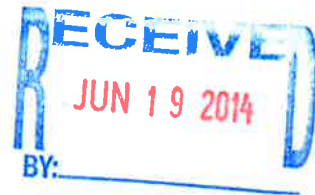
Dear Members of the Gaming Commission,



I'm writing today to respectfully ask you to support the Wynn plan. I think that on a strictly rational basis, there's no real debate between the two proposals.

The Wynn proposal consists of building a magnificent hotel and resort casino on the former Monsanto plant along the Mystic River. This project would not only clean up a contaminated site but would serve as a catalyst for revitalizing the entire waterfront and surrounding communities. This is just one of the many reasons why Wynn is the only realistic and beneficial choice for our community in a whole.

Signed,



To the members of the gaming commission -

In 2011, the other casino proponent's total gaming revenue was \$1.25 Billion, and Wynn was the only major US operator to not suspend or cancel a development project during the economic downturn; further, Wynn kept 99% of their staff employed when the industry was laying off thousands of employees.

When the two proposals are put side by side, there is no comparison. If you want someone to protect and create jobs, choose Wynn.

Yours Truly -

Dotty Cogan
65 Peacock St
Ernest, MA 02619

Members of the Gaming Commission,



I am writing to request your support of the Wynn Resorts project as it is the best proposal for the region. Wynn was named the number one large employer in Vegas by his own employees, which to me is evidence of how great this proposal is compared to the others. He's created a culture of excellence and loyalty by treating his employees well and creating the kinds of jobs that people consider themselves lucky to have. This is exactly the kind of company we need here in Massachusetts. Do whats best for our city, end of story.

Jeli Thote
64 Prescott St
Signed, Everett MA
82445

Dear Massachusetts Gaming Commission,



- ♣ The Choice is CLEAR!
- 💰 \$29 Million in annual taxes to the City of Everett.
- 💰 \$267 Million in annual local and state taxes.
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- 🏠 Cleanup of a dangerously polluted industrial site and the rebirth of an abandoned waterfront.
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Mark Schwartz

64 Prescott St
Everett MA

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Wednesday, June 18, 2014 6:15 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Eric Lee

Email

Elsie52@aol.com

Subject

Everett casino

Questions or Comments

City of Everett is the perfect site for a casino.....revere has had an continues to have a high crime rate and has not done well with opportunities in the past!

Bresilla, Colette (MGC)

From: shriprakash lamichhane <shriprakash_l@hotmail.com>
Sent: Wednesday, June 18, 2014 10:36 AM
To: MGCcomments (MGC)
Subject: My Opinion on Gaming License for Region A

Dear Commissioners Crosby, Cameron, McHugh, Zuniga & Stebbins:

The Wynn Resorts project will provide numerous benefits for the people of Greater Boston.

The jobs that will be created by the Wynn project are just what this state needs. There will be 4,000 long-term jobs at the Wynn, well-known as the best jobs in that industry. With Wynn's expertise and track record in the business, surrounded by loyal employees who want to go the extra mile for his customers, and with over \$2 billion dollars in the bank, his promises to deliver are completely backed up, in my opinion. To my mind, there is no other option than the Wynn. The Wynn puts the other guys to shame. This is exactly what Massachusetts needs!

This is one of the most important decisions to be made for the people of Massachusetts in generations. I am certain that the Wynn plan is the best, and respectfully ask that you award the Boston region license to Wynn Everett.

Yours sincerely,

shriprakash lamichhane
39 parlin st apt 104
EVERETT, MA 02149

PUBLIC SUPPORT FOR WYNN/EVERETT

MGC received 719 Signatures for the petition “Wynn for All”:

“We urge the Gaming Commission to grant Wynn Resorts the Eastern Massachusetts region casino license. Wynn Resorts’ project is the best proposal for both the region and the state as it will generate thousands of jobs from a company recognized as the best large employer in Las Vegas by its employees, clean up a contaminated site that will help revitalize the waterfront, and create a destination resort by a company that has won more Forbes Five-Star Awards than any other independent hotel company in the world.”

MGC received a total of 785 of the below form letters

(Inclusive of the 477 received prior to 3/25/14):

- The jobs that will be created by the Wynn project are just what this state needs. There will be 4,000 long-term jobs at the Wynn, well-known as the best jobs in that industry. With Wynn's expertise and track record in the business, surrounded by loyal employees who want to go the extra mile for his customers, and with over \$2 billion dollars in the bank, his promises to deliver are completely backed up, in my opinion. To my mind, there is no other option than the Wynn. The Wynn puts the other guys to shame. This is exactly what Massachusetts needs!

Respectfully, I urge you to support the Wynn proposal for all of its positive benefits. They can back everything they say to us and I know this is the smartest choice of all. Wynn has more money in his pockets than the other casino company, and people from all over the world will be traveling to his 5 star resort, ready to spend their money, money that will go to our cities and our state. Also the fact that these small businesses in the surrounding area will not be hurt by this attraction is huge. This is a deal that should not be passed up, so please support the Wynn!

- The Wynn Everett will create 4,000 long-term jobs in this region of Massachusetts, jobs where people will be working directly at the Wynn. These jobs are well known as being the best jobs in the industry due to the fact that Wynn genuinely cares about his employees' well-being and job security. It couldn't be any clearer than that, considering how he, along with his executives, took pay cuts during rough times so that his employees would still have work. During that time Wynn's casinos actually made the industry's leading profits due to his smart business choices. I don't know what person wouldn't agree with backing this proposal 100%. This is the exact kind of employer Massachusetts should be looking to bring on board.
- The construction jobs from this development are important. But it is even more important for the gaming commission to weigh the long-term results of this major decision. Year after year, Wynn has been named the best casino resort employer in Las Vegas, where it has scores of competitors. The permanent jobs created by Wynn in Everett will be jobs

Massachusetts resident really want and will enjoy. That is an important factor for you to take into account.

Respectfully, I urge you to support the Wynn proposal for all of its positive benefits. They can back everything they say to us and I know this is the smartest choice of all. Wynn has more money in his pockets than the other casino company, and people from all over the world will be traveling to his 5 star resort, ready to spend their money, money that will go to our cities and our state. Also the fact that these small businesses in the surrounding area will not be hurt by this attraction is huge. This is a deal that should not be passed up, so please support the Wynn!

- Steve Wynn is recognized worldwide as a time-proven luxury resort operator. His name is his brand, and he would never risk damaging his brand by building anything but the best possible resort casino in Massachusetts. Wynn Everett will attract customers from Massachusetts and beyond - which will ensure success for Massachusetts taxpayers. The other applicants? Not so much, with a three-star facility quickly slapped together.
- This project would place Wynn Resorts among the Top 5 private employers in Boston. Moreover, this project would generate \$267 million in annual, recurring and local taxes. It also would provide \$183 million in onetime state and local taxes during the resort development. Thank you for reading my message. I respectfully submit that when you evaluate all aspects of the competing applications, the choice is not even close. Please award the important Boston Region casino license to Wynn Everett.
- The Wynn proposal consists of building a magnificent hotel and resort casino on the former Monsanto plant along the Mystic River. This project would not only clean up a contaminated site but would serve as a catalyst for revitalizing the entire waterfront and surrounding communities. In closing, I simply ask that you take into account not only the fine reputation and financial strength of Wynn, but Steve Wynn's ability and commitment to get the Everett resort built and open without endless delays. Please approve the best plan and best operator when making this major decision for our state.
- The Wynn Everett plan not only is strongest based on finances, aesthetics, corporate reputation, local community commitment and regional benefits, but it will get built soonest. That means the tax and other benefits will be greater. Wynn, unlike the other applicant with multiple ownership, will not build the Everett resort in 'phases.' I just seems to me that Wynn is the obvious choice on every criteria.
- Steve Wynn is going to make a 5 star resort and casino. Those fellows across Route 16 are going to make a 3 star resort and casino. Why is this even a debate? Is Massachusetts a three-star state? Are we three-star people? Do we want three star tourists and humble three star vacationers here, or do we want those 5 star people and their five star wallets coming here and spending their time and money? I know what I want! Are we so foolish as to pass this opportunity by? Steve Wynn could have gone to New York City or to Philadelphia or to Chicago, or to wherever he wanted- and he chose to come here. To Boston, to Massachusetts. We need to grab this opportunity with both hands!

In closing, I simply ask that you take into account not only the fine reputation and financial strength of Wynn, but Steve Wynn's ability and commitment to get the Everett resort built

and open without endless delays. Please approve the best plan and best operator when making this major decision for our state.

- The Wynn plan is without doubt the superior choice. The resort in Everett will have a five-star hotel and world-famous retailers, unlike the other application before you. These factors are huge in ensuring that the Boston region casino you approve is successful - and Massachusetts residents cannot risk that this is not major success. Wynn is clearly the right choice for our state.

As a resident here in _____ I urge you to support the Wynn proposal. He has the money, expertise and track record that these other guys do not have, and a business model that promises to deliver. The 5 star resort will bring tourists from all over the world to this attraction along with their dollars that will benefit the whole state. This is too good to pass up - please support the Wynn!

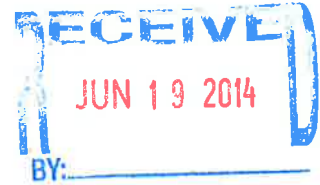
- The Wynn project will offer not just jobs but careers with a company recognized as the No. 1 Large Employer in Las Vegas by its employees in the Las Vegas Review-Journal's Top Workplaces Survey. It's no surprise since thousands of team members at Wynn are long-time employees who have been with the company for years, far longer than the industry average.
- Wynn was named the number one large employer in Vegas by his own employees, which to me is evidence of how great this proposal is compared to the others. He's created a culture of excellence and loyalty by treating his employees well and creating the kinds of jobs that people consider themselves lucky to have. This is exactly the kind of company we need here in Massachusetts. I want to know that I, or my friends, or my kids or my neighbors could have an opportunity like that, to work for this company. When the industry- including the ones from Connecticut- were laying people off by the thousands, Wynn was keeping his folks employed. That's a rare quality, one we could use here in the Commonwealth!

In closing, I simply ask that you take into account not only the fine reputation and financial strength of Wynn, but Steve Wynn's ability and commitment to get the Everett resort built and open without endless delays. Please approve the best plan and best operator when making this major decision for our state.

- There are a lot things to be said about Steve Wynn and the Everett casino plan- all the jobs and the taxes and other economic benefits, not to take away from those things at all - but the one that I'm most excited about is the way it will one, clean up the utter disaster that is that Monsanto site, and two, open up the waterfront for people to use and enjoy again. To think that visitors will be able to come to the Wynn by water taxi or their own boat, that we'll be able to walk by the river again, and to have such a beautiful complex there for the benefit of Everett, Somerville, Medford, Charlestown and all the visitors from Massachusetts and around the world, well, that's reason enough to support this plan 1 00%.

Respectfully, I urge you to support the Wynn proposal for all of its positive benefits. They can back everything they say to us and I know this is the smartest choice of all. Wynn has more money in his pockets than the other casino company, and people from all over the world will be traveling to his 5 star resort, ready to spend their money, money that will go to our cities and our state. Also the fact that these small businesses in the surrounding area will not be hurt by this attraction is huge. This is a deal that should not be passed up, so please support the Wynn!

- The applicant you select will have a gaming monopoly in this region, so it is important that Massachusetts protect itself. The Wynn Corporation has tremendous financial resources to fund and operate a first-class resort. It will not be asking for bailouts or secret investors, or special tax breaks should the economy dip. This state cannot afford to put taxpayers at risk in any conceivable manner. Wynn has a proven track record.
- Wynn Resorts holds more Forbes Five Stars than any other independent hotel company in the world. Forbes Travel Guide's Star rating designations are the gold standard for hospitality excellence. This is the type of destination resort that we need to attract national and international tourism to the area.
- The Wynn project will generate 6,000 long-term jobs including 4,000 direct jobs and 2,000 induced jobs. It will also create 4,000 construction jobs through build-out. Will Mohegan create so many jobs? And even if they do, how long will those jobs last, given their financial situation? Wynn has the money, the experience, and the know how to make this whole thing work. We all owe it to ourselves to pick the right project here, and I think the choice is clear.



Dear Commissioners,

As a resident of Everett, I ask that you give serious consideration and weight to the Wynn proposal and the fact that if awarded the license, Wynn will clean the former Monsanto site. We hear so much about how the Mohegan plan will save Suffolk Downs and the jobs there, but if part of your consideration in the licensing of this regions casino has to do with the betterment of the region, cleaning this former chemical site will have an enormous and immediate impact on the entire Boston region.

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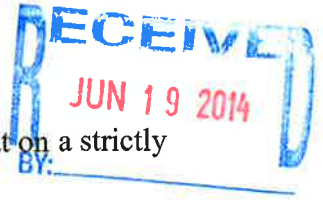
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Thank you for considering this important issue.

Sincerely,

Doreen C. Thistle
64 prescott st
Everett, MA 02149

Dear Members of the Gaming Commission,

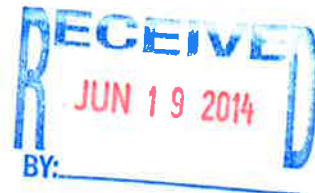


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Signed,

A handwritten signature in blue ink, appearing to read "Craig Shyph". The signature is fluid and cursive, with a long horizontal stroke extending to the right.



To the members of the gaming commission -

In 2011, the other casino proponent's total gaming revenue was \$1.25 Billion, and Wynn was the only major US operator to not suspend or cancel a development project during the economic downturn; further, Wynn kept 99% of their staff employed when the industry was laying off thousands of employees.

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Yours Truly -

Dotty Cogan
65 Peacock St
Berkett, MA 02619

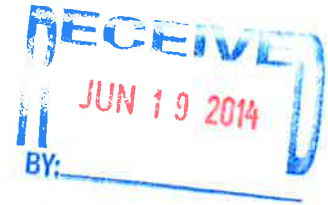
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Jeli Thote
64 Prescott St
Signed, Everett, MA 02469

Dear Massachusetts Gaming Commission,



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Mark Schwartz

64 Prescott St
Everett MA

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Wednesday, June 18, 2014 6:15 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Eric Lee

Email

Elsie52@aol.com

Subject

Everett casino

Questions or Comments

City of Everett is the perfect site for a casino.....revere has had an continues to have a high crime rate and has not done well with opportunities in the past!

Bresilla, Colette (MGC)

From: shriprakash lamichhane <shriprakash_l@hotmail.com>
Sent: Wednesday, June 18, 2014 10:36 AM
To: MGCcomments (MGC)
Subject: My Opinion on Gaming License for Region A

Dear Commissioners Crosby, Cameron, McHugh, Zuniga & Stebbins:

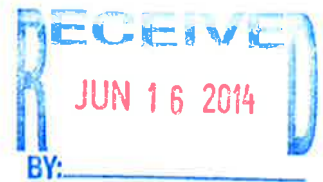
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This is one of the most important decisions to be made for the people of Massachusetts in generations. I am certain that the Wynn plan is the best, and respectfully ask that you award the Boston region license to Wynn Everett.

Yours sincerely,

shriprakash lamichhane
39 parlin st apt 104
EVERETT, MA 02149



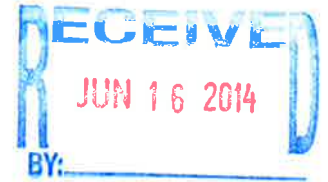
Dear Massachusetts Gaming Commission,

I recently returned from a trip to visit family out in the Las Vegas area. I spent a day walking the strip and checking out the various hotel and casinos. By FAR, of the establishments I visited, the Wynn was by far the cleanest, and friendliest, and most impressive. I can see why Wynn has been voted 5 star awards by Forbes. I left very excited that this could be a possibility in Massachusetts.

Wynn has thirty times more cash on hand than the other Boston area casino proposal. This quality of resort-casino will attract seven million visitors per year from around the world! This is going to be generating revenue with out of state, out of country cash, flowing INTO Massachusetts.

This is a casino operator that is the best, and continues to be the best. I think that the region A license should be awarded to the best developer, employer, and revenue generator. Thank you.

Sincerely, *Joan K. Dobbins*
Everett, MA



Dear Massachusetts Gaming Commissioners,

There are so many reasons why I support the Wynn project in Everett. I'm not originally from this area, but since having moved here, I've made many friends who grew up and stayed in this city. I've come to learn that although the city is very industrial, and quite urban, what makes people stick around is the people. This city is made of hard working families that have come to know their neighbors, which makes people want to become involved and want to do all they can to make their city, their HOME, a better place.

It is for this reason that I feel of all the referendums held for voting for a resort-casino project, that Everett overwhelmingly supported Steve Wynn's vision, his company, and his reputation as an employer anyone would WANT to be employed with for years. There is no doubt in my mind that this project is going to be beneficial for generations.

Thank you for taking the time to read my letter, and I implore you to award the license to Wynn, to Everett, and to the entire state.

Sincerely,

JOAN K. DOBBINS



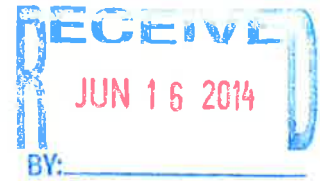
Dear MGC,

The Wynn resort project in Everett is a chance for a long over-due clean up and development of the former Monsanto site. I shudder to think just how long this site will remain in this state if for some ridiculous reason the license is given to some other developer or worse yet, not given at all.

It seems quite obvious what project is the better of the two in this area. I understand there is a process, so thank you all for being so fair in your decision making so far.

Thank you,

Sincerely, JOAN K. DOBBINS



Dear Massachusetts Gaming Commissioners,

I'm a resident of Everett, and I strongly feel that there is no substitute for the BEST! The proposed Wynn Resort & Casino is by far the BEST plan, offering the BEST jobs working for the BEST casino industry employer, and this the BEST deal for Massachusetts.

This city has long awaited revitalization, while we have watched our neighbor's boom with development and improvements to their city. The cleaning up of the undeveloped and dirty parcel that has sat for years will breathe new life into this city. I am so excited at the thought of Everett having waterfront access and green space to enjoy. I'm certain that once the project is complete and open to the public that many residents of the city and surrounding communities will take the opportunity on a nice day to just walk along the waterfront. This property which is brown and barren will be transformed, and it will feel like an oasis. I imagine that once the area has been remediated and is no longer continuing to contaminate that the environment will thrive!

For these and so many other reasons, I urge you to strongly consider awarding the license to Wynn in Everett. Thank you.

Best regards,

A handwritten signature in black ink that reads "Tom K. Dolbe". The signature is written in a cursive, flowing style.



My name is Mary Bagarella. I'm a lifelong resident of Everett, and now live at 66 Main Street. I was raised in Everett in the Village, which runs from Kelvin St., to the railroad tracks, which is in close proximity to where the former Monsanto Chemical Company was. I recall being a young girl of about 6 or 7 years old, about 1932, when I used to spend my summers at Sandy Beach; that is now Sacramoni Park. There were so many little waterways that we would rowboat in, and have picnics in the shade under the trees. Sandy Beach had a bath house with showers, and even a diving board. In September there would be gatherings for Labor Day, and churches held baptisms right there in the water. We would also swim in the creek and off the drawbridge.

Sometimes there would be a layer of yellow film on the water or a layer of black soot. I also remember on particular mornings we would wake to a thick layer of soot covering our porches and window sills, and everything in the neighborhood. It was customary in the evenings to have to close up the windows to our homes to try to keep our eyes from burning. As kids we would play in the neighborhood and once it became evening our eyes would stream tears and we would feel the burning, and we never thought much of it. It was par for the course living in close proximity to the Monsanto Chemical Company. So many of our neighbors and friends of our close knit neighborhood became ill with Leukemia. I am witness to all of this. I grew up there, and members of my family still live there in the home I grew up in.

I very much loved growing up in that neighborhood. We didn't have much but what we did have was a close relationship with our neighbors, and access to recreation on the Mystic River. Lately, I think back now to those days, and strongly feel there just may be some connection to the environment in which we were living, and how these individuals passed too soon. Most of which were never to have lived to be fifty years old.

I'm hopeful that this area will be cleaned up, and transformed into a waterfront that the public will once again enjoy like the summers I fondly remember. It's a shame that a large corporation was allowed to leave behind pollutants that are still harmful to the residents today even after all these years, and was not held accountable. Many developers have since shown interest in developing that brownfield, only to walk away because of the cost of cleaning it up suitable enough for public use. It wasn't until Steve Wynn came to Everett, that I actually had faith that I would once again enjoy the waterfront of my memories. When this becomes a reality, and I walk among the trees and flowers, I'm sure my tears will be streaming, but only from joy. Thank you for taking time to read my later, and I strongly support this project, and it's plans of remediation.

Dear Commissioners,



As a resident of Everett, I ask that you give serious consideration and weight to the Wynn proposal and the fact that if awarded the license, Wynn will clean the former Monsanto site. We hear so much about how the Mohegan plan will save Suffolk Downs and the jobs there, but if part of your consideration in the licensing of this regions casino has to do with the betterment of the region, cleaning this former chemical site will have an enormous and immediate impact on the entire Boston region.

For decades, this toxic piece of land has crippled our community's ability to move forward and redevelop an area that sorely needs it. The cost of clean-up has discouraged potential businesses from coming in, except Wynn, and the sites location has hurt our city's ability to attract business and development along on of our community's best assets, our waterfront.

If Wynn is issued this license and builds its resort on the banks of the Mystic River, it will truly unlock the potential of the entire Lower Broadway area, which has been an eyesore of industrial businesses greeting visitors to our city. By unlocking our waterfront through the cleaning of the Monsanto site, it will allow the city of Everett to realize its full potential as a waterfront community, and promote development opportunities beyond the Wynn resort. The Wynn resort will trigger extensive development along the Mystic in Everett, and breathe needed life into our community that will provide additional jobs, revenue, and potential not envisioned by the Expanded Gaming Act and Wynn's proposal.

This is what sets the Wynn proposal apart. Not only will Everett, the surrounding communities, and the state enjoy the benefits of a world class casino, but it will also eliminate a site that has crippled our ability to move beyond the industrial activities of our past and open up the unlimited potential of our once beautiful waterfront. That alone will dwarf the benefits of any other proposal.

Thank you for considering this important issue.

Sincerely,

Philip Fitzgerald
24 FRANKLIN ST.
WINTHROP, MA. 02152

Dear Chairman and Members of the Gaming Commission,

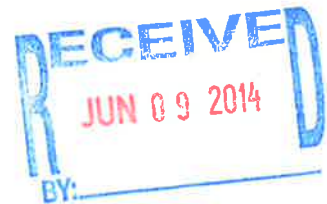
I am writing in support of the proposed Wynn Casino. The Wynn Resorts project will provide numerous benefits for the people of Greater Boston.

Wynn Resorts holds more Forbes Five Stars than any other independent hotel company in the world. Forbes Travel Guide's Star rating designations are the gold standard for hospitality excellence. This is the type of destination resort that we need to attract national and international tourism to the area. This Resort will not hurt small local businesses but in fact help them and citizens around the area.

Mohegan will indeed hurt surrounding smaller businesses because of its 3 star amenities. Please look at the cold facts and realize the Wynn is the only way we will win as a whole!

Thank You

Michu Mauto
22 Grandview Ave
Saugus, MA 01906



Gaming Commission Members,

I am a strong supporter for the Wynn Casino proposal. I went on their website and took the facts which I'm sure you guys have read but I mean come on now? What's there to decide on? It's simple, so make the right decision!

- Wynn Resorts has \$2.7B in cash, on hand, sitting in the bank.
- Wynn has 30 TIMES more cash on hand than the other Boston-area casino proponent.
- Wynn has 12 times the annual cash flow of the other Boston-area casino proponent.
- The Wynn will pull 7 million visitors per year from around the world – more than the Red Sox, Patriots, Celtics & Bruins combined. No other casino operator can deliver that.
- Wynn Resorts pulled in \$5.5 Billion in gaming revenue just from their international customers in 2013. In 2011, the other casino proponent's total gaming revenue was \$1.25 Billion.
- Wynn was the only major US operator to not suspend or cancel a development project during the economic downturn; further, Wynn kept 99% of their staff employed when the industry was laying off thousands of employees. When the two proposals are put side by side, there is no comparison.

Sincerely,

Gloria Lasada
47 Abys 37
Everett, MA 02149



To the members of the gaming commission:

The Wynn Everett proposal offers:

- **500 luxury hotel rooms averaging 800 square feet in size, the largest in Boston**
- **140,000 sq. ft. of premium, top-end retail, eight gourmet-quality restaurants and a 12,000 sq. ft. nightclub**
- **A five-star spa featuring designer treatment rooms, steam rooms, whirlpools & lounges**
- **150 table games and 3,000 slots & electronic games – using less than 10% of the entire resort area**

The Mohegan can't come close this proposal.

I support Wynn!

Donna Salala
49 Floyd St
Everett, MA 02149



Sincerely –



To the Massachusetts Gaming Commission:

Why do I support Wynn?

	Wynn Resorts/ Wynn Everett	Mohegan Sun/ Suffolk Downs
--	-------------------------------	-------------------------------

Financial Metrics, Full-year 2013

1	Property EBITDA.....	\$1,722	\$291
2	Free cash flow.....	\$914	\$55
3	Cash on-hand	\$2,900	\$76
4	Net Debt / EBITDA ratio	2.1x	6.0x
5	Maintenance capital expenditures	\$64	\$21
	as a % of net revenue	4%	2%
6	US Employees, 2007 ⁽¹⁾	8,320	8,700
7	US Employees, 2013 ⁽¹⁾	8,700	5,715
8	Jobs created / (lost)	380	(2,985)
9	S & P Credit Rating.....	BB+	B-
	Bond Status	Investment-Grade Quality	Junk Bond

(All figures in Millions of US Dollars)

Says it all, doesn't it?

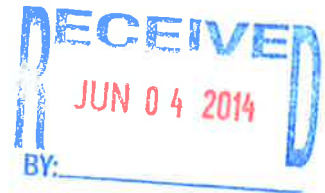
Thank you for your time –

Richard Losanno
15 Rivers Lane
Melrose, Ma
02176

Dear Gaming Commission,

Let's keep this short and cut right to it. Wynn is in the best position to succeed for Massachusetts. By every financial and industry measure of success, Wynn is by far the best operator in the business. The facts speak for themselves. When you put Wynn next to Mohegan sun there is nothing to even compare. The Wynn blows Mohegan away in every single aspect. You will not find anything that Mohegan has to offer even comparable to the Wynn. I can assure you that if you do not make the right decision we will be paying for this short and long term. Make the right decision for all of Boston and the Greater Boston areas. Don't let us down!

*****5 Stars not 3***



Sincerely,

*Christine J. Ragucci
Vincent J. Ragucci Jr.*

Dear Gaming Commission,

I wanted to write a letter in support of the Wynn Casino proposal. There are so many benefits to choosing this proposal. One major one is jobs. Wynn has a track record of creating the best jobs in the industry. Excellent pay, industry-leading benefits and fantastic on-site perks like a gourmet employee dining facility. He will create 4,000 direct, long-term jobs at the Wynn Resort & Casino, 2,000 more long-term induced jobs - these are jobs created at other businesses in the area because of the Wynn, and 4,000 Direct, union-labor construction jobs. This along with many other promising facts will benefit us as a community in endless ways. I hope that you guys make the proper decision here and go with Wynn. Thank You.



Signed,

Christine Ragucci
Aliment Ragucci

To The Chair Members,

WYNN IS THE **BEST** POSSIBLE CHOICE, plain and simple.
He is one of the smartest business men in my eyes and he
delivers what he promises. This is by far the right choice and I
hope you as the members can see that and make this world-
class attraction for our world-class city and state happen.
There is no other option here!

Thank You,

Dino Toggi

15XX TOV

EVERETT



DEAR COMMISSIONERS,

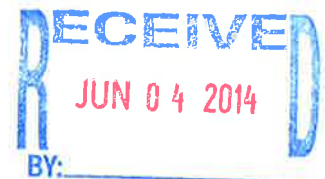
THANK YOU FOR ALLOWING ME THE OPPORTUNITY TO EXPRESS MY SUPPORT FOR THE WYNN RESORTS PROPOSAL IN EVERETT. THIS PROJECT IS AN ENORMOUS OPPORTUNITY FOR OUR COMMUNITY, BUT BEYOND THAT, IT IS AN INCREDIBLE OPPORTUNITY FOR THE COMMONWEALTH OF MASSACHUSETTS. THIS PROPOSAL IS NOT JUST ANOTHER RUN OF THE MILL CASINO, IT IS A 5 STAR RESORT THAT WILL DRAW TOURISTS FROM AROUND THE COUNTY AND THE WORLD.

THE QUALITY OF THE ESTABLISHMENT WILL BE A MAJOR DRAW FOR THE TOURIST, AS WILL THE REPUTATION OF THE WYNN BRAND. THIS BENEFITS MASSACHUSETTS IN TWO WAYS. FIRST, BIG CASINO SPENDERS KNOW WHAT THEY ARE GETTING FROM A WYNN CASINO, THEY RECOGNIZE THE QUALITY OF ESTABLISHMENT, AND WILL NOT THINK TWICE ABOUT COMING TO MASSACHUSETTS FOR THAT QUALITY. THIS MEANS MORE MONEY BEING SPENT IN THIS STATE, RATHER THAN NEVADA. SECOND, WYNN HAS A PROVEN RECORD OF SUCCESS IN THIS INDUSTRY, WHICH IS NOT ALWAYS A SURE THING. UNLIKE THE OTHER REGION A APPLICANT, WYNN HAS MAINTAINED THAT SUCCESS THROUGHOUT THE "GREAT RECESSION" MAINTAINING STAFFING LEVELS AND PROFITS, WHEN THE COMPETITION WAS DELIVERING MASSIVE LAYOFFS AND DISMAL QUARTERLY LOSSES.

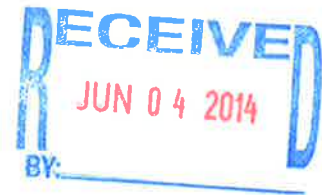
FOR THESE REASONS, IT IS CLEAR THAT WYNN IS THE BEST CHOICE FOR THE REGION A LICENSE. AS ANYONE IN THE GAMBLING INDUSTRY WILL TELL YOU, IT IS ONLY A GAMBLE IF YOU DON'T KNOW THE OUTCOME, AND WITH SO MUCH AT STAKE FOR OUR STATE, WE CANNOT AFFORD TO GAMBLE ON THIS DECISION. AS A STATE, WE ARE FAR BETTER OFF GOING WITH A SURE THING, AND BY CHOOSING WYNN, WE KNOW WE WILL GET THAT.

SINCERELY,

Jane Lameo
153A Belmont St
Everett Ma 02149



To Whom It May Concern,

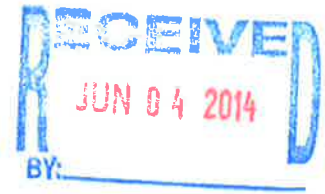


I write to encourage you to select the Wynn application for Everett for the state casino license in the Boston area. I have looked at both proposals, and believe the choice is not even close when it comes to how a resort casino will benefit the metropolitan Boston region and the entire state. I believe if you don't choose The Wynn our entire community and surrounding communities will be paying for this for years in anything but positive ways, so I'm asking as a concerned citizen to make the right choice!

Thank You

Louise Losanno
15 Rivers Lane
Melrose, Ma
02176

Gaming Commission,



Steve Wynn is recognized worldwide as a time-proven luxury resort operator. His name is his brand, and he would never risk damaging his brand by building anything but the best possible resort casino in Massachusetts. Please let's make the right decision here! Need I say more?

Thank You,

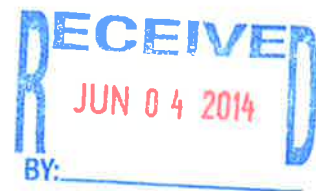
Marie B. Tozzi
15 KK Terrace
Everett, MA 02149

Gaming Commission Chairman,

Wynn Everett will attract customers from Massachusetts and beyond - which will ensure success for Massachusetts taxpayers. The other applicants? Not so much, with a three-star facility quickly slapped together. The project will benefit all of Massachusetts in much greater ways than what the other proposal can do. From my point of view, it's simple: Wynn's proposal is the only real choice for the people of Massachusetts. Make the right choice!

Signed,


Linda Maloney
65 Central Ave
Everett, MA 02149



Hi all,

This letter in for the Massachusetts Gaming Commission and I just wanted to take a minute to show my support for the proposed Wynn Casino. There are so many things to be said about this proposed development. It is the best of the best and it would benefit our state greatly. I believe Mohegan will not have what it takes or deliver what Wynn will. He has the best plan, best jobs, better and smarter business man, and beat track record. There is no comparison between Wynn and Mohegan. Let's get this thing rolling already!! Wynn for all!

Signed,


PAUL D. DOBBINS
141 VINE ST.
EVERETT, MA

Charles DeSeri
66 Mann st
Everett Mass



Dear Members of the Gaming Commission,

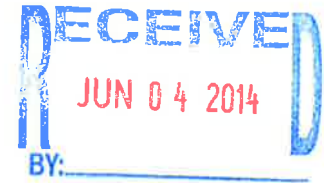
I'm writing today to respectfully ask you to support the Wynn plan. I think that on a strictly rational basis, there's no real debate between the two proposals.

The Wynn proposal consists of building a magnificent hotel and resort casino on the former Monsanto plant along the Mystic River. This project would not only clean up a contaminated site but would serve as a catalyst for revitalizing the entire waterfront and surrounding communities. This is just one of the many reasons why Wynn is the only realistic and beneficial choice for our community in a whole.



Signed,

Linda Maloney
65 Central Ave
Everett, MA 02149



Dear Massachusetts Gaming Commission,

I support Casino Gambling in Massachusetts because of the jobs and tax revenue that it will bring to the state. I am not writing to attack the proposal put forth by Mohegan Sun, but to express why it is imperative for the commission to award the license to Wynn resorts over Mohegan Sun from a purely fiscal argument.

The proposals can be dolled up with nice renderings and flashy slogans, but what it comes down to for me is who will provide more to the state, and the workers. When I look at recent articles and conduct internet research, one common theme continues to come up, and that is Mohegan Sun's continued struggles at their Connecticut and Pennsylvania locations. More than 2000 layoffs in Connecticut between 2007 and 2012, continued decline in revenue, 32% last quarter according to multiple news reports. That is not a track record which gives confidence in any business, let alone the most important regional casino license in the state. With that sort of track record, how are we to believe that it will be any different here. And if it's not, then Massachusetts taxpayers and workers lose out.

It should also be noted that in each of the news articles regarding the declining revenue, Mohegan Sun representative blame the economy for their struggles, that's an easy scapegoat in my opinion. Similar internet searches for Wynn Resorts tell a completely different tale of the past 7 years. Throughout the recession, Wynn has had no major layoffs, put no projects on hold and has maintained revenue levels, all while dealing with the same economic challenges. Wynn employees rave about working for the company, and those are exactly the type of jobs we need here in Massachusetts.

The ability to endure tough times is telling of a company's strength, and the feeling of a company's employees is telling of its commitment to its workers. In both of these important categories, all signs point to Wynn being the best choice for the Boston area casino license.

Thank you,

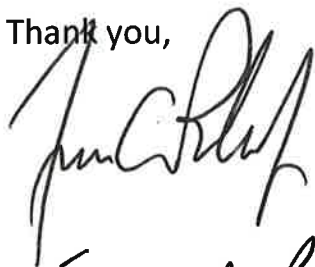
Diana M. Lee
17 Dunci Ave.
Everett, Ma. 02149

To the Honorable Gaming Commission,

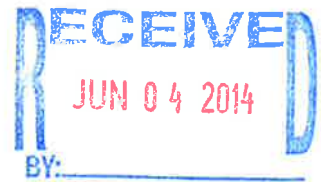
When considering who to award the Boston area casino license, please keep the quality of the proposals at the forefront of your consideration. Mohegan Sun is proposing a 3 star resort that will be run by multiple parties, none with proven success in their respected fields. Wynn is proposing a 5 star resort, all run by Wynn Resorts, a public company with a proven track record of success in a difficult industry.

While it is true that there are many qualified applicants throughout the states three regions, the Boston area casino will be the face of casino gambling in Massachusetts. It is for that reason that the only choice for this license is Wynn's proposal in Everett. This proposal is a chance for Massachusetts to put its best foot forward.

Thank you,



Francis A. Parker, Jr.
28 Freeman Ave
Everett, MA 02149



Bresilla, Colette (MGC)

From: James Garland <JGSkyster@gmail.com>
Sent: Sunday, May 18, 2014 8:23 PM
To: MGCcomments (MGC)
Subject: Building Design

I am in total support of the Wynn Resort to come to Everett. After I saw the model of what the propose casino was going to look like I was in total awe. This is what we need in Everett to help our economy out. I totally believe that the Wynn Everett will draw tourist both locally and nationally to our area because of the beauty of the hotel and it's close proximity to Boston. The Wynn Resort will also clean up the river and the land that it will occupy making it desirable for families to spend time outdoors enjoying the new clean surroundings. Steve Wynn has also address the traffic issues and from what I see will be no problems for people living in Everett and surrounding areas. I believe that the area will greatly benefit by having a 5 star casino as oppose to a 3 star casino. We have a chance of a lifetime sitting right in front of us. So I highly encourage that the gaming commission make us proud of not only of our city but the whole state of Massachusetts for bringing the Wynn Resort into our neighborhood.

--

James Garland
JGSkyster@gmail.com
24 Evelyn RD
Everett, MA 02149

May 12, 2014



To the Massachusetts Gaming Commissioners,

The reason for my letter today is to share with you my support for the proposed Wynn Casino. To me this is the only "logical" option for not only Boston but its surrounding communities. Wynn will provide the best jobs, the best deal for our state, and by far the best plan. Also the plan proposed had a time line that you know will stay true to its promises because Steve Wynn's track record shows nothing except that. He has the best of everything and will be bringing many international clients to our awesome city. It's too much of a risk to sign with Mohegan because they are not the best and they can't give us what Wynn is able to. I hope you can see after hearing from each opponent that this is in fact the best casino for our state. Thank You.

Sincerely,

Catherine Gibbon
106 Cleveland Ave Everett



May 9th, 2014

Dear Members of the Massachusetts Gaming Commission –

I'd like to keep this simple. The Choice is Clear: The Choice is Wynn!

- \$29 million in annual taxes to the City of Everett.
- \$267 Million in annual local & state taxes.
- \$183 Million in one-time state and local taxes during resort development.
- 6,000 direct and indirect long-term jobs for Massachusetts residents of all ages.
- Industry leading benefits and perks for employees.
- 4,000 union-labor construction jobs.
- Built completely in one phase and entirely managed by one owner & operator.
- 7 million tourists drawn in per year.
- A \$1.6 BILLION investment in Massachusetts
- Cleanup of a disastrously polluted industrial site & rebirth of an abandoned waterfront
- A world-class attraction for a world-class city and state.

Thank you for your time.

Sincerely –

Diane Candi
12 Lindauer St
Peabody, MA 01960

Bresilla, Colette (MGC)

From: Edward Murray <Murray48@comcast.net>
Sent: Thursday, May 08, 2014 1:03 PM
To: mgccomments@state.ma.us
Subject: I support the Wynn project in Everett

With overwhelming approval by the city voters, this project offers substantial benefits to the city and state. In over 4 decades no cleanup of the Monsanto site has been funded or proposed. It will be done with the Wynn project, relieving the city and all surrounding communities of long term responsibilities. The city of Everett has been a perennial mention in the state's most economically depressed cities. The addition of the Casino in Everett will make a substantial difference in upgrading the entire city. It will also bring additional enticements to rebuild and improve the waterfront of Everett and Charlestown. An agreement with the city of Boston to accept surrounding community status has already been made while Mayor Tom Menino was in office. Although the City of Boston has threatened to block the project, it seems that current law offers no such entitlement. The fact that the residents of Boston declined the casino application vote has apparently caused a case of "if I can't get my way, then no one can get anything".

The project will be a substantial plus for Everett as well as the surrounding area and should be allowed to progress under the current rules that have been arbitrarily altered to accommodate Boston. Is this state in a position to renege on lawful business rules that businesses rely on when considering doing business in the state of Massachusetts. Under no circumstances does a resort facility attract traffic aimed at rush hours or maximum traffic periods. It is spread over many hours of the day and patrons avoid hassels of high traffic periods whenever possible.

Think of the damages that could be claimed by businesses, operating in good faith, having their money "stolen" by the state that had no intention of letting them complete their business. Construction delay costs, lost opportunity costs, tortious interference suits ,etc.. seem appropriate to anticipate.

Certainly, if any other business, e.g. The Microsoft campus, was to be relocated from Washington State there would be a problem recognized if one city wanted to block construction because traffic patterns might change.

Edward W Murray,CLU,ChFC, MBA
14 Swan Street
Everett, MA 02149
617-387-5020 fax 617-387-5242

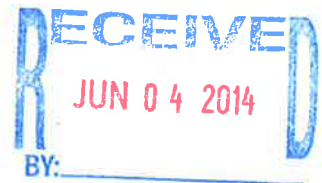
May 7th, 2014

To Whom It May Concern:

Everett United recently announced that over 100 Massachusetts communities, 30 US States and 38 different nations, have, in fashion or another, registered support for Steve Wynn's Everett proposal. If one of the goals of placing a casino in the greater Boston area is revenue, then does it not stand to reason that the proposal most likely to bring the most non-Boston, non-Massachusetts, non-US folks here to spend money is the one that should be getting the license? I guarantee you, that's Wynn. Hands down.

Yours Truly -

*Christine Wolfsey
25 Parker Street
Malden, Ma 02148*



Hello,

I have been keeping up with these blog posts, and as a supporter I think it is very important for the members of the Gaming Commission to be reading them. I will be sending a series of them to each of you. Lets make this a WYNN for Massachusetts, not a LOSS!

Thank You

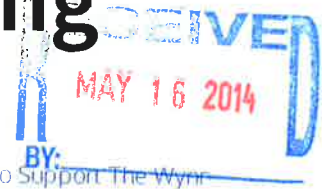
5 Stars, Not Three!

MENU



Wynn Signs Agreements with 5 Surrounding Communities

By Everett United On May 6, 2014 · In Benefits, Top Ten Reasons to Support The Wynn



This past week Wynn Resorts announced that it has signed agreements with four communities neighboring its proposed 5-Star resort casino in Everett. Wynn has now reached agreements with Cambridge, Malden, Medford, Melrose, and Lynn, each addressing neighborhood concerns as well as providing a package of benefits for the community. *Many of the agreements include annual payments of a million dollars or more.*

As Mayor Michael J. McGlynn of Medford stated,

"I wish to thank the Mintz Levin team, Attorney Kim Sinatra, attorney Jacqui Krum and the chief operation officer for the proposed casino, Robert DeSalvio for a very productive, frank and open discussion of all of the issues. If the casino is awarded to Everett, we are positioned to work together to mitigate major concerns."

As each of the designated surrounding communities negotiate on behalf of their residents, one thing has become clear: **when you have a 5-Star Resort, you get 5-Star benefits.**

Some of these communities will receive more than \$1 million per year to address impacts of the casino operations, and each community has secured opportunities for their residents to gain employment either during construction of the Wynn Resort or during its operations, as well as opportunities for local business to become involved in the bidding process for goods and services.

As Wynn's Robert Desalvio told the Lynn Journal -

"A Wynn resort will have a positive impact on people and neighborhoods beyond Everett, and these agreements are a way to truly demonstrate our ongoing support and partnership. It's not just about writing a check ... it's about providing careers, bolstering the local economy, creating a public waterfront and making the region better for us all."

With the Gaming Commission poised to tackle the question of Boston's "host status" with regard to both the Everett and Revere proposals respectively, it is important to note that Wynn has worked hard to make deals which best address the unique circumstance of each of the communities surrounding the City of Everett. Sadly, Mayor Walsh seeks host status as opposed to working toward such a deal.

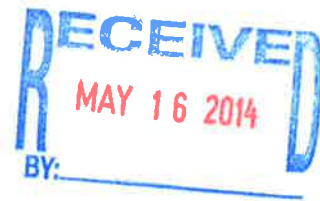
As to the Mayor's claims, we can only say this. Logan International Airport was constructed with Federal dollars and is regulated by a state agency. The same is true of the convention center. Historical landmarks throughout Boston are overseen by state and federal agencies as well and, perhaps more importantly, are part of our shared Massachusetts heritage. These things are true of Boston Harbor, and are true of the state highways which cut across Boston land. It is also worth noting that your sewage is treated in Winthrop, your water comes from central and western Massachusetts and the primary source of your electricity is provided by, wait for it, facilities in Everett, Massachusetts.

We are one state, Mr. Mayor, separated by only municipal boundary; many of the things for which you claim sole ownership of the City of Boston have been and are paid for by citizens only across the commonwealth but across the nation. However, is it only these boundaries for which host status can be determined, otherwise there would be no end to the claims of host status; Stockbridge and Provincetown laying equal claim under the arguments you lay forth.

We are hopeful, Boston will realize that there is great opportunity before them in working with and not against Wynn Resort's proposal. In truth, Wynn represents great opportunity for all us.

Explore the Surrounding Community Agreements for yourself:

5 Stars, Not Three!

[MENU](#)


By Everett United On March 14, 2014 · · In Benefits, Top Ten Reasons to Support The Wynn

The Choice is Clear.

Government officials, environmental agencies and organizations from the Boston region have reviewed and weighed in on the Wynn proposal.

They see the planned cleanup of the former Monsanto site and building of a 5-Star, international destination resort and casino as a great positive.

Hear from them in their own words:

"The 'Living Shoreline' is a very creative and exciting initiative to improve the waterfront and the shoreline, and The Boston Harbor Association strongly supports the project proponent in this significant environmental restoration effort."

- Vivien Li, President, [The Boston Harbor Association](#)

"MyRWA acknowledges that the proposed project will accelerate the cleanup of a significantly damaged ecosystem, and has encouraged proponents that, given the scale and scope of the proposed Resort Casino this project can make an extraordinary contribution to the revitalization of the Mystic River waterfront and to restoration of natural habitat and water quality conditions."

- EkOngKar Singh Khalsa, Executive Director, [Mystic River Watershed Association](#)

"Overall, the project will transform a contaminated former industrial site into a major development that is designed with many sustainability features including energy and water efficiency, wetlands restoration and open space landscaping with public access."

- John J. Clarke, Director of Public Policy and Government Relations, [Mass Audubon](#)

"This project presents a tremendous opportunity to add to and ensure the viability of a robust water transportation network linking downtown Boston, the Boston Harbor Islands National park, and this site along the Mystic River.

"The National Park is an important driver of the local tourism economy, and in addition to the traffic mitigation and environmental remediation benefits of providing water transportation as part of this project, a robust water transportation system will support continued growth in visitation to our local National Park and growth in the local tourism economy."

- Jane Ellis, Vice President for Operations, [Boston Harbor Island Alliance](#)

"DCR supports the proposed improvements and looks forward to working with the City of Everett to implement the vision that is outlined in the MHP [Municipal Harbor Plan]."

- Massachusetts Department of Conservation and Recreation

"The Department's staff members have worked closely with the Massachusetts Office of Coastal Zone Management (CZM) and representatives of the City of Everett throughout the planning process and our comments have been adequately addressed and incorporated into the final Plan. The WRP, therefore, recommends that you approve the Plan and make a finding that it is consistent with state tidelands policy objectives, as required by 301 CMR23.05(3)."

- Waterways Regulation Program, Massachusetts Department of Environmental Protection

"I am writing to express the Massachusetts Bay Transportation Authority's (MBTA) support for the City of Everett's Central Waterfront Municipal Harbor Plan (MHP). . .and we look forward to working with the City and the Wynn development team on the details necessary to implement the connection under the commuter rail tracks."

- Massachusetts Bay Transportation Authority

"The Commissioners have in discussion from the review of the DEIR [Draft Environmental Impact Report] been most impressed with Wynn LLC certain intent to restore the wetland areas of the project to as near as possible to their original condition after years of being damaged environmentally by the former chemical facility located on the site."

- Joe E. Norton, Chairman, Everett Conservation Commission

"In addition to these measures, several green infrastructure techniques are planned to reduce storm water and limit flooding (green roof, rain gardens, etc.). This foresight and vision are beyond any project I have ever had the opportunity to review in my city, and I am impressed with Wynn Everett's commitment to consider the entirety of their broad impact."

- Eamon Kernan P.E., Everett Conservation Commission

"The creation of this plan marks a major milestone in Everett's waterfront history, as the City continues its goal of re-establishing the waterfront as a resource for Everett citizens."

- City of Everett Department of Planning and Development

"Further, the project will incorporate creative measures at promoting a cleaner future for the site and surrounding water ecosystem, including cleaning the site's waterfront areas from contaminated debris, and incorporating a living shoreline into the project.

"This is an historic opportunity for the City of Everett to reconnect with its waterfront, improve its aging transportation network, provide jobs and economic opportunity to its working population, and advance a transformative economic development project for not only the City but for the region as a whole."

- Mayor Carlo DeMaria, City of Everett

"First and foremost, I strongly believe that awarding Wynn Everett the license will make Everett 'greener.' We have a once in a lifetime opportunity to take a blighted, highly polluted, inaccessible piece of land and clean it while turning it into a revenue generating waterfront property."

-Francis A. Parker, Vice Chairman, Everett School Committee

"This project will allow a remediation of this site and will allow our residents a cleaner, healthier future. . .Wynn's proposal give our city a true chance to turn this brownfield into a true 'green' site, which will benefit our residents and of course our future, the students of the Everett Public Schools."

- Kimberly Auger, President, Everett Teachers Association

Sources:

<http://www.mass.gov/eea/docs/czm/port-harbor/decisions/everett-mhp-decision-2014.pdf>

<http://www.env.state.ma.us/mepa/emonitor.aspx>

SUPPORT THE WYNN!

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Eteess Reveals the Mohegan "Wow" Factor

Trusted and Trustworthy: Mohegan doesn't even make the list

5 Stars, Not Three!

[MENU](#)


By Everett United On April 17, 2014 · · In Benefits, Top Ten Reasons to Support The Wynn

Perhaps you've seen the recent efforts by Mohegan Sun to discredit Wynn Resort on Sullivan Square. They did so while simultaneously touting their own traffic plans as "miles ahead of Wynn"; the latest turn of phrase from Revere Mayor Dan Rizzo, born of consultants and a discernible desperation. Sadly, for our friends in Uncasville, the facts tell a far different story.

Wynn resorts have pledged in excess of \$40 million dollars and are open to further revenue options in order to fix the traffic nightmare that is Sullivan Square. The Boston Globe's Yvonne Abraham was right when she said of the Sullivan bottle neck; "How does any world-class, self-respecting city allow this, and for so long? It's a place Boston should be ashamed of."

Just as there are few companies with the where-with-all to clean up the disastrously toxic Monsanto land, a property that continues to poison the historic Mystic River, there are fewer still willing to take on the challenge of Sullivan Square.

Wynn Resorts and Steve Wynn are willing and able to do both; an opportunity of a lifetime for both Everett and Boston residents alike.



Wynn engineers are hard at work finding solutions to Sullivan Square. Unlike Mohegan Sun, whose application is as much about protecting their existing operations in Connecticut as it is about running a successful Massachusetts operation, Wynn Resorts has a vested interest in ensuring patrons can get to and from the Wynn and that surrounding residents live in harmony with their newest neighbor. However, unlike Wynn's clean-up of the Monsanto property, full and detailed

plans for a Sullivan Square fix cannot be cut from the whole cloth of Wynn alone. The full input of the City of Boston is both warranted and necessary.

When a solid, fact based plan is decided upon with the input of Boston officials, something that, again, Wynn Resorts has a true and vested interest in achieving, they will do so. Doing so beforehand would be foolish and an attempt to take you for a fool. Truth? Wynn knows that in partnership with the city of Boston a solution will be found. But they're not going to lie about where they are in that process. Which brings this bit of narrative to Mohegan Sun.

Mohegan Sun (and Suffolk Downs and Brigade Capital and players to be named later...) have put forth a traffic plan which former state transportation Secretary James Aloisi has called "on its face, wholly inadequate to resolving critical traffic congestion and public safety issues raised by the scale and location of the proposed development." Moreover, the money proposed by Mohegan Sun to fix Rte. 1A is more than \$450 million less than a study commissioned by State Senator Anthony Petrucci said was needed to fix the Logan Airport access point with or without a casino. Don't believe us? Believe this:

"In 2009, an independent study commissioned by Petrucci showed that regardless if a casino is built at Suffolk Downs costs to improve the infrastructure along the Route 1A corridor from the Sumner/Callahan Tunnels to Copeland Circle in Revere would cost the state almost \$500 million." – [East Boston Times Free Press](#)

But at least Mohegan has a detailed plan, right? Sure. And if you enjoy fairytales you should pick up a copy sometime. Perhaps you can read it next time you're sitting in the Ted Williams Tunnel trying to get to Logan Airport and knowing that the gridlock you're sitting in means you'll have to book another flight.

Let's put a bow on this. There's no such thing as a quick fix. Facts matter. The truth is important. *Wynn Resorts is committed to working with the City of Boston to find a solution to the Sullivan Square problem.* What Wynn Resorts will NOT do is put forth a plan completely disassociated from the reality of the current situation, but Mohegan did.

SUPPORT THE WYNN!

Wynn will be creating a \$1.6 Billion, 5-Star resort casino - far surpassing the other proposals in quality and benefit for the region and the state. When you get the facts, there's no comparison - a Wynn in Everett is a Wynn For All!

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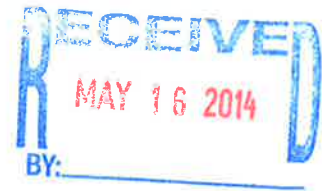
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5 Stars, Not Three!

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By Everett United On April 14, 2014 · In Benefits, Top Ten Reasons to Support The Wynn



In the most recent issue of Commonwealth Magazine (Spring 2014) Mohegan Sun CEO Mitchell Etess was asked why Mohegan Sun, which brought in \$911 Million in gaming revenue last year, should be considered "better" for the Commonwealth of Massachusetts than a Wynn Resort, whose Las Vegas casino brought in over \$1 billion in non-gaming revenue alone. His answer?

ETESS: This isn't the Massachusetts non-gaming bill. This is the Massachusetts gaming bill. It's another example of the vast differences between a Las Vegas casino and a Northeastern casino... This is not Las Vegas.

Mr. Etess is correct in one respect: Las Vegas is in fact not the greater Boston area, separated as they are by some 2,700 miles of country. Where he gets it wrong is in claiming that non-gaming revenue doesn't matter. That ALL that truly matters is revenue derived from gaming. We have little doubt the CEO of Mohegan Sun does believe the statement. After all, Mohegan's plan includes a mere 3-star hotel and nothing which would draw a single customer from beyond the Rte. 128 loop. But he's just plain wrong and the facts bear that out.

First and foremost, when you build a world-class attraction you draw clientele from all over the world. In a place like Las Vegas where there are countless casinos at which to gamble, Wynn takes in more than its fair share in gaming revenue. In Boston? The Wynn will be the only show in town, earning the gaming revenue that any operation would. You could grab an empty airplane hangar and fill it with slot machines and you'd get a fair amount of gaming revenue simply by virtue of a lack of competition. But Wynn strives for more.

	Wynn Resorts/ Wynn Everett	Mohegan Sun/ Sutcliffe Downs
Financial Metrics, Full-year 2013		
1	Property EBITDA.....	\$1,712.....\$251
2	Free cash flow.....	\$314.....\$25
3	Cash on-hand.....	\$3,990.....\$75
4	Net Debt / EBITDA ratio.....	2.1x.....6.6x
5	Maintenance capital expenditures as a % of net revenues.....	3.8%.....5.7%
6	US Employees 2007 ¹	6,329.....8,700
7	US Employees 2013 ²	6,308.....5,725
8	Jobs Created / Cost ³	100.....(2,685)
9	S & P Credit Rating.....	BB+.....B-
	Brand Status.....	Investment Grade.....junk bond Quality

10/25/2013 - 10/25/2013

Let's consider the non-gaming revenue Mr. Etes seems so quick to discount. Given the number of options available to Las Vegas tourists, it's the non-gaming revenue which should be seen as particularly impressive. Travelers the world over consistently are choosing the Wynn over the myriad of topnotch options on the strip. The reason is simple; Wynn is known as the very best. In Massachusetts, that will mean more visitors, with more income, spending more in more

places throughout the region. In other words; more tax revenue. Can you imagine anyone would travel more than 100-miles to stay at Mohegan's 3-star hotel, let alone stay an extended period of time and avail themselves of all our great state has to offer? No? Neither can we.

There is one last thing Mr. Etes should remember. The Massachusetts gaming bill? One of the criteria on which a license will be granted is something Chairman Crosby has called the "wow" factor. "Wow, I can't believe how underwhelmed I am," is likely not what he meant.

SUPPORT THE WYNN!

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5 Stars, Not Three!

MENU



Massachusetts Matters

By Everett United On April 28, 2014 · In Top Ten Reasons to Support The Wynn



So Who Supports the Wynn?

Over 100 Massachusetts Communities, 30 US States and 38 Nations, that's who.

Massachusetts. Say what you want, but we got some game.

1620. Lexington, Concord and that shot heard 'round the world. Jack and Bobby Kennedy and a history so vast it dwarfs the forests of Walden Woods. And by the way, Mount Holyoke College in South Hadley, MA was the first institution of higher learning for women in the United States. 1837. History's not your thing? Fair enough.

Sports. Let's talk Boston Celtic's legend Bill Russell. Greatest winner there ever was and a leader in the civil rights movement in his free time. Teddy "Ballgame" Williams? Legendary fighter pilot and John Glenn's wingman while moonlighting as the last guy to hit .400. The Boston Marathon. That Brady guy is pretty good, too. Even a guy named Bobby Orr thinks so. And he ought to know. No? OK.

A dear friend likes to remind me that Saudi Sheiks will fly to Boston just for an appendectomy. The beaches of Cape Cod, the beauty of the Berkshires, the brutal force of nature forever carving the jagged, splendor of the North Shore; nice things to check out. The Museum of Fine Arts is a nice take, too. I could go on but let's park the car in Harvard Yard for a moment and put a bow on this thing...



The world over, Massachusetts matters. Tokyo to Tewksbury to Timbuktu. Guess what we found out. Wynn matters, too.

There will be a gaming license awarded to the greater Boston region. It should go to the company worthy of this place; its history, its excellence, its beauty. *It deserves a*

company with more 5-star ratings than any other independent hotel company in the world.

Massachusetts deserves the best. It deserves Wynn.

We've received letters of support from over 100 Massachusetts communities; Arlington to Yarmouth Port. Seriously, we can prove it and if there was a "Z", we'd have it. But as we've said before, Wynn is not Mohegan. Wynn's no regional draw.

Support for Wynn? We've gotten letters from 30 US States including Alaska and Hawaii. And internationally? We've gotten support letters and Facebook friends from Ireland, Brazil, France, South Korea, Australia, China; 38 nations in all.

Again. Wynn is not Mohegan. Wynn's not just a regional draw. These are people who want to come here, to our Massachusetts. They want a Wynn 5-star, luxury resort and casino here on the banks of the Mystic. They want to stay at a Wynn, they want to spend their money on Newbury Street, take in a game at Fenway Park and buy an authentic Black Dog Tavern T-shirt at its point of origin.

Wynn will benefit the entirety of the Commonwealth; a truth no competitor can claim.

Mohegan wants a 3-star hotel and racino. Wynn? Wynn wants to be a part of this greatness that is Massachusetts; leaves turning in the Berkshires, sand through your toes on the Vineyard, Fenway Park and championship parades down Boylston.

5-star luxury and a commitment to excellence is something the state of Massachusetts and its people deserve. Wynn offers that and the world over agrees.

How far would you travel for 3-star mediocrity and a breakfast buffet available each and every Saturday night at your local, participating Denny's? We hear you. We haven't been to Uncasville, either.

Over 100 Massachusetts communities.

30 US States.

38 nations in all.

That's a Wynn for all...

SUPPORT THE WYNN!

Wynn will be creating a \$1.6 Billion, 5-Star resort casino - far surpassing the other proposals in quality and benefit for the region and the state. When you get the facts, there's no comparison - a Wynn in Everett is a Wynn For All!

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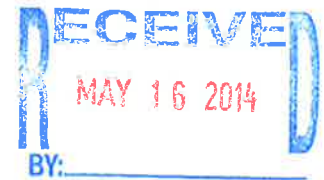
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5 Stars, Not Three!

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Financial Strength a Key Differentiator: Wynn vs Mohegan

By Everett United On March 7, 2014 · In Uncategorized



The Choice is Clear.

Massachusetts is counting on the tax revenue and the jobs that will be created by the companies awarded the gaming licenses to operate in the Commonwealth. It's *already in next year's budget*.

It is essential that Massachusetts select the operators most likely to succeed and create economic growth. And the key to that success and growth is selecting the operator with the best financial and operational strength.

And there is no comparison – when examined *side by side*, Wynn is *by far* the better choice over its competitor in the eastern region.

Wynn has over \$3B in cash on hand, with over \$2B just sitting in the bank. Mohegan has only \$75 million.

To put those cash-in-hand numbers in perspective: if Wynn is holding a twenty-dollar bill, Mohegan's got 50 cents.

Wynn saw their earnings increase by 92% in the last quarter. Mohegan's earnings dropped by over a third.

Since 2007, the beginning of the economic downturn in the United States, Wynn actually added jobs, increasing their workforce by 5%. Mohegan has shed 3,000 jobs since 2007.

Massachusetts will be relying on one of these companies to drive tax revenue and job growth. Which one would you pick to succeed?

You could pick Wynn, the gaming operator that:

- has remained consistently profitable, with industry-leading financial, workforce & development performance
- has billions of dollars in the bank – 30 times more cash than its competitor
- has a history of increased earnings and a growing workforce
- is 100% owned by Wynn, with no outside investors or partners

OR, you could pick Mohegan, the gaming operator that:

- has [consistently](#) lost money
- has laid off 3000 people off since 2007
- has very little cash in the bank – \$75M compared to \$2.7B
- will rely on multiple partner entities to build, manage and operate at Suffolk Downs
- has Suffolk Downs only as a landlord
- will run a casino owned primarily by a New York City hedge-fund that specializes in snapping up [bankrupt businesses](#)

It's not really a choice, is it?

When you have the facts, it's pretty clear – Wynn is the best choice for Massachusetts. A Wynn in Everett is a [Wynn For All!](#)

Get The Facts:

ADVERTISEMENT

THE STRONGEST FINANCIALS. THE MOST POSITIVE IMPACT FOR ALL.

With a balance sheet that's one of the healthiest in the industry, Wynn has the financial depth to complete its \$1.6 billion international resort in Everett on time and in spectacular fashion. The fiscal strength of Wynn also means continued tax revenue and job security during any economic downturn. Unlike Mohegan Sun, Wynn will be 100% owner of its resort and will do what's best for the Commonwealth, not a New York hedge fund majority owner.

The more you know the facts, the more you know that a Wynn in Everett is a Wynn for All. Massachusetts deserves the best.

Wynn Resorts

\$3 billion
in cash on hand

92% earnings increase
last quarter

100% ownership
in Everett

5,100 permanent jobs created in Everett

5% increase in
workforce since 2007

Mohegan Sun

\$75 million in cash
(97.5% less than Wynn)¹

36% loss in earnings
last quarter¹

40% ownership in Revere,
60% majority interest owned
by a New York hedge fund²

4,000 permanent jobs
created in Revere (21%
less than Wynn)²

3,000 fewer workers at
Mohegan Sun in Connecticut
since 2007³

5 Stars, Not Three!

[MENU](#)


By [Everett United](#) On April 23, 2014 · · In [Benefits](#), [Top Ten Reasons to Support The Wynn](#)

We don't know about you, but one thing we respect is consistency. And so it is with great difficulty that we must grudgingly applaud Mohegan Sun this past week. For once again, according to press both far and wide, it appears their revenues are plummeting:

- [CT slot revenue plummets](#)
- [Casinos report double-digit declines in March slot revenues](#)
- [Foxwoods, Mohegan Sun Report Drop In Slot Revenue For March](#)

Consistency. We salute you.

On the other hand, there are perhaps other traits of importance and worthiness. This is especially true when considering the awarding of a casino license for the greater Boston area. Consistency? Yes. Also reliability and trust. Accountability? That should matter. Reputation, you say? Yes. Absolutely. These words should be important to you.

We can assure you they mean something to Wynn. Consider the following:

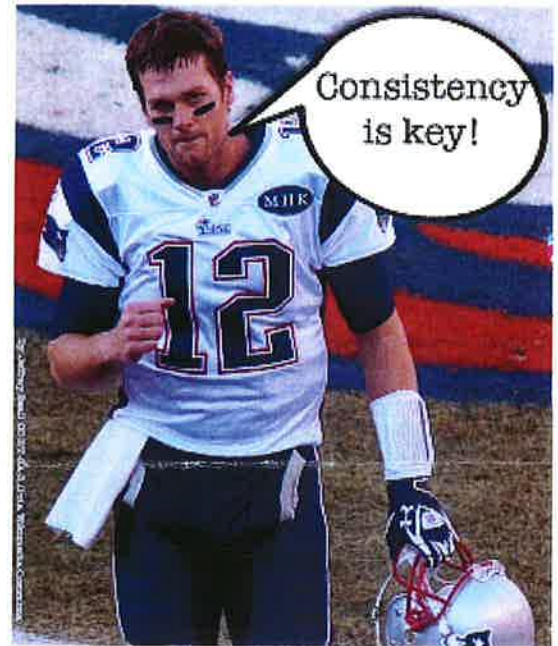
- [Wynn Resorts Profits Surge 92% Over Mass Market Gaming In Macau](#)
- [Wynn Resorts Named as 2013 Forbes Five-Star Award Winners](#)
- [Wynn Las Vegas Named the Most Trusted Casino Brand in America by Entrepreneur Magazine](#)

Backers of Mohegan's Revere Racino will cite *competition* and the *economy* for Uncasville's poor performance. They are not wrong. Second tier casinos are particularly vulnerable to each. These factors have not, however, been a factor for Wynn.

Competition? Wynn flourishes in the casino juggernaut of Las Vegas.

The economy? Wynn was the only major US operator to **NOT** suspend or cancel a development project during the economic downturn. Further, Wynn kept 99% of their staff employed when the industry was laying off thousands of employees. Wynn finances in fact remained rock solid.

The best do more than survive amidst adversity. Ask yourself, how's Disney doing? How's the NFL? How's Wynn Resorts and Casinos? These are the best of the best and they are doing quite fine thank you.



The awarding of a greater Boston casino license is serious business. To Mohegan Sun we simply say this: **We'll see your 3 stars and raise you 5.**

Do us all a favor and take a moment to send a support letter to the Massachusetts Gaming Commission in support of the Wynn Everett.

SUPPORT THE WYNN!

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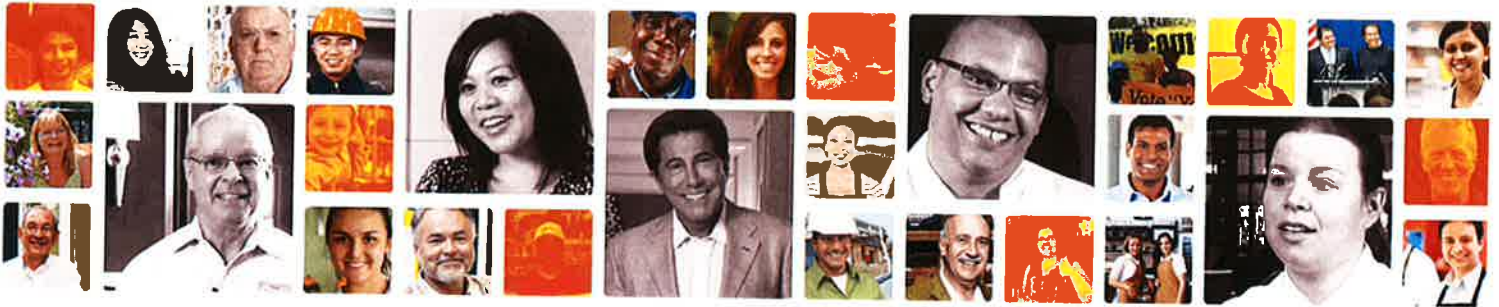
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Sullivan Square: Wynn Will Have a Plan, Not a Fairytale

5 Stars, Not Three!

MENU



By [Everett United](#) On April 4, 2014 · · In [Top Ten Reasons to Support The Wynn](#)

The Choice Is Clear.

Here's what Mohegan Sun doesn't want you to know about their Connecticut Conflict:

Their proposed racino over in Revere isn't really about creating economic value for Massachusetts, and it's not really about saving jobs in the racing industry – it's about protecting Mohegan Sun's interests in Connecticut.

See, for years, Mohegan had a great thing going – aside from Foxwoods, Mohegan was the only game around. But now, competition is starting to squeeze them, their revenues are falling and profits are weak and inconsistent, and the very last thing Mohegan needs is to have a 5-Star, international-destination Wynn resort & casino just 2 hours north of them.

Putting another gambling facility in Massachusetts, right in their backyard, is nothing more than a defensive strategy for Mohegan Sun – these two buddy facilities exist to block competitors from entering the market, even if it means cannibalizing their own customer base and skirting the goals of the Massachusetts gaming initiative.

These backyard buddies may be trying to pull a fast one on the Massachusetts taxpayers.

See, last time we checked, Connecticut and Massachusetts share a border, and Massachusetts and Nevada don't. While Wynn has no real reason to send customers from Boston to Vegas, it'd be real easy for Mohegan to send a customer from Boston to Uncasville – it's just under 2 hours by limo, or, if you're a really *really* valuable customer, just half that time in a sweet high-roller helicopter. Why is this important?

Because Mohegan will have to pay a 25% table game tax here in Massachusetts, just like all the other proposed casinos – but they *don't have to pay it in Connecticut*.

So, where do you think Mohegan will want to see their big spenders play? Here in Massachusetts, where 25% of their profits go out the door? Or will Mohegan want to send the big spenders to play in Connecticut where they rake in pure profit? Given the short distance between Boston and Uncasville, you don't have to be a Vegas odds-maker to figure that one out!

Mohegan's Connecticut Conflict Is A Raw Deal For Massachusetts:

The point of casino gaming in Massachusetts is to feed the tax base with money from outside of the region. Not only is a big part of Mohegan's plan to capture revenue from local residents – only 20% of their revenues are expected to be from out of state visitors – on top of that, they have a natural business desire to send their biggest spenders south to Connecticut.

Building a new casino in the state next door to your current casino, only 100 miles away, is simply a way of keeping competitors out and protecting market share, even if it means seriously cannibalizing your own customer base and giving the new host state a raw deal.

Mohegan wants people to play in Connecticut, NOT in Massachusetts. Mohegan isn't interested in Massachusetts' goals for casino gaming and living up to the expectations of the Massachusetts taxpayers – they're interested in protecting their business interests. Mohegan isn't anyone's buddy but their own.

When Mohegan wins, Massachusetts loses.

ADVERTISEMENT

WYNN: A MASS SUCCESS. NOT A CONNECTICUT CONFLICT.

How can you build a successful gaming resort in Massachusetts when you're competing against yourself two hours away in Connecticut? That's Mohegan Sun's Connecticut conflict.

A Wynn resort in Everett will target 100% of Mohegan Sun's Connecticut customers to maximize tax revenue and spending in Massachusetts. *Mohegan Sun, on the other hand, will try to keep almost half of its customers in tax-free Connecticut.*¹

The more you know the facts, the more you know that a Wynn in Everett is a Wynn for All.

Wynn Resorts

3,000 miles:
distance to Wynn Las Vegas

Mohegan Sun

107 miles:
distance to Mohegan Sun, CT

Pays 25% table game tax
in Massachusetts

Pays 0% table game tax
in Connecticut

40% of guests
from outside region

20% of guests
from outside region²

\$347 million
annual revenue from
out-of-state guests

\$210 million
annual revenue from
out-of-state guests²

AWynnForAll.com/facts

1. Mohegan Sun Application Response to Mass. Gaming Commission, Section 2-26.
2. Mohegan Sun Application Response to Mass. Gaming Commission, Section 2-36.

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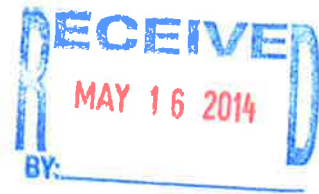
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[Trusted and Trustworthy: Mohegan doesn't even make the list](#)

[A Wynn For All](#)

5 Stars, Not Three!

[MENU](#)


By Everett United On March 12, 2014 · · In Benefits, Top Ten Reasons to Support The Wynn

The Choice Is Clear.

Wynn's cleanup of the polluted Monsanto site in Everett will mean the re-birth of a waterfront and a new chapter in the region's history.

Copper, ash, arsenic, lead, dangerously low pH levels, and leaching contaminants made this site seem like a total loss.

For decades, the former Monsanto Chemical site in Everett has sat abandoned, chained-off, and dark, packed full of dangerous left-over pollution, blocking access to the Mystic River and Boston Harbor.

The site is well known – and remembered – by residents of the city and surrounding communities. A prime waterfront spot, once played on and enjoyed by children and grownups alike, the cost of remediating the terrible mess left there has been too prohibitive for any developer to take on the challenge...

Until Wynn Resorts came to town.

Wynn's 5-Star resort and casino proposal calls for a complete remediation of the site – see the plan here – and Wynn is planning to spend a cool \$20 Million to \$30 Million to make sure the site is cleaned up properly, to open up this waterfront property for visitors to enjoy once again.

Cleaning up a horribly polluted former chemical plant site is only one of the many benefits that the Wynn will bring to the region, but it's one that has brought the project closer to the hearts of many Everett residents.

Wynn's cleanup plan helped fuel the city's overwhelming 87% vote in favor of the project in the city-wide referendum in June of 2014 (and by comparison, Mohegan Sun's self-proclaimed "overwhelming" vote was only 63%).

This clean-up plan will be led by Chris Gordon, a veteran engineer with many major capital projects under his belt, both locally and worldwide. Mr. Gordon not only teaches at Harvard and MIT but also was instrumental in the cleanup of other brownfields over the course of his career.

Cleanup will not delay building or construction and will be totally safe for neighbors. Despite what some people would have you believe, the cleanup effort will run concurrently with permitting and construction, and there is no reason why the Wynn would not be built as fast as any other proposal before the Massachusetts Gaming Commission.

Further, there will be no impact on public health or air quality during the remediation (which will be monitored by the Commonwealth of Massachusetts), and when the work is done, the site will exceed government standards for public use.

This transformational project will be more than just a victory for the region's economy - it will be a victory for the environment.

WHAT DO THE EXPERTS SAY ABOUT WYNN'S DEVELOPMENT PLANS?

"The creation of this plan marks a major milestone in Everett's waterfront history, as the City continues its goal of re-establishing the waterfront as a resource for Everett citizens."

- City of Everett Department of Planning and Development

"DCR supports the proposed improvements and looks forward to working with the City of Everett to implement the vision that is outlined in the MHP [Municipal Harbor Plan]."

- Massachusetts Department of Conservation and Recreation

"The Department's staff members have worked closely with the Massachusetts Office of Coastal Zone Management (CZM) and representatives of the City of Everett throughout the planning process and our comments have been adequately addressed and incorporated into the final Plan. The WRP, therefore, recommends that you approve the Plan and make a finding that it is consistent with state tidelands policy objectives, as required by 301 CMR23.05(3)."

- Waterways Regulation Program, Massachusetts Department of Environmental Protection

"I am writing to express the Massachusetts Bay Transportation Authority's (MBTA) support for the City of Everett's Central Waterfront Municipal Harbor Plan (MHP). . .and we look forward to working with the City and the Wynn development team on the details necessary to implement the connection under the commuter rail tracks."

- Massachusetts Bay Transportation Authority

(Source)

ADVERTISEMENT

WYNN: CONVERTING

A POLLUTED SITE INTO A WATERFRONT GEM.

Wynn will clean up and convert one of the most contaminated sites in the region—one that's getting worse every day that goes by without remediation—into a waterfront park that's open to all.

For the first time in more than a century, the Mystic Harbor will become a public gathering spot to enjoy a picnic, listen to a free concert, take a water taxi to Boston and more. The more you know the facts, the more you know that a Wynn in Everett is a Wynn for All.

Wynn Boardwalk & Amphitheater

A \$20 to \$30 Million Cleanup

No Delay in Resort Opening

- Cleanup concurrent with permitting and construction
- No public funds or payments to city or state used

100% Safe & Effective Cleanup

- Approved plans that exceed standards for public use
- On-site government monitoring during cleanup
- No impact on public health or air quality

Grand Boardwalk & Water Transportation Hub

- Lush picnic park, amphitheater and winter garden
- Waterfront dining & shopping
- Boat docks and bike and pedestrian paths
- Water taxi and ferry service to Boston and airport

AWynnForAll.com/facts

SUPPORT THE WYNN!

Wynn will be creating a \$1.6 Billion, 5-Star resort casino - far surpassing the other proposals in quality and benefit for the region and the state. When you get the facts, there's no comparison - a Wynn in Everett is a Wynn For All!

[Massachusetts Matters](#)

[In Troubled Times, Only the Best Survive and Thrive](#)

[Sullivan Square: Wynn Will Have a Plan, Not a Fairytale](#)

[Eteess Reveals the Mohegan "Wow" Factor](#)

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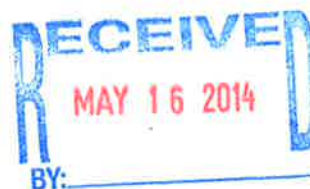
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5 Stars, Not Three!

[MENU](#)


By Everett United On April 9, 2014 · · In Benefits, Top Ten Reasons to Support The Wynn

Remember when they said that the first day of spring was March 20th but it really wasn't? Remember when Roger Clemens, Ray Allen and Wes Welker were so devoted to us and then they weren't? And remember when Suffolk Downs said they were going to abide by a vote on their casino proposal and then they didn't?

All of this has led to some trust issues in Massachusetts. When it comes to picking a company to come into one of our communities and spruce it up, "trustworthiness" should be high on the list of must haves. When we got the news the Wynn Resorts made not one but two lists for being trustworthy, we had to share!

Forbes Named Wynn the Most Trustworthy Hotel Company

Forbes recently named Wynn not only one of the Top 100 most trustworthy companies, but the most trustworthy hotel company! Forbes examined more than 8,000 companies. The Other Guys, well they didn't make the list. Wynn was the ONLY hotel and casino brand to make the prestigious list. You can read all about it [here!](#)

Wynn Named Most Trusted Casino Brand in America by Entrepreneur Magazine

But wait! We're not done. [Entrepreneur Magazine](#) surveyed their readers and named Wynn Resorts the most trusted casino brand in America and the twelfth most trusted brand overall. 5,000 readers completed the survey designed Each specifically to create an emotional connection with the brand, ranging from loyalty and passivity to disengagement. Oh wait, here's a surprise, The Other Guys, didn't make this list either.

So let's sum it up. Wynn? Trustworthy. Mohegan? Not even listworthy.

The choice is clear. Put your trust in a company you can trust, Wynn. You can trust Wynn for Massachusetts.

SUPPORT THE WYNN!

Wynn will be creating a \$1.6 Billion, 5-Star resort casino - far surpassing the other proposals in quality and benefit for the region and the state. When you get the facts, there's no comparison - a Wynn in Everett is a Wynn For All!

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[The Best Plan](#)

[The Best Company](#)

5/5/2014

To the Commission:

Mohegan or Wynn? The facts speak for themselves:

- Wynn Resorts has \$2.7B in cash, on hand, sitting in the bank.
- Wynn has 30 TIMES more cash on hand than the other Boston-area casino proponent.
- Wynn has 12 times the annual cash flow of the other Boston-area casino proponent.
- The Wynn will pull 7 million visitors per year from around the world – more than the Red Sox, Patriots, Celtics & Bruins combined. No other casino operator can deliver that.
- Wynn Resorts pulled in \$5.5 Billion in gaming revenue just from their international customers in 2013. In 2011, the other casino proponent's total gaming revenue was \$1.25 Billion.
- Wynn was the only major US operator to not suspend or cancel a development project during the economic downturn; further,
- Wynn kept 99% of their staff employed when the industry was laying off thousands of employees. When the two proposals are put side by side, there is no comparison.

Please consider Wynn. His is clearly the best proposal.

Yours Truly -

ROBERT FITZGERALD
24 Franklin St
Winthrop, MA, 02152



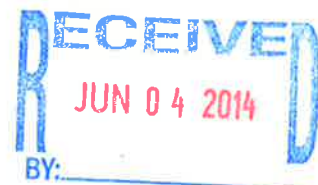
May 3rd 2014

To Whom It May Concern:

For six years in a row, Fortune Magazine has named Wynn "One of The World's Most Admired Companies" and Wynn Resorts now holds 66 total Forbes Five Stars ratings – more than any other independent hotel company in the world. Isn't that EXACTLY the kind of company we want in Massachusetts? It's just that simple. Support Wynn resorts!

Than you -

Richard A. Losanno Jr
12 Henry Street
Everett, Ma 02149



Conservation Law Foundation
62 Summer Street
Boston, MA 02110

RE: Wynn Project
28 Acre contaminated Monsanto site
Proposed Casino Site
Everett, MA

Dear Sir/Madam:

It is our understanding that the foundation's mission is to pursue healthy communities and clean environments in New England; to provide a better place to live, work and play for everyone; and to clean up Boston Harbor by solving environmental problems.

The Everett Casino site includes volatile organic compounds, petroleum hydro-carbons, PCBs and evidence of sulfuric acids and other substances that continue to leach into Boston Harbor and the river way toward Medford.

And no one is doing anything about it! Why?

We all know that the corrupt Gaming Commission Chairman Steve Crosby directed Wynn and others to this site that belongs to his former partner and friend Paul Lohnes, Gatinerri, DeCicco and Lightbody, two well known criminals.

We know that Mayor DeMaria of Everett intentionally concealed the identity of the two (2) criminals that own the site in exchange for donations and other benefits.

But those are criminal matters left to the US Attorney or Attorney General.

We are residents of Charlestown, Somerville, Medford and Everett that continue to suffer and are deprived of a safe place to live and a clean environment.

Any other owners of contaminated properties would be required and forced to remediate their sites to comply with the law, why not these owners?

What if a casino license is not granted to Wynn? Will the site remain contaminated for years to come. It appears that Wynn is the only one committed to clean up the site and not the owners. This contaminated site should not be considered for a casino license but the owners should immediately be ordered to remediate the site for our safety. It has been a long time coming, we deserve it.

Hopefully your foundation will take the lead and move forward against the owners to clean this site in compliance with the laws and regulations. No casino license should be considered until this contaminated cesspool is cleaned up. Our health and safety has been at risk way too long. Now is the time for action. Our Government and elected officials have continued to let us down, to them, it's all about money and donations.

Thank you.

THE NEIGHBORHOOD

cc: US Govt. EPA
5 Post Office Square, #100
Boston, MA 02109
Mass DEP Headquarters
1 Winter Street
Boston, MA 02108

Bresilla, Colette (MGC)

From: Vincent Velardo <vvelardo@concentric.net>
Sent: Thursday, April 24, 2014 1:12 PM
To: MGCcomments (MGC)
Subject: Best Business Plan

I am writing you in regards to the proposed construction of a resort-casino in region A. What will benefit the entire Commonwealth of Massachusetts the most? I believe the answer is a corporation that has a good business plan, the resources needed to finance the plan, and full independent control over the entire project. If the corporation meets these requirements, they would be highly motivated to create a successful and profitable business. They would be assuming the full financial risk. They would have absolute control and could do whatever is necessary to make the project successful. They would be fully committed and not influenced by outside investors or partners who may have other objectives. I am convinced that the Wynn Corporation meets these requirements and is the kind of corporation that is most likely to succeed. The Wynn Corporation has a good business plan. Specifically, they will independently finance the project, construct and manage the facility, and outright purchase the property with no obligations to any outside investors, partners or landlords. Wynn is highly motivated to establish a successful business that will create new employment opportunities and additional tax revenue that will benefit the entire Commonwealth.

In contrast, the Mohegan Sun group has a very different business plan that is financed by an unrelated high risk hedge fund corporation and requires access to property that is leased by a private party rather than owned. As a result, Mohegan Sun does not have full independent control over the project. Each of the group members has their own specific objectives. I believe that Mohegan Sun's primary objective is to eliminate competition to their current facility located in Connecticut. Consequently, they don't have to create a successful and profitable business. They only have to prevent someone else from doing that. The hedge fund corporation that is funding the project is in the business of investing in high risk ventures that produce potentially high profits with a short term turn around. That could pressure Mohegan Sun to cut costs by reducing quality to meet investment expectations. The property is owned by a business that has been declining for many years. Therefore, the owner of that business is simply seeking an alternate source of revenue. In short, you have three separate "partners" who each have their own specific objectives. There is a very real potential for conflicts of interest that could degrade the quality or success of the overall project.

So, in conclusion, which business plan is most likely to succeed? With the Wynn plan you have one developer, manager, financier, and land owner. With the Mohegan Sun plan you have three separate entities that include a developer and manager, a finance corp., and a landlord. I am convinced that the Wynn Corporation plan is the one that is most likely to succeed.

Thank you for your time.

J.Vincent Velardo

96 Grover Street
Everett, MA 02149

March 31, 2014

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

Greetings:

I am a lifelong resident of the City of Everett whose grandparents settled in this city in 1908. Last June, I voted in favor of building a destination resort hotel-casino in Everett and urge that the Massachusetts Gaming Commission award the Region A Gaming License to Wynn Resorts because Wynn will remediate the Monsanto brownfield site, one of the most contaminated sites in New England, and give the public access to the Mystic River. This will do much to promote action to restore the river and bring it back to life in much the same way that two other rivers that empty into Boston Harbor, the Charles and Neponset Rivers, have been cleaned up.

The seven-mile Mystic River has played a pivotal role in the civic and commercial life of the Boston area for centuries. Its proud history is now overshadowed by the legacy of the industrial age, which has left its waters too polluted to drink, swim, or fish. At times, portions of the river have been deemed unsafe for boating.

The Mystic River Watershed is home to 8% of the Commonwealth's population—500,000 people—yet covers less than 1% of the land, making this watershed one of the most densely populated and urban watersheds in the state. But the Mystic River remains largely hidden behind fences, industrial sites, and old buildings; and for that reason it suffers from a lack of public attention on its current condition and the remaining blighted, toxic sites along its banks. The river consistently receives a low EPA rating due to stormwater runoff, industrial process wastewater, sanitary sewer overflows, combined sewer overflows, and legacy contamination from long-abandoned industrial sites containing toxins. The last includes the Monsanto brownfield site, a major obstacle to the cleanup of the Mystic.

Monsanto Site Cleanup

The Monsanto site is located in a waterfront area that consists of inactive former industrial properties and underutilized parkland. In comparison to neighboring cities, Everett is severely lacking in recreational boating facilities, public landings, and public access along the waterfront. Although the remediation of these contaminated sites has been for many years a goal of the city, the expense of remediation makes it cost prohibitive and remains a major obstacle to any kind of redevelopment of this neglected area. As a result, much of

the Everett waterfront remains unsafe and inaccessible. Nevertheless, the city has persevered in its efforts to achieve the highest and best use of this property. To fulfill the objectives of the state waterways regulations, working with the State Office of Coastal Zone Management, the City has developed a state-approved *Everett Central Waterfront Municipal Harbor Plan* to improve public access to the river, promote water transportation and recreational boating, manage and improve environmental resources, and support public and private investment along the waterfront.

Wynn's proposed development of the Monsanto brownfield provides an opportunity to completely transform this part of the Everett waterfront and help achieve the goals of the Municipal Harbor Plan and the Lower Broadway Master Plan to maximize the site's redevelopment feasibility and its potential to substantially improve the public's ability to access and enjoy the waterfront and the river. **The Wynn Project will transform this vacant and neglected property into an environmentally and economically sustainable operation that will provide public access to the waterfront and attract substantial additional investment into the surrounding areas and thereby augment municipal and state tax revenues.**

However, the site's current contaminated state has proven to be a barrier to achieving the highest and best use of this property; and the cost of remediation is an expensive burden that—much to the frustration of Everett's mayors—has even discouraged large national retailers like Walmart and Home Depot when they learn about its history.

To current and former Everett residents who are of a certain age, the name *Monsanto* conjures up unpleasant memories of:

- a yellowish haze hovering over sulfur piles that stank like rotten eggs
- hot summer days when windows were shut to minimize irritation to the respiratory system
- a dust that settled on and cursed garden plants and automobile paint

The expression “a picture is worth a thousand words” is a well-known one. With this in mind I have enclosed 3 photographs taken in January 1972 of drainpipes disgoring waste matter in the Southwest Everett waterfront area that illustrate the industrial waste disposal practices in this area throughout most of the twentieth century prior to passage of the Clean Water Act of 1972. (A friend of mine described these as “the images of vile industrial defecation and environmental desecration; of odious, odorous orifices excreting their deadly mix of ghastly fetid gases and industrial grade diarrhea from the bowels of polluters into a stygian watercourse now teeming with the wretched refuse of the toxic shores.”) Along with these photographs are 2 photographs of the Monsanto facility as it existed in 1972. Finally, I have enclosed newspaper articles that reported chemical spills, gas leaks, sulfuric acid fogs and fires at the Monsanto site so that you can see what prospective developers of this site see when they research its history. Rest assured, that over the course of a century there were many more industrial accidents and spills at this site that never made it into the newspapers when it was owned by Cochrane Chemical, Merrimac

Chemical, and Monsanto Chemical—to say nothing about all the intentional dumping of unwanted chemicals and hazardous waste like lead, arsenic, and cyanide that occurred at this site.

With all this bad history of how these bad neighbors dumped their detritus on the people of South Everett, with all this bad history of a site “forgotten by those who poisoned it,” as Mayor Carlo DeMaria stated in his inaugural speech, no wonder potential developers of this site choose to look elsewhere.

But Wynn Resorts remains unfazed. Wynn will remediate this contaminated site and open the Mystic Harbor Waterfront that has been publicly inaccessible for over 100 years. With the construction of a five-star resort hotel there will be a “resort for all—where families can celebrate, businesses can congregate, and both locals and visitors can recreate” as Wynn stated in its application.

Wynn represents a once-in-a-lifetime opportunity to transform this contaminated site into “an environmentally and economically revitalized area habitable and useful to humans, flora, and fauna” as it stated in its application. And if not Wynn, then who? Who else will undertake such a massive and expensive cleanup? Who else is willing to spend the \$10 million or \$20 million or \$30 million or whatever it takes to do the job without the expenditure of any public funds? Must the people of Everett and the surrounding communities in the Greater Boston Area wait another 100 years for the same opportunity to gain access to this area for their recreation and enjoyment?

Will the Gaming Commission award the gaming license to Wynn Resorts which will:

- Clean up the Monsanto Mess and remediate a toxic brownfield
- Dredge the harbor and replace the toxic sediment with clean soil providing a viable habitat for natural organisms
- Create a “living” shoreline with native water plant species
- Install a harbor bulkhead wall and docks for water transportation
- Add shellfish in the harbor to promote natural regeneration
- Create a lavishly landscaped public esplanade with pedestrian and bicycle paths
- Build a shoreline outdoor amphitheater, viewing deck and picnic park
- Build a five-star destination resort hotel-casino

Or will the Gaming Commission throw away this golden opportunity and award the gaming license to a competitor which will:

- Build on land already accessible to the public in order to subsidize an unprofitable racetrack
- Build a three-star destination resort hotel-casino

Thoroughbred racing has been in serious decline for the last twenty years with the closure of many racetracks nationwide and faces an uncertain future. Its heyday was decades ago

before the proliferation of alternative forms of legal gambling. Its patrons are an aging and diminishing crowd. As for this particular racetrack's environmental concerns, it is a matter of public record that this racetrack was fined \$1.25 million by the EPA in 2012 for illegally dumping horse manure and horse urine into tributaries of Boston Harbor. Sure, this competitor says that its proposal offers "a landscape design that is both restorative and transformative, creating an ecological experience that our guests, neighbors and the public can enjoy." But which of these two competing proposals is the more ambitious one? Which of the two offers the greater potential to achieve long-term environmental objectives from which the public stands to gain more in the long run? One that offers a middling three-star facility at a racetrack and the greenest racino in the country? Or one that offers a top quality five-star facility at a prime waterfront location that will spur action to restore and transform an entire river that runs from the Mystic Lakes through the communities of Arlington, Medford, Somerville, Everett, Charlestown, Chelsea, and East Boston? If the once heavily polluted Charles River and Boston Harbor are now national models for the rejuvenation of urban waterways, then why not favor a proposal that will promote the cleanup of the Mystic?

Mystic River Cleanup

42 years after the enactment of the Clean Water Act and almost 30 years after Boston's sewerage-laden Boston Harbor and Charles River began their transformation, the Mystic River lags far behind largely due to a lack of concerted efforts of a broad array of stakeholders—communities, businesses, stakeholder organizations, regulators, policy makers and elected officials—which were all instrumental and essential in the cleanups of Boston Harbor and the Charles and Neponset rivers. What the Mystic needs is more visibility, a visibility made possible with more public accessibility as a way to build public, and then political, support to clean it up. The Wynn Resort will provide the needed accessibility. Bringing thousands of visitors to the river's edge will focus more attention on its current condition and the remaining blighted, toxic sites along its banks. The Wynn Resort can serve as a catalyst for action on the Mystic River that will help bring together the broad array of stakeholders to build the vision, find the resources, and rejuvenate this important local asset. In a Boston Globe article State Representative Paul Brodeur wrote:

Accelerating efforts to clean up the Mystic River will enhance the entire region and create additional opportunities for sensible development, active and passive recreation, and a better overall quality of life all spurred by a commitment to environmental stewardship of this great resource.

No one is satisfied with the slow pace of cleanup so far, but making additional progress will require a concerted effort by the broadest possible coalition of communities, businesses, stakeholder organizations and elected leaders. This approach has proven to be effective in the past and it's time we tried it for this neglected, but

important resource, to ensure that we leave a better Mystic River for future generations.

In 2009 the Massachusetts Department of Conservation and Recreation released the *Mystic River Master Plan* which provides a long-term framework for restoring and preserving areas along the river; protecting natural resources and wildlife habitats; and determining the areas most suitable and desirable for recreation, education, and preservation. In recent years the EPA has stepped up enforcement to prevent illegal discharge of pollutants. Court-ordered work is underway to separate sewer pipes from storm drains. Assembly Square in Somerville and River's Edge in Medford, Malden, and Everett, which remediated a blighted brownfield, are examples of successful development along the banks of the river. Yet, despite these efforts and the efforts of environmental advocates, the water quality of the Mystic has not changed in recent years; and although it offers the same promise as the Charles River and Boston Harbor, it has a long way to go. To address this problem, State Senators Denise Provost, Patricia Jehlen, and Sal DiDomenico have co-sponsored legislation to establish a Mystic River Water Quality Commission, which will be charged with the investigation and study of ways to improve the conditions while determining the feasibility of bringing the water quality in the Mystic River to a level that supports fishing, boating, swimming and wildlife. In their comments about this legislation in a *Globe* article, Jehlen and DiDomenico mentioned the following:

Boston Harbor and the Charles River are national examples of successful clean-ups of vital waterways.

What were once regarded as unsafe, polluted and forgotten, are now centerpieces of economic, recreational and educational activity. In both of these cases, local activists, businesses, elected officials and government regulators came together to develop a comprehensive plan to realize a vision for the future. They then took action and as a result today we can swim, run, duck boat, cruise or sail the harbor. This has encouraged responsible development that maximizes these wonderful natural resources.

The Wynn Resort will serve as a catalyst for action. Building the Wynn Resort on the Mystic will help build the coalition needed to build the vision, find the resources, and prioritize the cleanup and revitalization of the Mystic River.

The Wynn Resort will aid efforts to transform a river with an unacceptable EPA "D" Rating into a cleaned-up waterway that will provide opportunities for economic, recreational, and educational activities for the Greater Boston area.

In closing, I will mention that at the Gaming Commission hearing on December 16, Steve Wynn stated that "It's very important whether you're in Boston or in Macau that you have to become a good neighbor. You have to take a real interest in the community...Our role in the community is very important to the people who work for us." The cleanup of the Monsanto site will demonstrate commitment to the community as Mr. Wynn stated "not because I'm altruist or that I'm particularly liberal. I do it because it's good business." And the people of Everett agree it's good business. That is why they gave Wynn an overwhelming vote of confidence last June with an 87% vote in favor of the host city agreement with Wynn Resorts.

Other developers have looked at this site, looked at the cost of its cleanup, looked away and ran away after deciding the cleanup was not good business. Wynn is ready, Wynn is willing, and Wynn is able to do the cleanup.

Let's clean up Monsanto.

Let's clean up the Mystic.

Let's not allow this once-in-a-lifetime opportunity to slip away.

Award Wynn the gaming license.

Sincerely yours,

A handwritten signature in cursive script that reads "Kevin P. Coogan".

Kevin P. Coogan

Encls.

EVERETT CITY COUNCIL
EVERETT, MASSACHUSETTS 02149



ATTORNEY FRED CAPONE
COUNCILOR - WARD ONE
383 Broadway
Everett, MA, 02149
PHONE: 617-387-9045
E-Mail: fred@caponelaw.net

March 26, 2014

Massachusetts Gaming Commission

Re: Wynn Everett Casino Proposal

Honorable Members of the Massachusetts Gaming Commission:

I am writing to express my support for the Wynn Everett Casino proposal as I am unable to attend the meeting set for today, due to a work commitment. The designation of the "best" location for such an endeavor usually proves difficult. Potential host communities are often bitterly split over such a momentous issue. Fortunately, the residents of Everett have demonstrated their overwhelming support for this proposal with eighty-six (86%) percent voting in favor. In a world where majority vote is generally the course of action to pursue, eighty-six (86 %) percent is practically unheard of and is nothing short of a mandate. As a lifelong Everett resident, and as the city councilor representing Ward 1, my focus for Everett as a community is one of long-term, beneficial development. Ward 1, in large part, borders the City of Boston and is the gateway into the City of Everett. Moreover, this portion of Ward 1 is located directly across from the proposed site and would be the most impacted area of our community.

I am keenly aware of some negative aspects of such a project, for example increased vehicular traffic and a potential increase in criminal activity, etc. However, I am also cognizant of the many favorable aspects of this proposal. Tax revenues are crucial to any community. Without sufficient funding, even the most basic services rendered to residents can be compromised. Clearly, this project would result in a tremendous influx of tax revenues, but that is not my main reason for support. There are several other serious considerations that have led me to support the proposal.

Everett has traditionally been a working-class community with a large presence of heavy commercial and industrial activity. Over the years, many of these locations have become

stagnant. The stimulus the Wynn proposal would have on the local economy, both in and outside the City of Everett, is beyond measure. Stagnant land would become productive once again. Employment opportunities would increase at an unparalleled rate. The beneficial impact not only to the City of Everett, but to the neighboring communities and the entire New England area cannot be overestimated.

Perhaps the main reason for my support, and the single most important factor that demonstrates why Everett is a “better” choice than Revere, is site remediation. Given the nature of the industrial activities that have occurred in Everett, our city constantly experiences issues regarding varying degrees of contamination. It is my understanding that much of the land in question is contaminated. Everett waterfront is a forgotten resource and is currently inaccessible. This proposal would remedy the contamination issues in the designated location and would make much of the Everett waterfront safe and accessible to the public. We have seen a similar rebirth to an adjacent parcel in the City of Everett. Gateway Mall stands on a portion of the former Monsanto Chemical Company site. At the time of the remediation and transformation of that location, I served as an elected official representing that area (Ward 6). Many years later, the project continues to demonstrate that it was in the best interests of the City of Everett and the surrounding communities. This prior experience will prove invaluable throughout every stage of the Wynn project.

If the Wynn proposal does not proceed, it is very likely that the land in question will remain stagnant and contaminated. It is equally likely that the local economy will continue to struggle, rather than flourish. Should the proposal move forward, I understand that this is just the beginning and that there will be many challenging issues to address along the way. The Wynn Corporation has made significant investments in time and other resources to explain its proposal to the residents of Everett. Numerous public hearings have been held to discuss the impact, both positive and negative, of the project on the community and the intended course of action to address the concerns of Everett’s residents and elected officials. At these meetings, and in writing, Wynn has continuously expressed its commitment to the City of Everett. As the city councilor representing Ward 1, I intend to be an ever-present proponent on behalf of the community to ensure that the Wynn Corporation makes good on all it has promised.

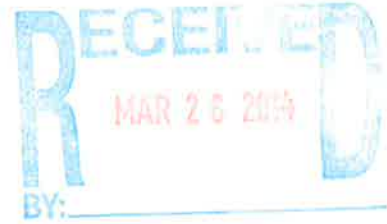
For these reasons, I express my support for the Wynn Everett Casino proposal.

Respectfully yours,

Fred Capone
Councilor Ward 1, City of Everett

To the Gaming Commissioners:

**Stephen Crosby
Gayle Cameron
James F. McHugh
Enrique Zuniga
Bruce Stebbins**



VS



How this is even a question in anyone's mind is beyond me.

Sincerely -

Arute Bergman
73 Chelsea St #107
Charlestown, MA
02129

To the Gaming Commissioners:

**Stephen Crosby
Gayle Cameron
James F. McHugh
Enrique Zuniga
Bruce Stebbins**



VS



How this is even a question in anyone's mind is beyond me.

Sincerely -

*Paul R. Ryan
73 Chelsea St
Charlestown, Ma*

Bresilla, Colette (MGC)

From: Bill Stefanowicz <stefanowicz@hotmail.com>
Sent: Wednesday, March 26, 2014 11:02 PM
To: MGCcomments (MGC)
Subject: comments on the Region A applications from an informed citizen

Hello.

I am a resident of Burlington, Massachusetts, and I would like to provide the Gaming Commission with my comments on the Region A casino applications.

First, some important points about my background:

- For the past 11 years, through my employer Epsilon, I have delivered marketing services to Ameristar Casinos, a casino company which was recently acquired by Pinnacle Entertainment. Neither Ameristar nor Pinnacle has ever directly competed with the Region A applicants. Through the work that I have done for Ameristar, I have become very familiar with the casino gaming industry and its pursuit of customers.
- I am a native of Connecticut who lived there when the Foxwoods casino opened and when the Mohegan Sun casino was first proposed.
- I have lived in Massachusetts for more than 20 years, but I have no family or friends in Everett, Revere, or East Boston.
- I have traveled to Mohegan Sun many times to attend music performances.
- I have business degrees from Boston College (BS in Operations Management and Information Systems) and Bentley University (MS in Information Systems).

For the following reasons, I have concluded that the Wynn proposal in Everett is a better choice for Massachusetts than the Mohegan Sun proposal in Revere:

- A primary goal of the casino legislation is to reverse the existing imbalance in which Massachusetts residents generate casino revenue in Connecticut and social costs in Massachusetts. The Gaming Commission should work to maximize casino revenues in Massachusetts and minimize the resulting social costs.
- Mohegan Sun already operates a gigantic, costly facility in Connecticut that is within driving distance of the Region A sites. Mohegan Sun's marketing department will have no incentive at all to redirect existing customers from its Connecticut facility to its Massachusetts facility if the customers live in the southernmost parts of Massachusetts, in Rhode Island, in Connecticut, or in the (by some measures, 20-million-person) New York City area.
- The Wynn casino in Everett will have no geographic limitations to its marketing. The Wynn company's only facility east of Nevada would draw people from the entirety of New England and from the New York City area. Wynn's global reputation for luxury will also generate new trips to the Boston area -- trips that would not otherwise happen -- from wealthy visitors around the world.

- The Revere site (which can be reached with the Boston subway system) and the Mohegan Sun brand (which is not nearly as upscale as the Wynn brand) would maximize social costs in Massachusetts by drawing lower-income individuals to its slot machines and table games. People in this economic category are more inclined to damage their own lifestyles because so little of their income is disposable. Their financial problems are also more likely to kick off a downward spiral involving family issues, substance abuse, and/or criminal activity. Besides increasing social costs, revenue from Mohegan Sun in Revere is much more likely to cannibalize the lucrative Massachusetts State Lottery than revenue from Wynn in Everett.

- An overwhelming 86.5% of Everett voters approved the Wynn casino, while only 63% of Revere voters approved the Mohegan Sun casino.

- The people of East Boston voted with a 56% majority against a casino being located on the Suffolk Downs property that crosses into their community. If they were given the opportunity to vote on the later proposal that shifted the casino to another part of the property and severely limited casino payments to their municipal government, their vote against the proposal would be a landslide.

- The Commonwealth has already done more than enough to prop up the horse racing industry, and it does not need to do any more by favoring the Suffolk Downs racing operation that would serve as Mohegan Sun's landlord, next-door neighbor, and virtual partner. Horse racing is a dying industry that will eventually disappear as a result of either its continually shrinking customer base or legislation similar to our ban on dog racing. The Commonwealth should not be putting any more effort into preserving jobs at Suffolk Downs than the effort it put into preserving jobs at Blockbuster Video stores or Borders Books stores in recent years.

- The Suffolk Downs complex in East Boston and Revere is more valuable to Region A communities and the Commonwealth if it is used for other purposes. One example would be the location for an Olympic facility, if Boston chooses to pursue a bid for the Summer Olympics or Winter Olympics. More realistically, the complex would be an obvious site for a new stadium for the New England Revolution soccer team that currently plays at the New England Patriots football stadium in suburban Foxboro. The Kraft family -- the owners of both teams -- would surely be thrilled to relocate the soccer team to a stadium (1) that is not primarily designed for enormous, 8-times-a-year football crowds, (2) that is very close to the region's population center, (3) that is surrounded by citizens and immigrants with heritage in the soccer-loving parts of the world, and (4) that is accessible via the Boston subway system. The ratio of soccer fans to horse racing fans -- in Greater Boston and in the world -- will never stop growing.

I sincerely hope that the Gaming Commission makes the right choice by approving the Wynn casino in Everett.

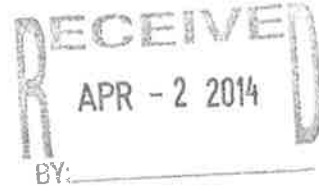
Thank you for the opportunity to express my views.

William Stefanowicz
6 Laurel Lane
Burlington, MA 01803

email: stefanowicz@hotmail.com
daytime phone: 781-685-6746

March 24, 2014

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



Dear Commissioners;

I am writing in support of Wynn Resorts' proposal to develop a destination resort casino in the City of Everett. As a business owner, I firmly believe Wynn's project to be the best proposal for area businesses as it will generate more discretionary spending for employees, promote national and international tourism, and clean up a contaminated site that will revitalize the waterfront.

Specifically, Wynn will create 4,000 long-term jobs and 4,000 construction jobs making Wynn Resorts one of the top five private employers in Boston. Moreover, Wynn will provide not just jobs but the best jobs. As the top-rated leader in the luxury industry, Wynn offers the most desirable, well compensated and sought after career positions in an award-winning work environment.

In fact, employees voted Wynn the number 1 employer in Las Vegas again this year according to the Las Vegas Review-Journal's Top Workplaces Survey. These jobs will provide additional discretionary spending for employees, most of which will benefit the local economy. This is because Wynn businesses such as Cartier's, Louis Vuitton and Armani will complement local businesses.

A Wynn Resort will be a world class attraction in a region filled with international appeal. Wynn Massachusetts will attract over 7 million visitors per year from around the world – more than the Red Sox, Patriots, Celtics and Bruins combined. No other resort operator would have this type of impact. In addition, these impacts will ripple through the economy benefitting hotels, restaurants, retailers and local attractions driving economic development for the entire region.

Lastly, Wynn Resorts will restore a contaminated waterfront site and unlock the potential for the Mystic River. Wynn Resorts' \$20-30 million investment in a comprehensive state-of-the-art cleanup of the former Monsanto Site will result in a permanent benefit to the entire region unachievable by any other means.

In light of these reasons, I respectfully urge your favorable consideration of this proposal. Thank you for your attention to this matter.

Sincerely,

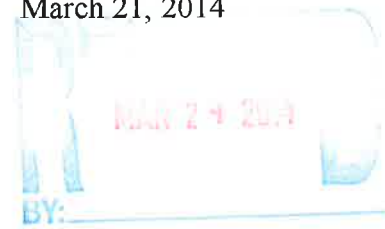
A handwritten signature in cursive script, appearing to read "Robert D. Cataldo".

Robert D. Cataldo

042 BROADWAY, EVERETT

March 21, 2014

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



Dear Commissioners:

My name is Timothy P. McManus I am currently a resident of Peabody, MA. I am writing in regards to the proposal of the Wynn Casino in Everett, MA.

I have no involvement or desire for future employment with the Wynn Casino. I am writing in favor of the Wynn Casino. First let me say I retired in 2001 from the state of Massachusetts having served as a criminal investigator for nearly 30 years. I went to work for Bally's hotel in Las Vegas as both a security officer and investigator from August 2006 through 2007. I reluctantly returned to Massachusetts due to an illness in the family.

During that time I became aware of the opinion of nearly every employee I encountered from my hotel and nearly every other hotel casino, which intrigued me about the Wynn Casino's past and present ownerships of various Hotel Casinos in Las Vegas.

About 90% of these employees of the hotels I got to know wanted to work for Wynn at one of his hotels. I must have spoken with hundreds of these employees trying to figure out what made the Wynn properties such a prime place to work.

After months of speaking to different people from every type of employment position hotel staff and casino workers I determined that the opinion was that the Wynn Corporation or whatever it was called, treated their employee's extremely well.

One gentleman, whom had formerly worked for Wynn at the Mirage Hotel and Casino, stated that working for Wynn is a huge difference than any other Hotel Casino. Wynn is just the best place for employees, to grow, earn a good living and are treated well and also as professionals. He had retired due to cancer, after 37 years working in the various hotel casinos in Las Vegas, but said it was the best place he had ever worked.

Also there were nearly daily articles in the local newspapers of various community activities being sponsored by Wynn hotels. This was far more than any other Hotel Casino in Las Vegas. Maybe they took the time and had a good publicity firm, I don't know. Still it showed they had enough concern for their image to do even the little things right.

The only negative I heard was that Wynn Casino is really too expensive for the average guy to gamble. I personally don't consider that a negative as it tells me that Wynn isn't interested in promoting gambling to those who are not in a position to lose money they don't have. I unfortunately witnessed these people everyday while working in Las Vegas.

Also I am against having a casino in an inner city especially on the MBTA train lines. The casinos in Las Vegas on the strip have far more problems than the outlying casinos.

The hotels with the fewest problems on the strip seem to also be the high end Casinos. Again that is the Wynn properties and a few others.

I should further add that I am not in any stretch of the imagination a high-end player. I have only gambled at Wynn properties on few occasions maybe waiting for dinner or a show, but they are always a special place to just see and have a meal.

Again let me stress I have nothing to gain I have no financial interest in anyway nor personal interest by this assessment other than as a Massachusetts citizen wanting to see a successful gambling operation with the best possible place for people to work and with as few problems as possible in this state.

Sincerely,

A handwritten signature in black ink that reads "Timothy P. McManus". The signature is written in a cursive style with a large initial 'T' and 'M'.

Timothy P. McManus
23 C Shore Dr.
Peabody, MA
978-587-3777



The Duncan Group

69 Norman Street • Everett, MA 02149-1987 USA
(617) 389-8440 • (800) 638-1011 • Fax (617) 389-2831
www.duncangalvanizing.com

- Duncan Galvanizing Corp.
- The Tinning Company, Inc.
- Hi-Tech Plating, Inc.
- MIGGA Technologies, Inc.

March 4, 2014

Massachusetts Gaming Commission
84 State St. 10th Floor
Boston, MA 02019



Dear Commissioners;

I am writing in support of Wynn Resorts' proposal to develop a destination resort casino in the City of Everett. As a business owner, I firmly believe Wynn's project to be the best proposal for area businesses as it will generate more discretionary spending for employees, promote national and international tourism, and clean up a contaminated site that will revitalize the waterfront.

Specifically, Wynn will create over 4,000 long-term jobs and 4,000 construction jobs making Wynn Resorts one of the top five private employers in Boston. Moreover, Wynn will provide not just jobs but the best jobs. As the top-rated leader in the luxury resort industry, Wynn offers the most desirable, well compensated and sought after career positions with an award-winning work environment.

In fact, employees voted Wynn the number 1 large employer in Las Vegas again this year according to the Las Vegas Review-Journal's Top Workplaces Survey. These jobs will provide additional spending for employees, most of which will benefit the local economy. This is because Wynn businesses such as Cartier's, Louis Vuitton and Armani will complement local businesses.

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Lastly, Wynn Resorts will restore a contaminated waterfront site and unlock the potential for the Mystic River. Wynn Resorts' \$20-30 million investment in a comprehensive state-of-the-art cleanup of the former Monsanto site will result in a permanent benefit to the entire region unachievable by any other means.

In light of these reasons, I respectfully urge your favorable consideration of this proposal. Thank you for your attention to this matter.

Sincerely,

Richard L. Brooks, President
Duncan Galvanizing
617-389-8440
rbrooks@duncangalvanizing.com

**EVERETT/WYNN –
CON**

Bresilla, Colette (MGC)

From: Molly <molly@greenway.org>
Sent: Wednesday, June 25, 2014 2:18 PM
To: MGCcomments (MGC)
Subject: Request to Address the Commission/Wynn MA
Attachments: MA Gaming Commission Hearing. Everett. June 2014.docx

The East Coast Greenway Alliance Massachusetts Committee is submitting the attached letter for the public comment period at tonight's MGC Public Hearing in the Host Community located in Everett, MA . We will have a committee member speaking on behalf of the MA Committee to share concerns and suggestions for the proposed Wynn Casino in Everett, Massachusetts.

Thank you,
Molly

Molly Henry
New England Trail Coordinator
East Coast Greenway Alliance
76 Dorrance St, ste 301
Providence, RI 02903
610-348-4931 (c)
www.greenway.org
molly@greenway.org



June 25, 2014

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

RE: The Commission/Wynn MA

To Whom it May Concern:

On behalf of the Massachusetts Committee for the East Coast Greenway Alliance I thank you for the opportunity to comment on the proposed Wynn Casino in Everett. With safety and health as our priority, we urge you to include the following elements in the Surrounding Community Agreement.

- **Preserve the current design proposal for the Sullivan Square Rotary to include a surface only option as supported by the local community. A tunnel option will only result in a more dangerous, broken pedestrian and bicycling network and create a barrier to connecting area residents and visitors to the MBTA Sullivan Square Station as well as the casino site and its surrounding area.**
- **In the event that the Wynn Everett Casino is built please consider public access to the proposed site. The casino would benefit from repurposing the existing train bridge over the Mystic River to include a separated biking and walking path. This would encourage more customers to take public transit and attract those shopping in the Assembly Square mall area.**

The East Coast Greenway Alliance (ECGA) has worked with public agencies, local advocacy groups, and community stakeholders for over 20 years to develop a 2,900 mile trail system from Maine to Florida. Please note that the he ECGA and the Massachusetts Committee remain neutral on the proposed casino.

Thank you for your time and consideration on these important issues.

Sincerely,

Massachusetts State Committee for the East Coast Greenway Alliance
www.greenway.org

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Boaz Shattan, Greenwich Group International
Chuck Sloan, Chairman, Trust for the Appalachian Trail Lands
Pablo Torres, Environmental Advocate
Karen Votava, ECGA Co-Founder

Executive Director

Dennis Markatos-Soriano





Design Review

John Benson
Peggy Bradley
Jack Glassman
Dan Kovacevic
Nick Kraman
Bill Lamb
Mark Spaulding
Annette Tecce

Charlestown Preservation Society Design Review Committee P. O. Box 290201 Charlestown, MA 02129

Re: Wynn Casino Proposal, Everett, Massachusetts

June 25, 2014

Sullivan Square – Update to March 26 Comments to the Mass. Gaming Commission

My name is William Lamb. I am Chair of the Charlestown Preservation Society Design Review Committee, for whom I speak today. Since I spoke to you on March 26th, I have been further informed about the Wynn Casino proposal in three small-group meetings with members of the Wynn planning team.

The Design Review Committee remains opposed to the selection of Wynn to build a Resort Casino in Everett. As you know, the proposed Casino is dependent on the transportation of the majority of its patrons through Sullivan Square and on Rutherford Avenue in Charlestown. The resulting great increase in traffic will adversely affect the smart growth transit oriented and primarily residential development we have been planning with the City of Boston for well over a decade.

Now, we ask you to consider these four issues.

1) We still do not have the traffic information we have been asking for: This includes up-to-date traffic numbers with delay times and level of service for Sullivan Square intersections, hourly traffic volumes on Rutherford Avenue in Sullivan Square for no-build and build options, and expected benefits of trips mitigation. We need to receive and be able to respond to these numbers which have been promised to us in the upcoming FEIR. We trust that we all will be able to digest them before you make a decision on a casino proposal bordering Boston.

2) Sullivan Square modifications prior to casino opening: Wynn has proposed to provide coordinated traffic signals and restriping of ramps and roadways in the Cambridge Street and MBTA station area. These include restriping to create three inbound lanes and one outbound lane on Cambridge Street at the traffic circle. These changes alone will not solve all the anticipated traffic problems at the time of Casino opening. For example, the Main Street and Rutherford Avenue intersections at the traffic circle remain a substantial unresolved problem.

3) Long term Sullivan Square and Rutherford Avenue solutions: Wynn calculates that one traffic lane in each direction needs to be added to Rutherford Avenue in the immediate Sullivan Square area for either the surface or the underpass design to function. These lanes will

significantly increase the density of traffic and the difficulty for pedestrians to cross it. They will affect the quality of life in the planned Sullivan Square area.

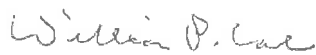
And these lanes are rekindling pressure on the City of Boston to maintain a Rutherford Avenue underpass through Sullivan Square. Along with other problems created, the underpass would greatly compromise beneficial green space along Rutherford Avenue and development options at the MBTA bus yards adjacent to the Mystic River. We do not want to see the approved surface design abandoned to accommodate casino traffic.

4) Casino Building Design: Apart from its praiseworthy use of the Mystic River, the Wynn project has no apparent beneficial connection with its urban surroundings. The project is not located on a street where it could contribute to the life and economy of the street and neighborhood. It is instead an oversized and isolated building complex with a design that is unrelated to any buildings in the vicinity. Its twenty five story hotel tower rises above the surrounding neighborhood in order to focus on long views of the city. The design of the tower is uninspired. This project does not appear to advance the state of the art in casino design as requested in the MGC request for proposals.

To address some of the architectural issues with the project, we request that the project undergo a public design review process. This casino will dominate Charlestown's skyline to the northwest. We need to see the exterior of the tower with its stone facings and diamond grillwork reviewed. And, we need to know the nature and brightness of lighting proposed for the site, the Wynn logos, and the exterior of building. Will the Commission provide this review?

In summary, the Wynn proposal is grossly inappropriate in size and character for its location. Its transportation impacts damage the newly planned and long-established Charlestown neighborhood at whose edge it is proposed. We urge you to reject it.

Thank you,



William P. Lamb, Chair

Bresilla, Colette (MGC)

From: thomas <tlannaratone@hotmail.com>
Sent: Wednesday, June 25, 2014 2:25 PM
To: MGCcomments (MGC)
Subject: Wynn hearing on June 25 Everett

Massachusetts Gaming Commission

I respectfully request the commission to consider the traffic associated with the Everett Wynn proposed casino. The proposed development will create a traffic burdens on Charlestown and ruin the goals to restore Sullivan Square as a residential neighborhood.

Specifically, the existing Alford Street Bridge is two lane each way. The proposed development will backup traffic into Sullivan Square.

It appears that the developer ignores the desires of the Charlestown to restore Sullivan Square as a residential neighborhood. In the recently completed Boston traffic study Charlestown favors a revised Sullivan Square residential neighborhood centered around a Surface Option plan by removing the existing underpasses.

The developer's team has not proposed any traffic measures that address how the proposed development would be compatible with a restored sullivan square neighborhood.

I respectfully request the Commission to direct the developer to present traffic plans to Charlestown that preserve the goals to restore Sullivan Square as a residential neighborhood.

Respectfully,
Thomas Annaratone
20 Union St.
Charlestown MA

Bresilla, Colette (MGC)

From: Jason Grossfield <jgrossfield@somervillema.gov>
Sent: Wednesday, June 25, 2014 12:33 PM
To: MGCcomments (MGC); Stebbins, Bruce (MGC); Zuniga, Enrique (MGC); Cameron, Gayle (MGC); McHugh, James (MGC)
Cc: Joseph Curtatone; Ziemba, John S (MGC); Blue, Catherine (MGC); fwright@somervillema.gov; Omar Boukili; Michael F. Glavin; sleonard@croninleonard.com; Board of Aldermen; Denise Taylor; Daniel DeMaina
Subject: Comments on Wynn MA, LLC Gaming License Application
Attachments: Ltr - MGC - 6-25-14.pdf

Dear Members of the Commission: Please see the attached correspondence containing written comments on the gaming proposal of Wynn MA, LLC.

Thank you for your consideration in this matter.

Jason D. Grossfield
Assistant City Solicitor
City of Somerville
93 Highland Avenue
Somerville, MA 02143
Phone: (617) 625-6600, ext. 4408
Fax: (617) 776-8847
E-Mail: jgrossfield@somervillema.gov

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CITY OF SOMERVILLE, MASSACHUSETTS
JOSEPH A. CURTATONE
MAYOR

VIA E-MAIL (mgccomments@state.ma.us)
& BY HAND DELIVERY

June 25, 2014

Gayle Cameron, Commissioner
James F. McHugh, Commissioner
Bruce Stebbins, Commissioner
Enrique Zuniga, Commissioner
Massachusetts Gaming Commission
84 State Street, Suite 720
Boston, MA 02109

Re: Written Comments in Advance of Public Hearing - Wynn MA, LLC Gaming Establishment Proposal

Dear Commissioners:

On behalf of the City of Somerville, I hereby submit the following written comments relative to the proposal of the applicant Wynn MA, LLC ("Wynn") to build a gaming establishment in Everett, MA.

Building and Site Design

With respect to building and site design, this Commission must evaluate whether the project will "comply with state and local building codes and local ordinances and bylaws, including sections 61 to 62H, inclusive, of chapter 30" MGL c. 23K, s. 15(12). The Commission's regulations make the "permitability" of a proposed casino an important criterion in determining whether to issue a license. *See* 205 CMR 120.01. One significant problem in that





Page 2 of 7

regard for the Wynn Everett proposal is its need for a very considerable variance from the height limitations that apply to buildings in areas that are protected by Chapter 91 of the General Laws, the statute that protects the rights of the public in the Commonwealth's tidelands.

The Wynn Everett casino is proposed for an area on the banks of the Mystic River where the applicable Chapter 91 regulations limit building height to 255 feet. The proposed building is approximately 400 feet tall. To deal with this problem, the City of Everett has adopted a "municipal harbor plan" one of whose variants (which will go into effect only if the Commission awards a license to the Wynn Everett casino) permits a building as tall as 400 feet in the area where the casino tower is proposed. Such a municipal harbor plan has been approved by the Secretary of Energy and Environmental Affairs. Once a plan is approved, the limitations it contains (for building height, as well as for other development parameters such as lot coverage) supersede the limitations in the Chapter 91 regulations.

The Secretary's approval of the Everett Central Waterfront Municipal Harbor Plan is the subject of a legal challenge in a civil action filed by the City of Somerville. See City of Somerville v. Richard K. Sullivan, Jr., in his official capacity as Secretary of the Executive Office of Energy and Environmental Affairs, Middlesex Superior Court Docket No. MICV2014-04839-J. Chapter 91's regulatory limits derive ultimately from the Public Trust Doctrine, which reserves for the citizens of the Commonwealth as a whole certain rights in land abutting the state's waters. The courts of the Commonwealth have been the principle guarantors of those rights, see Boston Waterfront Development Co. v. Commonwealth, 378 Mass. 629 (1979), and





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they have overturned governmental action (both legislative and executive) when that action unduly interfered with public rights, *see* Moot v. Department of Environmental Protection, 448 Mass. 340 (2007); Beverly Port Marina vs. Commissioner of the Department of Environmental Protection, 84 Mass App Ct 612 (2013); Further Appellate Review denied, 467 Mass. 1104 (February 28, 2014). Somerville’s judicial challenge to the dramatic relaxation of height limits necessary to construct the Wynn Everett project raises serious questions about whether the project can be built at all and, if it can, on what schedule.¹

With respect to clean up of contamination at the site of the proposed Wynn Everett project, the Secretary’s Certificate on the DEIR states that, “[t]he DEIR did not provide a detailed assessment of contamination and remediation activities nor did it specifically address previous comments requesting information regarding costs and schedule.” DEIR Certificate at 23. (Emphasis added.) And, after an enumeration of the very significant contamination at the site and noting DEP’s disagreement with the project proponent about the extent to which the site is contaminating sediments in the Mystic River, the Certificate concludes, on this topic, that “[p]ublic review and understanding of the project, its potential impacts and benefits, would be well served with a more detailed discussion of the [Massachusetts Contingency Plan] process,

¹ The question of the project’s “permitability” is not the same as (although in this particular case it is obviously related to) the requirement that, in determining whether an applicant should receive a license, the Commission will consider a project’s “[c]ompatibility with [its] surroundings,” 205 CMR 119.03(2)(d)(4), a subject that is discussed elsewhere in these comments.





Page 4 of 7

remediation plans, associated costs and a schedule for achieving compliance." DEIR Certificate at 24. That "discussion" has not been forthcoming.²

The Wynn Everett project has been touted as an enormous benefit because, among other things, it will accomplish the cleanup of a heavily contaminated piece of land. But, as the Secretary's Certificate demonstrates, it is not at all clear how, to what extent, and on what schedule that cleanup will occur. This both raises questions about the asserted benefits of the project and, as is the case with the potential difficulty in permitting such a tall building at the site, it raises questions about the schedule on which the project can be constructed.

Questions about the project's benefits should be especially sharp because of the emphasis that the proponent places on providing public access to the Mystic River and its shoreline. *See* Wynn Everett DEIR at 8-25. As the Secretary notes, "[t]he DEIR outlined response actions to address contamination . . . for the upland portions of the project area but it does not include any discussion of response actions necessary to achieve a Permanent Solution or Temporary Solution for sediment contamination." DEIR Certificate at 24. Some of the purported benefits of the project occur in river sediments, and all of the areas of public access to the riverfront are adjacent to those sediments. *See* Wynn Everett DEIR at 8-15. Thus, quite apart from the scheduling uncertainty that stems from the incomplete explanation of the proponent's cleanup plans, it is at

² The Boston Herald reported earlier this month on an "Activity Use Limitation" applicable to the project site, which reportedly expressly bars any day care facilities, along with homes, dorms or schools -- citing "a significant risk of harm to health." J. Encarnacao, "Steve Wynn Takes Gamble Day Care Won't Bust His Plans" *Boston Herald* (June 19, 2014).





Page 5 of 7

least possible, perhaps likely, that the project will ultimately be unable to deliver on all of its promised benefits.

Mitigation

As part of its evaluation of gaming license applications, the Commission will consider the quality of surrounding community agreements and the applicant's approach to mitigation in surrounding communities. 205 CMR 119.03(2)(e)5. Wynn expressly declined to name Somerville a Surrounding Community in its RFA-2 application. *See* Wynn RFA-2 at 5-15-03. After Somerville filed a petition with the Commission, Wynn assented to Somerville's designation as a surrounding community to its proposed gaming establishment. This delay resulted in Somerville requesting a short extension, which Wynn opposed, while stating an intent to continue to negotiate a resolution. Wynn did not accept any of Somerville's requests thereafter to so negotiate. Wynn and Somerville proceeded to arbitration regarding the terms of a surrounding community agreement. Notwithstanding the difference in the parties' respective positions as to what mitigation measures or community impact fee was required, there was serious disagreement about the nature of the identifiable impacts from the Wynn Everett project – which the Commission should be aware of when considering the applicant's approach to mitigation and surrounding communities.

Despite the arbitration decision and subsequent surrounding community agreement pursuant thereto, Somerville maintains there are a number of impacts that Wynn has not agreed to acknowledge and mitigate. These impacts include: traffic at certain intersections not required





Page 6 of 7

to be studied under the Massachusetts Environmental Policy Act process (see 205 CMR 119.03(2)(3)7); a loss in restaurant sales valued at approximately \$10,000,000 annually in Somerville and a corresponding loss of \$214,000 annually in Somerville local meals and real property tax revenue (see 205 CMR 119.03(2)(c)); the impact on the availability of affordable housing in Somerville due to rising property values and increased demand arising from the Wynn Everett project (see 205 CMR 119.03(2)(3)9); and the visual impact of the Wynn Everett tower on Draw 7 Park across the river in Somerville (see 205 CMR 119.03(2)(d)4).

On the last point, the Commission will consider a project's "[c]ompatibility with [its] surroundings..." The manner in which a tower, which Wynn describes as "a dramatic and iconic feature to the Everett skyline and Greater Boston. Designed to be viewed from the nearby highways, waterways, and the Boston skyline, the unique and striking hotel tower... visible from the Mystic River and beyond"³, located in Everett, where it is out of scale and isolated in its environment, as opposed to downtown Boston or Springfield – areas which currently have buildings of such height – should be strongly weighed in the scoring of this project on compatibility.

While understanding that the decision of a majority of the arbitration panel has determined the terms of a surrounding community agreement, I urge this Commission to consider the dissent of Arbitrator Douglas I. Foy in this proceeding when considering the

³ See Wynn Everett DEIR at 1-5. (emphasis added).





Page 7 of 7

applicant's approach to mitigation, the extent to which the surrounding community agreement has in fact provided for appropriate mitigation, and scoring Wynn's application accordingly.⁴

Thank you for your consideration in this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Joseph A. Curtatone".

Joseph A. Curtatone
Mayor

cc: City of Somerville Board of Aldermen
John Ziemba, Ombudsman, Mass. Gaming Commission (via e-mail only)
Catherine Blue, General Counsel, Mass. Gaming Commission (via e-mail only)
Francis X. Wright, Jr., City Solicitor
Jason D. Grossfield, Assistant City Solicitor
Stephen M. Leonard, Esq.
Michael Glavin, Director, OSPCD

⁴ The Commission's regulations prescribe a "baseball-type" arbitration, which, in the case of the Somerville-Wynn arbitration, meant that, because of the majority's view that Somerville had not carried its burden with respect to certain of the impacts the City claimed it would experience, the panel was required to adopt Wynn's Best and Final Offer as the Agreement. That does not mean at all, with respect to the Commission's decision-making criteria, that the Agreement is a good one that reasonably mitigates all impacts identified by Somerville.



LIZ LEVIN
& COMPANY MANAGEMENT CONSULTING

June 25, 2014

James McHugh, Commissioner
Bruce Stebbins, Commissioner
Enrique Zuniga, Commissioner
Gayle Cameron, Commissioner

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

Re: MGC Wynn Casino Hearing June 25, 2014

Dear Massachusetts Gaming Commissioners,

If you have ever tried to cross Sullivan Square, you know that the area is treacherous for all users--pedestrians, motorists, buses, bicyclists and the disabled. You also know the importance of the Redesign Plan for Rutherford Ave/Sullivan Square (RA/SS) that our community worked on for years. The plan improves traffic flow, provides far better access to transit for pedestrians, persons with disabilities and bicyclists, adds open space, and makes possible vibrant mixed-use development at Sullivan Square.

I have given you detailed comments on the Wynn Casino transportation plan in my letter of April 10, 2014 to the Commission included with this letter. What I want to say today is simply that if you approve a Casino in Everett you need to make sure our community isn't a "loser" and assure us in the various agreements that:

- **Traffic Impacts are mitigated.** Any adverse traffic should be mitigated and the traffic from the casino should work with the surface street network of the Redesign Plan. Particular attention should be given to further ways to reduce peak hour trip generation and to improve traffic flow in the vicinity of Main Street and Sullivan Square near the Schrafft's Building.
- **RA/SS Redesign is funded and the schedule is accelerated.** There should be a commitment that the Wynn Casino and the City/ State fund the RA/SS Redesign construction, build the project in phases and accelerate the schedule. The commitment should include that the construction of Phase 1 Sullivan Square start as soon as possible so that the roadway(s) will be in place close to when the Casino opens. Interim improvements should be just that—interim.
- **Transit Improvements are made.** There should be an agreement with the MBTA to make Orange Line improvements to complement the new orange line cars the MBTA intends to buy. These improvements are track and signal improvements as needed

Sincerely,
Elizabeth K. Levin
Elizabeth Levin

Cc:

Mayor Marty Walsh, City of Boston
City Councilor Ayanna Pressley
City Councilor Sal LaMattina
State Representative Dan Ryan
Secretary of Transportation Richard Davey
Beverly Scott, CEO/General Manager MBTA
Rick Day Gaming Commission
John Ziemba, Gaming Commission
Marc Draisen, MAPC
Elizabeth DelloRusso, City of Boston
Anthony Gallager, City of Boston
Vineet Gupta, City of Boston
Allison Felix, MAPC
Keri Pyke, HSH
Chris Gordon, Dirigo Group
Jamie Fay, Fort Point Associates
Rick Bryant, Stantec

Bresilla, Colette (MGC)

From: Kelly Wright <kellynwright@gmail.com>
Sent: Tuesday, June 24, 2014 12:10 PM
To: MGCcomments (MGC)
Subject: Kelly Wright

Dear Commissioner McHugh,

Thank you for the opportunity to comment on the proposed Wynn gaming establishment in Everett.

As a Charlestown homeowner, I am extremely concerned about the impact of the gaming establishment on our small neighborhood, in particular, the expected increase of traffic through Sullivan Square.

The residents of Charlestown have already made their voices heard by agreeing to proposed changes to raise Rutherford Avenue in an effort to reduce traffic volume through Sullivan Square. We all recognize the problems with traffic through Sullivan Square which are echoed in the death of a cyclist just this spring. The Wynn establishment in Everett is absolutely incompatible with the plans to change Sullivan Square; the increase in traffic could not even be handled under the current system according to the presentation by Stantec, and the Wynn proposal makes assumptions about the current capacity which aren't true.

Many of us live in Charlestown, including myself, for quick access to jobs north of the city. As a physician who trained in Boston and now works north of the city, I must often respond to emergencies on nights and weekends. With the increased traffic estimations, I am concerned that I will be cutoff from quick access to 93 North. Increased traffic loads in Sullivan Square will also cut off residents from the new shops at Assembly Square and other shopping centers in Everett as well.

Lastly I am fearful that drivers returning home from the casino, after having a few drinks, will be unable to safely navigate the rotary as it stands now or in the future. This is even more unsafe for residents, especially pedestrians and cyclists.

I strongly urge the members of the commission to take into account the small neighborhood of Charlestown who currently has the most to lose, in quality of life, accessibility, and property value, from the installation of the Wynn establishment.

Sincerely,

--

*Kelly N Wright, MD
Department of Surgery
Minimally Invasive Gynecologic Surgery
Lahey Clinic Medical Center*

Bresilla, Colette (MGC)

From: Chris <chris@louismian.com>
Sent: Tuesday, June 24, 2014 4:40 PM
To: MGCcomments (MGC)
Subject: Sullivan Square

I am writing you today as a concerned resident and business owner in Charlestown in regards to the re-development of Sullivan Square and Rutherford Avenue.

I have been heavily involved in the community process that has taken place over the last few years to establish a plan for the improvement of these areas. The residents of Charlestown have invested countless hours in this process and throughout have taken votes and determined in a democratic way what we would like to see for new Sullivan Square. The end result of the community process showed extreme support to eliminate the underpasses and allow Rutherford Avenue to re-develop into a community friendly street with green space, including **ELIMINATING** the underpasses. This was a major issue at these meetings and clearly the community voted was very outspoken towards eliminating those.

I have heard now that this is being reconsidered without any community involvement due to the Wynn Casino Project. There is supposed to be a system of trust and honoring of the desires of the community. To turn around behind our backs after we were told for years that the community could have input here is just flat out wrong. There are going to be a lot of upset people in Charlestown if these underpasses are put back on the table. We went through meeting after meeting and in the end voted overwhelmingly to eliminate these. The community does not want them, this is very clear. Let Wynn figure out how to get people to their casino - it is not right for the people of Charlestown to have the plan that we worked so hard to design ripped away from us so a highway to their casino can be installed. That is ridiculous and people really have their priorities out of line if this is what they are thinking. I urge you to support Charlestown and our decision to eliminate these underpasses. It is the right thing to do and also what was promised to us.

Regards,

Chris Mian

LOUIS W. MIAN, INC.
547 Rutherford Avenue
Boston, MA. 02129
T: 617-241-7900 (x117)
F: 617-241-5895
www.louismian.com

To:

The Massachusetts Gaming Commission

From:

Joseph Ferruzzi
69 Hauman St.
Revere MA 02151

June 24 2014

Subject:

Traffic Impact Comparison of the Revere and Everett Resort and Casino Proposals.

Commissioners:

I offer this, not as a technical document but from my personal perspective as a native of Revere and as a driver. I do have education and training in the field so it is not without technical merit. I have a Bachelors of Science Degree from UMass Amherst from the Regional Planning Department and was the Revere Building Department Head under former Mayor Hass for 8 years and a member of the Site Plan Review Committee. Before that I had reviewed, edited and even authored parts of environmental impact statements when I worked for a time in Brooklyn New York.

My comparison is one from "30 Thousand Feet" sort to speak; from a "bird's eye view" and a logical perspective devoid of high price and high sounding technical spin. I believe what I am presenting is eminently obvious to anybody looking at a map and anybody haven driven the routes described for any length of time.

My Purpose:

To compare and contrast the traffic impacts of both proposals, but even more importantly to me and to my fellow Revere Residents, **to make the Commission aware that the Everett Proposal has just as great of a traffic impact if not More to the City of Revere.**

Please let me begin by giving a series of descriptions of directions to both developments, I shall start with the routes to the Revere Resort and Casino. I will try not to be tedious.

Attached please find several maps you can follow with hand drawn routes which I describe below:

Directions to the Revere Resort and Casino (RR&C) from:

North East - Routes 1-A & 107. South

Rt. 1-A Marblehead, Swampscott, Salem and Lynn down Rt. 1-A South into Revere directly to the RR&C.

Rt.107 South from Danvers, Salem and Lynn down Rt. 107 South into Revere onto Rt.60 directly to Rt. 1-A South directly to the RR&C

North - Routes 1 and I-95 South

Rt. 1 & I-95 South from New Hampshire & Main; from Salisbury down through Saugus Mass Into Revere onto Rt. 60 East to 1-A South directly to the RR&C.

North West - Interstate I-93 South

I-93 South from New Hampshire and Dracut though Cambridge onto Rt. 1-A North through the Callahan Tunnel into Revere directly to the RR&C.

West - Interstate 1-90 East

I-90 East from New York State; Western Mass all the way through Boston through the Ted Williams Tunnel onto 1-A North into Revere directly to the RR&C

South West and & South & South East Mass

I-95 North & Rt. 24 North & Rt. 3 North from Rhode Island and New Bedford/Fall River and from Cape Cod onto I-93 North onto I-90 East through the Ted Williams Tunnel onto Rt. 1-A North into Revere directly to the RR&C.

Directions to the Everett Casino (EC) from:

North East - Routes 1-A & 107. South

Rt. 1-A Marblehead, Swampscott, Salem and Lynn down Rt. 1-A South into Revere **EXACTLY THE SAME AS TO THE RR&C TO THIS POINT**; except (a) instead of "directly to the RR&C"; continue South on 1-A through the Sumner Tunnel onto a plethora of a mixture of overcrowded and thoroughly confusing local streets and highways onto Rt.99 North OR: (b) as an alternate from 1-A South exit onto the Revere Beach Parkway continuing **THROUGH REVERE** into Chelsea and Everett to Rt. 99 South.

Rt.107 South from Danvers, Salem and Lynn down Rt. 107 South into Revere onto Rt.60 directly to Rt. 1-A South **EXACTLY THE SAME AS TO THE RR&C TO THIS POINT**; except (a) instead of "directly to the RR&C": continue South on 1-A through the Sumner Tunnel onto a plethora of a mixture of overcrowded and thoroughly confusing local streets and highways onto Rt.99 North OR: (b) as an alternate from 1-A South exit onto the Revere Beach Parkway continuing **THROUGH REVERE** into Chelsea and Everett to Rt. 99 South.

North - Routes 1 and I-95

Rt. 1 & I-95 South from New Hampshire & Main from Salisbury down through Saugus MA. Into Revere **EXACTLY THE SAME AS TO THE RR&C TO THIS POINT**; except instead of switching onto Rt. 60 East to 1-A

South directly to the RR&C; (a) continue South on 1 over the Mystic River Bridge onto a plethora of a mixture of overcrowded and thoroughly confusing local streets and highways onto Rt.99 North OR: (b) as an alternate from 1 South exit onto Rt. 16 the Revere Beach Parkway continuing **THROUGH REVERE** into Chelsea and Everett to Rt. 99 South.

There is the opportunity to not enter Revere by picking up Rt. 99 directly from Rt. 1 South in Saugus but anyone familiar with traffic conditions would most assuredly avoid this route through the entire length of Broadway Everett due to heavy traffic conditions most times of the day including local School Bus Traffic several times a day and a gauntlet of traffic signals and multiplex intersections. By passing Rt. 99 South at this point and continuing **THROUGH REVERE** on Rt. 1 to pick up Rt. 16 West, the Revere Beach Parkway in Revere to pick up Rt. 99 South in Everett is a much preferred alternative of drivers familiar with local traffic conditions.

North West - Interstate I-93 South

1-93 South from New Hampshire and Dracut through Cambridge onto a plethora of a mixture of overcrowded and thoroughly confusing local streets and highways

South West and & South & South East Mass

I-95 North & Rt. 24 North & Rt. 3 North from Rhode Island and New Bedford/Fall River and from Cape Cod onto I-93 North onto a plethora of a mixture of overcrowded and thoroughly confusing local streets and highways onto Rt.99 North

Please note at a glance two things become eminently obvious:

1. **IT IS MUCH SIMPLER AND EASIER AND SAFER TO GET TO THE REVERE RESORT AND CASINO:**
This is obvious by just looking at the brevity and simplicity of the description of Routes from all locations **DIRECTLY TO THE ENTRANCE OF THE** Revere Resort & Casino as compared to the voluminous descriptions of routes to the proposed Everett Resort and Casino Please further note that I did not include an exact description of how to transverse the local streets and highways from the major routes to get onto. Rt. 99 North from Down Town Boston where the Ted Williams Tunnel, the Sumner Tunnel, The Mystic Bridge and interstates 1-90 and 1-93 enter Boston. TO describe the switch to the exact route to the front door of the Everett site would have been even more voluminous by comparison. I call it the "**NIGHT MARE SENARIO**"!
2. **From the North and North East the routes to the EVERETT site are EXACLTY THE SAME!** This means that either location will draw all traffic from the North and North East through Revere so the traffic impact of both proposals are **IDENTICAL** at this point with one major exception; The Revere Resort and Casino proposes to spend millions of dollars in highway and local street and infrastructure improvements to mitigate their impact on Revere.

The EVERETT proposal proposes to spend NOTHING to mitigate any traffic impacts of their proposal; nothing in Revere and more importantly to the Commonwealth and the City of Boston, nothing anywhere else despite the undeniable fact that their

development no matter how you spin it will make an already nightmarish congested urban area far WORSE! It epitomizes the ole Main proverb; **"Ya Can't Get There From Heah"!**

My purpose has been to demonstrate to the Commission that the Revere Resort and Casino proposal makes far more sense and has much less of an impact to the City of Revere, the Commonwealth, and the City of Boston than does the Everett proposal; and for Revere the impact of the Everett Proposal is EXACTLY THE SAME OR WORSE with no mitigation proposed whatsoever. For the Commonwealth and for the City of Boston it is just plain WORSE!

I believe I have demonstrated just that, I believe reason and logic and commonsense would agree with me. The Everett proposal is just plain bad, nightmarish from a traffic point of view, not just for Boston and the Commonwealth, but even more so for the residents of Revere.

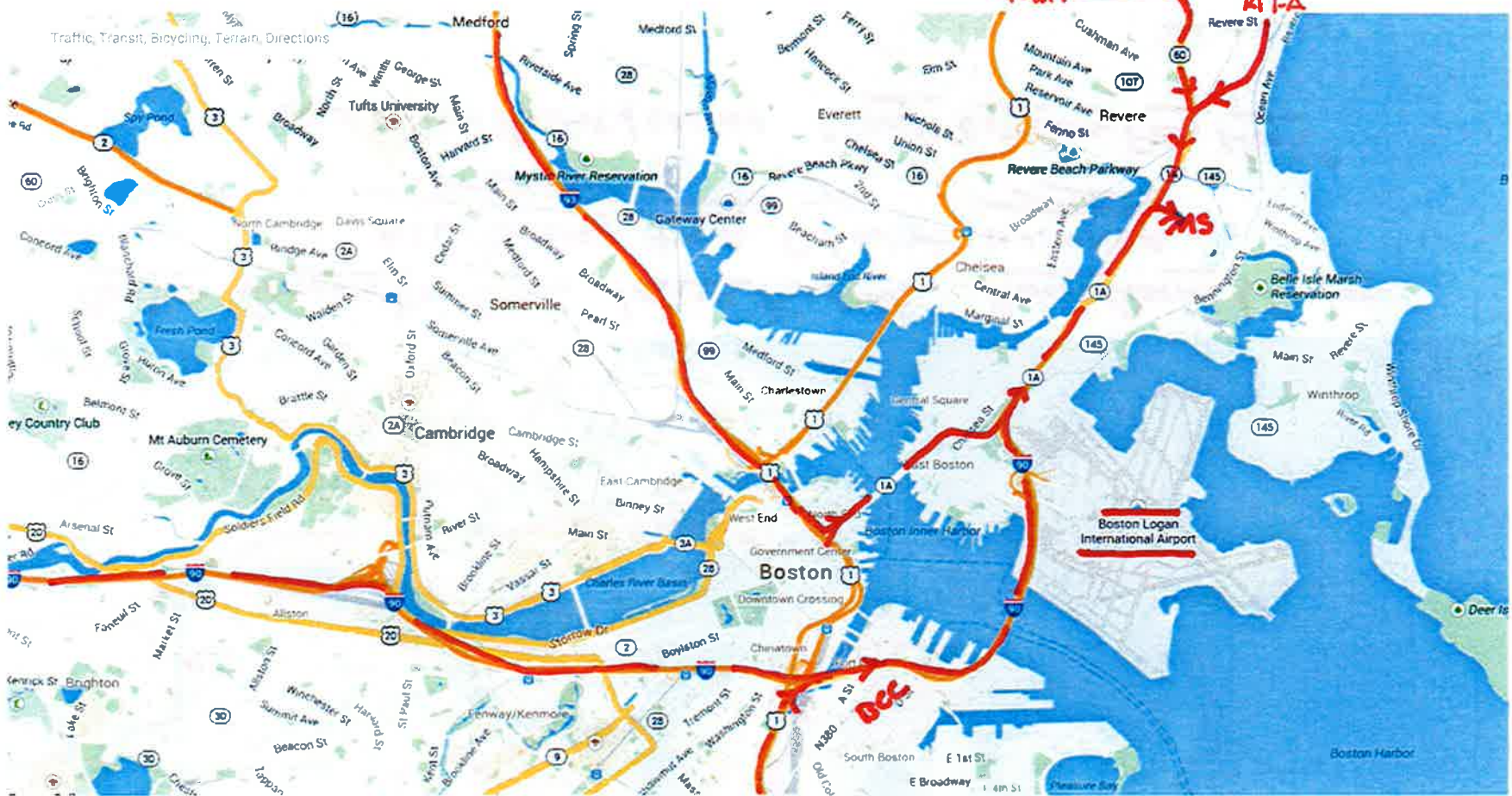
Conversely; **the Revere Resort & Casino has "ALL IT'S DUCKS IN A ROW"**. Think about it:

**{The RRC on 1-A}, {Logan Airport on 1-A & I-90} and {The Convention Center adjacent to I-90}
All lined up and all in a row. All accessed by Interstates and a Major State Highways.**

Compare this scenario with the **"Night Mare Scenario"** it is to get to the Everett Location. There is no comparison worse yet; **there is no practical mitigation even if unlimited funds were available and dedicated to this one negative impact of the Everett Proposal alone.**

Thank you for your time and consideration.

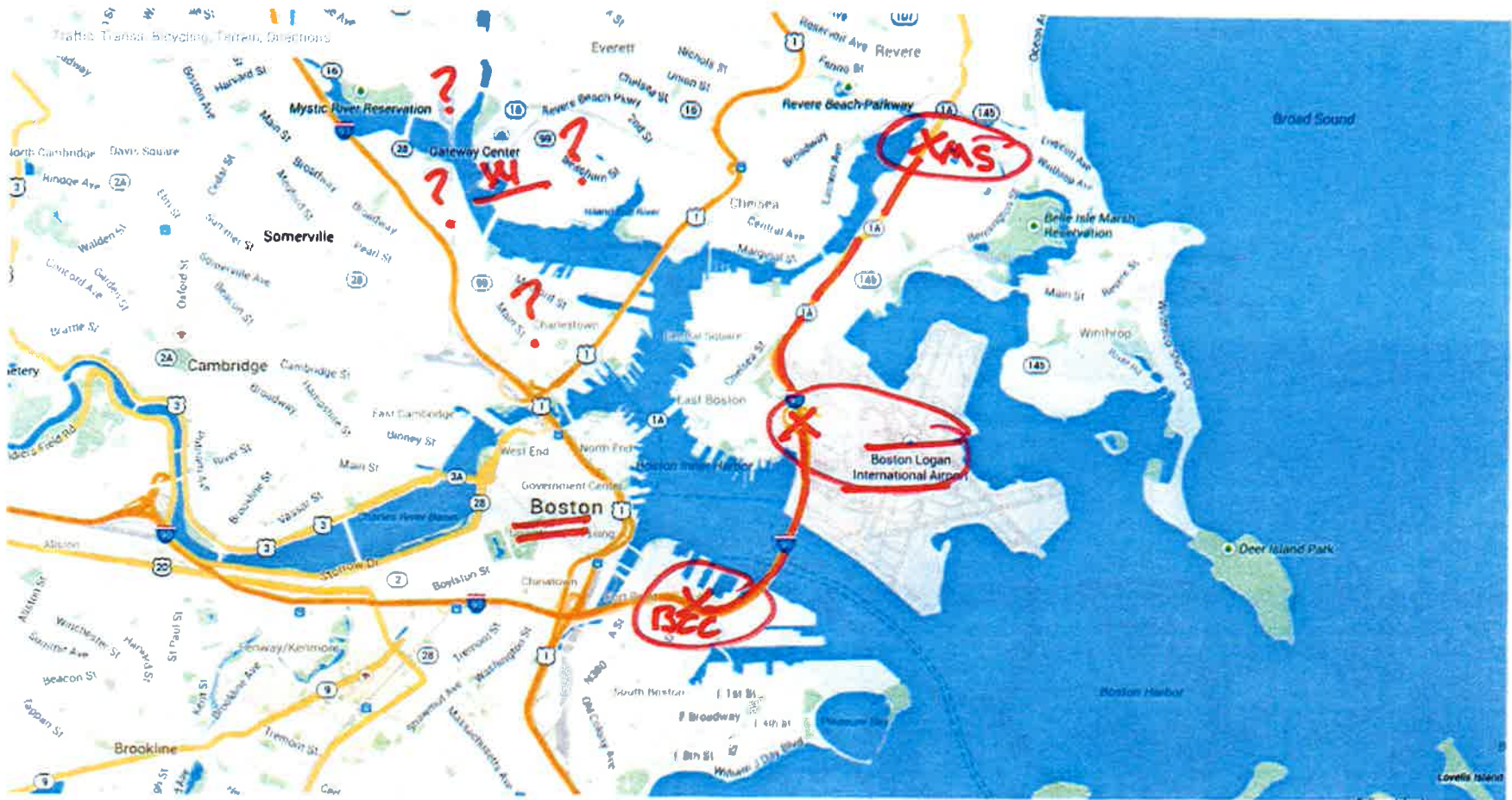
Please join with the overwhelming majority of residents of Revere and support the Revere Resort and Casino and vote for the issuance of the license to Mohegan Sun at Suffolk Downs right away.



TO REVERE

RT3
5-95 RT24

SIMPLE & DIRECT

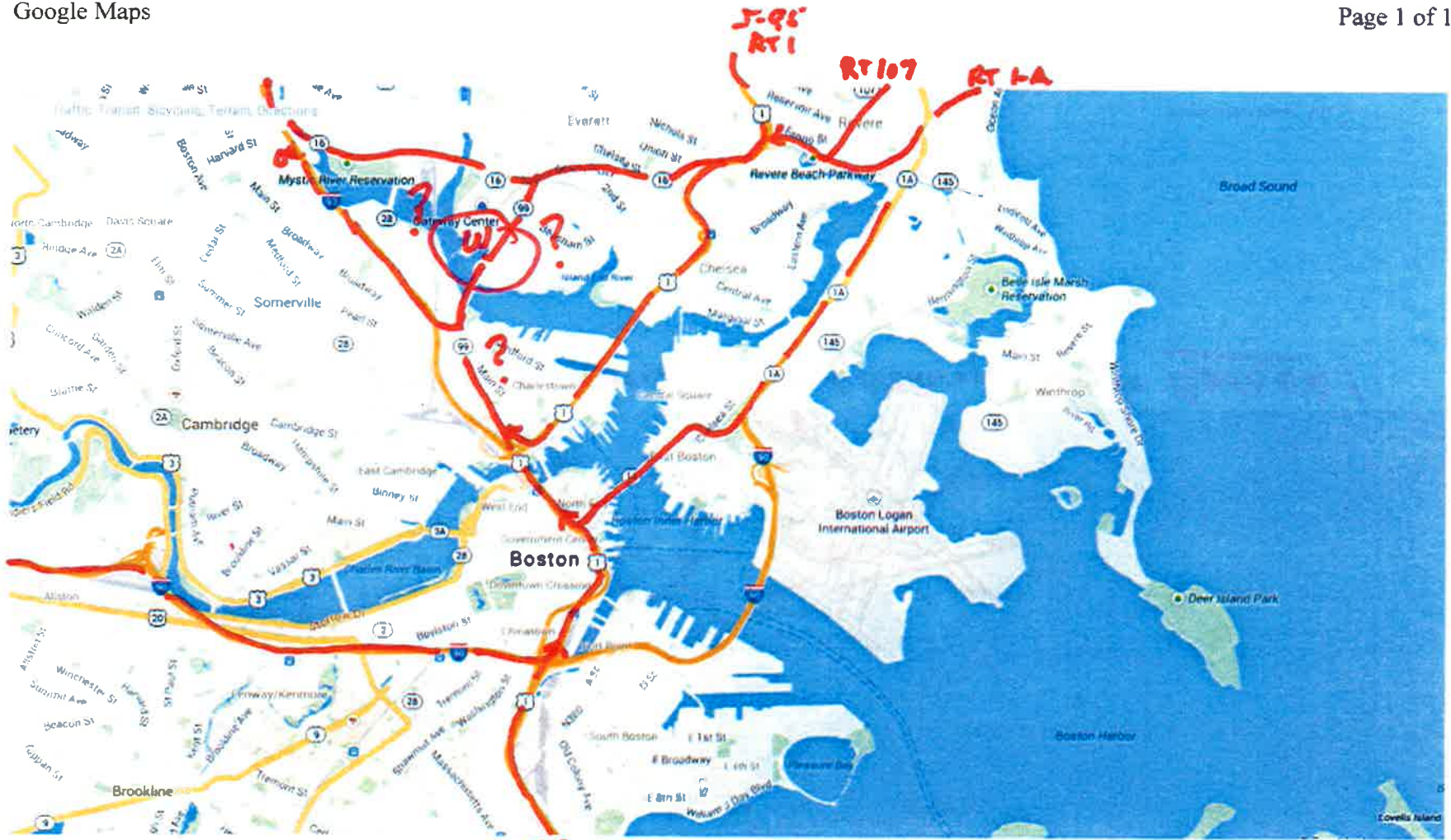


Boston Convention Ctr. Logan Airport Revere Resort & Casino
ALL DUCKS IN A ROW - WINNER

W = Winn Resort & Casino "CAN'T GET THERE FROM HERE"



ALL ROADS - INTERSTATES & HIGHWAYS LEAD TO REVERE!



TO EVERETT

J-95 RT 29

R3

"Good Luck" MIDDLE OF NOWHERE!

Bresilla, Colette (MGC)

From: Jeanine Farley <jeanine554@rcn.com>
Sent: Monday, June 23, 2014 7:18 AM
To: MGCcomments (MGC)
Subject: keep the Surface Option

I am writing in support of the Surface Option at Sullivan Square. Tunnels will not improve the situation at all, as the real bottleneck between Charlestown and Everett is the two lane each way Alford Street Bridge. The Wynn traffic burden will create significant backups on this bridge, and underpasses at Sullivan Square will not improve the congestion at the bridge at all. In fact, they could make it worse.

Thanks!

Jeanine Farley

Bresilla, Colette (MGC)

From: Robert.Pelychaty <rpelychaty@gmail.com>
Sent: Monday, June 23, 2014 9:21 AM
To: MGCcomments (MGC)
Subject: Wynn Everett Casino

Dear Gaming Commission,

I purchased a home for my wife and my two children in Charlestown few years ago, primarily for the great pride Charlestown residents have in community and family. We love our neighborhood and had such positive views for the future. However, the Wynn Casino plan affects our decision to stay in Charlestown. I can see no benefit to this Casino near our community; it has only the potential to become a major folly that will negatively impact the family friendly Charlestown neighborhood.

In addition, my home on Washington Street is proximate to Rutherford Avenue and for the better part of two years my family has spent many hours working towards a pedestrian friendly redesign of Rutherford avenue. The community has spoken and the Surface option was selected. I understand heard that the Wynn Casino is trying to change the surface option of Rutherford avenue. I strongly urge the Gaming Commission to reject the Everett Location and the Casino as this project site is not appropriate.

Please feel free to contact me, as I would be more than happy to discuss all my concerns in greater detail.

Sincerely,

The Pelychaty Family
84 Washington Street
Charlestown, MA 02129
781-708-6048

McDowell, Rebekah (MGC)

From: Joseph Ferruzzi <feruzfam@hotmail.com>
Sent: Monday, June 23, 2014 1:29 PM
To: MGCcomments (MGC)
Subject: Traffic Impact Comparison Eastern MA Casinos.
Attachments: Traffic Comparisson of Eastern Mass Resort Casinos WMaps.pdf

I would like to take this opportunity ahead of tomorrows hearing to offer my insight as to the potential negative impacts the EVERETT CASINO will have on the City of Revere from all North and North East Massachusetts traffic traveling to Everett through Revere with no proposed mitigation from Everett.

I am a Native Revere Resident and very familiar with the traffic patterns in and around the North Shore and in Revere in particular. The Revere proposal includes millions of dollars in mitigation for traffic and infrastructure improvements so since we are going to get the traffic into or through Revere regardless of which development gets the license, as a concerned citizens I naturally support the proposal that is willing to address its impacts on our great city.

Please review my comparison and take the information provided into consideration when reviewing which development should get the license.

Thank you for your consideration.

Joseph Ferruzzi
69 Hauman St
Revere MA 02151
781-284-4099

Bresilla, Colette (MGC)

From: Sarah <sboardman@earthlink.net>
Sent: Saturday, June 21, 2014 4:03 PM
To: MGCcomments (MGC)
Subject: Wynn Ma LLC

Dear Sirs,

Yesterday afternoon (6/20), I attended the public meeting for Region A applicants to provide the Massachusetts Gambling Commission with updates on transportation plans for resort-casino gaming proposals. The Wynn representative asserted that transportation has been the primary concern in meetings he has held with surrounding communities.

I live in Charlestown. Wynn has met five times with select small groups about the impact of casino traffic on Charlestown, and in particular the implications for plans to improve Rutherford Avenue and Sullivan Square that they have been working on for fifteen years. These meetings left people feeling empty handed with regard to Wynn's intentions.

Wynn has not sought the opinions of other Charlestown residents. To the contrary, they did agree to a "public" meeting in Charlestown on May 28th, their agreement being predicated on not using local news sources to publicize this meeting.

Wynn cannot justify its claim to be informed about local concerns when it comes to Charlestown. I recently spent three days collecting signatures for a petition to place a vote on casinos on the November ballot. I can honestly say that almost 90% of the people I spoke with did sign the petition, and their first concerns were for the negative social impacts of a nearby casino, not traffic.

Transportation is a significant consideration when a huge, heavily trafficked development is contemplated for a dense community. In fact, Governor Deval Patrick remarked recently on the Jim Braude and Margery Eagen radio show that he could not see putting a casino in the middle of a city. That makes good sense, and you would find widespread agreement in Charlestown. Traffic is a concern, but it certainly does not represent all that concerns the people of Charlestown.

Sarah Boardman
Charlestown



Massachusetts Gaming Commission
84 State St.
Boston, MA 02109

Dear Commissioners,

Somerville got the shaft when Rte. 93 was put through and now we're going to be the patsies for a casino in Everett. An Everett casino will destroy twenty years' worth of work in East Somerville. It's just not fair.

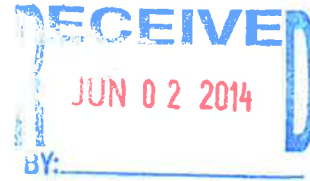
Let Revere or East Boston have it. If it's there at least it won't kill Somerville businesses.

Lisa Pino

Lisa Pino
3 Everett Ave.
Somerville, MA 02145

*3 Everett Ave
Somerville, Ma
02145*

Commissioner Stephen Crosby
Massachusetts Gaming Commission
84 State St., 10th floor
Boston, MA 02109



Dear Commissioner,

I am writing in protest to a casino being built in Everett. No one can convince me that a casino in the middle of an urban neighborhood, already assaulted on all sides by crippling traffic headaches, and soon to be a test tube subject for a six year project of trucking poison landfill through that neighborhood is a good idea for anyone --- other than a billionaire casino owner who lives in a mega-estate in Las Vegas.

The people in Everett aren't going to benefit at all from this regardless of what their so-called political leaders tell them. It will end up costing them money in the long run. It will also hurt Somerville and Charlestown.

Please be the leader we need and put this casino anywhere but there.

Thank You

A handwritten signature in blue ink that reads 'Debby Higgins'. The signature is written in a cursive, flowing style.

Debby Higgins
9 Granite St.
Somerville, MA 02143

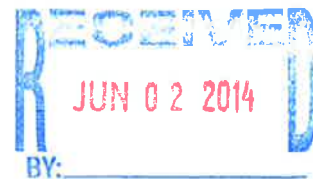
9 Granite St.
Somerville Ma
02143

Massachusetts Gaming Commission
84 State St., 10th floor
Boston, MA 02109
Attn: Stephen Crosby, Commissioner

Dear Commissioner Crosby,

An Everett casino will be like a cancer feeding on Charlestown and Somerville's quality of life. We can't afford to let this happen to our local communities. We've invested too much time, effort and commitment to making urban neighborhoods thriving neighborhoods. Please don't allow a casino in Everett. Let's stop this Everett casino cancer once and for all!


Joanne O'Leary
31 Shore Drive
Somerville, MA 02145



O'Leary
31 Shore Drive
Somerville, Ma 02145

To the Gaming Commissioners,

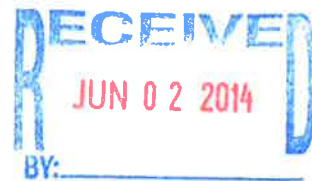
Why do I feel like Somerville is playing a game of Russian roulette with this Everett casino? The traffic into and out of that old Monsanto chemical dump will go right through Sullivan Square and East Somerville and by my front door. Those areas already have a bumper car mentality when it comes to local traffic. And now we're going to add thousands of more cars daily into the mix? No way!

I've lived here my whole life and we always get the short end of the stick.

No casino in Everett. Put it someplace else.

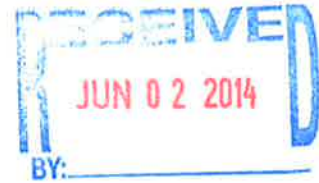


Anthony Devita
242 Broadway
Somerville, MA 02145



Devita
242 Broadway
Somerville Ma
02145

Massachusetts Gaming Commission
84 State St., 10th floor
Boston, MA 02109
Attn: Stephen Crosby, Commissioner



Dear Commissioners:

I am writing as a lifelong Somerville resident who needs to voice their opposition to an Everett casino. We can't have a casino destroying urban residential areas, and that's just what an Everett casino will do to East Somerville and Charlestown. If we believe in our neighborhoods, then we need to fight for them. I will also be writing to local Somerville officials insisting that they must stand united in opposition to an Everett casino. An Everett Casino will destroy Charlestown and Somerville. Thank you for your attention to this very important matter.

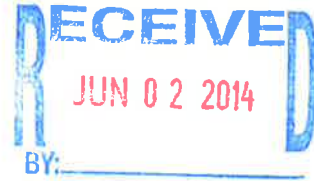
Sincerely,

A handwritten signature in blue ink that reads "Julie Curtis". The signature is written in a cursive, flowing style.

Julie Curtis
11 Hall Street
Somerville, MA 02143

11 Hall St.
Somerville Ma
02143

Massachusetts Gaming Commission
84 State St.
Boston, MA 02109



Dear Gaming Commissioners,

A casino in Everett will end up a big catastrophe. I like casinos. I've gone to the casino in Lincoln Rhode Island and to the Mohegan Sun casino in Connecticut. They have hundreds of acres for parking and it still takes 20 minutes to get into those parking lots because of the traffic. If there's a casino in Everett that traffic will back up from Sullivan Sq. all the way up Broadway past the McGrath Highway and all the way up Washington Street to Union Sq. It's just not a good location for it. I like casinos but putting one in Everett is a terrible idea. Put it at Revere beach. Those people want it.

A handwritten signature in cursive script that reads "Leo".

Leo Saltman
13 Grand View Ave
Somerville, MA 02143

13 Grand View Ave
Somerville Ma 02143

Massachusetts Gaming Commission
84 State St.
Boston, MA 02109



Dear Commissioners,

I am a lifelong Somerville resident that works in Charlestown. I am writing to encourage you to **vote against any casino being located on route 99 in Everett**. Even though I only live 2 miles from my office it can take me up to 45 minutes to get to work in the morning and another 45 minutes to an hour to get home again in the evening. This is all due to the heavy traffic on lower Broadway and Mystic Ave in Somerville that are backed up from the horror show that exists at Sullivan Sq. in Charlestown.

A casino on route 99 in Everett will make it ten times worse. I am truly afraid that it will take me up to an hour and a half each way if a casino is built there. I know you probably think I'm exaggerating but I am not. Please do not allow a casino to be built in Everett.

Thank You

Linda Saulnier
210 Powderhouse Blvd.
Somerville, MA 02144

L. Saulnier
210 Powderhouse Blvd
Somerville, Ma 02144

Massachusetts Gaming Commission
84 State St., 10th floor
Boston, MA 02109

To the Commissioners,

I am writing in protest of a casino in Everett. Even if a casino in Everett is successful for its Las Vegas Billionaire it will come at the expense of two thriving communities in Somerville and Charlestown. Everett won't even get the jump start it thinks is coming. I also believe that if a casino can be successful in Everett it can be successful anywhere. The question is what damage will it cause?

It's just not fair to allow one fat cat billionaire to get even richer at the expense of the working men and women in Somerville and Charlestown. Let him get rich off someone else's back, not ours.

Please find somewhere else for the casino to be located.

Thank you,



Linda Lombardo
25 Dartmouth St.
Somerville, MA 02145



Massachusetts Gaming Commission
84 State St.
Boston, MA 02109

The City of Somerville and the businesses of lower Broadway have invested a lot of time and money trying to bring that neighborhood back to life. Now that it is finally taking off a Las Vegas billionaire wants to put a casino down the street. That casino with all its shops and restaurants will destroy everything we've accomplished in East Somerville over the last twenty years. Please don't approve a casino for Everett. Let East Boston or Revere have it. It will help Revere Beach out a lot where Everett won't get nearly as much as they think in the long run.

Sincerely,

Matthew T. Desmond

Matthew Desmond
70 Highland Ave.
Somerville, MA 02143



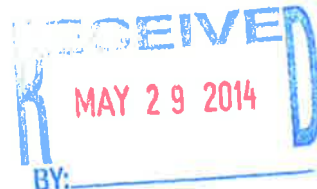
Massachusetts Gaming Commission
84 State St.
Boston, MA 02109

To the Commissioners:

I'm a lifelong resident of East Somerville. East Somerville has always been a great community. And after many years of time and money it is now a thriving community. It doesn't need an Everett casino threatening to destroy everything we've succeeded in building. We need to fight the Everett casino just as we'd fight any other enemy threatening our families, our children, our community and our lifestyle. Because a casino in Everett will destroy what thousands of people have worked hard and long to build. Please do not allow a casino to be built in Everett.



Dan Johnson
39 Cutter St
Somerville, MA 02145



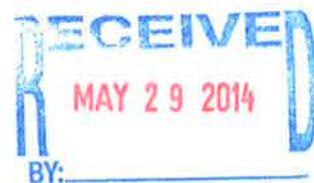
Massachusetts Gaming Commission
84 State St.
Boston, MA 02109

I want to state my opposition to the Everett Casino. Nothing can be more devastating to Somerville's quality of life than an Everett casino. It brings traffic congestion and headaches to our neighborhoods. It cannibalizes and destroys local restaurants and other retail outlets. It increases drunk driving and gambling addiction. It's a No-Wynn situation for Somerville, its quality of life, its local businesses or its residents. We've worked too long and hard lifting East Somerville up only to have it destroyed by a casino. Vote no on the Everett casino.

Thank You,

A handwritten signature in black ink, appearing to read "Norman Stone". The signature is fluid and cursive, with a long horizontal stroke at the end.

Norman Stone, President
Somerville Youth Development and Boxing Club
11 Otis Street
Somerville, MA 02145



Massachusetts Gaming Commission
84 State St.
Boston, MA 02109

Dear Commissioner,

I have lived in Somerville my whole life. I raised my family here and I want it to remain the great place I have always known it to be. I am convinced that a casino being built on rte. 99 in Everett would do nothing but hurt this city I love.

I like to play the slots as much as anyone but shouldn't it be somewhere it will do good and not hurt others who live near it. Please don't let them build a casino in Everett.

Thank you and best of luck.



Jeannie Calinan
13 Warren Ave #1007
Somerville, MA 02143



Massachusetts Gaming Commission
84 State St., 10th floor
Boston, MA 02109
Attn: Stephen Crosby, Commissioner

Dear Commissioner Crosby,

I am writing to ask you not to allow a casino on Route 99 in Everett. I have two young children that are very active in softball and baseball and who play at the fields in East Somerville. I'm concerned about the health hazards they would be exposed to as well as all the kids playing soccer at Glen Park off Broadway? Once those dump trucks start carrying all that poisonous land waste from the old Monsanto chemical site all that dirty soil will become airborne and settle throughout the area. That poison will be in the air and will be inhaled by our kids. It will settle onto the streets and fields of East Somerville. It will also run into the groundwater and pollute and poison the Mystic River that we've been trying to bring back from the dead for decades. A casino in Everett will be a plague on all the surrounding communities and every child in them and the only person who will benefit is a billionaire who couldn't care less about what damage he causes as long as he makes money.

Please find a different location for the casino. Find a location that won't threaten the health of our children by disturbing land that has been soaking in chemicals for nearly a hundred years.

Thank you for caring about our children. Putting that casino somewhere else will save children's lives.

Sincerely,



Jill Ardolino
16 Woodbine St.
Somerville, MA 02144



Massachusetts Gaming Commission
84 State St., 10th floor
Boston, MA 02109
Attn: Stephen Crosby, Commissioner

What's going to happen to the kids playing ball at Ryan Field on Rt. 99 and all the kids playing soccer at Glen Park off Broadway? Once those dump trucks start carrying all that poisonous land waste from the Everett casino site all that dirty soil will become airborne and settle throughout the area. That poison will be in the air and will be inhaled by our kids. It will settle onto the streets and fields of Charlestown and East Somerville and attach to the buildings. It will also leach into the groundwater and certainly poison areas of the Mystic River that we've been trying to bring back from the dead for decades. We're going to destroy two local neighborhoods along the way. This is what's called "progress" in 2014? Massachusetts can do better than that.

Please put the casino somewhere else.

Vigo Conte
Vigo Conte
104 Bartlett Street
Somerville, MA 02145



Massachusetts Gaming Commission
84 State St.
Boston, MA 02109

Dear Commissioner Crosby,

Please don't approve the casino in Everett. Somerville has been working extremely hard developing Assembly Sq. and a casino in Everett will destroy all the hard work we've put into that area over the past twenty years.

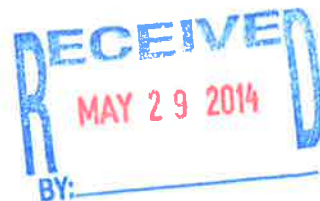
I think a casino in the Boston area is a good idea but the old Monsanto site outside Sullivan Square doesn't make sense. There will be bottlenecks causing traffic jams as far back as Mystic Ave in Medford, City Sq. and Thompson Sq. in Charlestown and Union Sq. in Somerville. The traffic in those areas get backed up today without a casino.

Please put the casino at Suffolk Downs or Revere Beach. There's plenty of room there and it won't destroy anything around it.

Sincerely,



Ed Walsh
55 Ossipee Rd.
Somerville, MA 02144



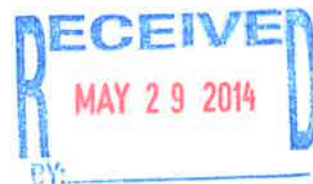
Dear Commissioner Crosby,

Somerville deals with a huge amount of traffic everyday with people driving into and out of Boston and Cambridge. That traffic doesn't stop and help our economy at all it just causes problems and pollution. A casino in Everett will multiply that traffic tenfold. Mystic Ave., McGrath O'Brien Highway, Washington Street and Broadway from Sullivan Square up to Winter Hill will become paralyzed with traffic destroying many businesses along those paths. Everett isn't the answer for a casino. There has to be a better place.

Sincerely,



Rene Anderson
13 Cottage Ave
Somerville, MA 02144



Commissioner Stephen Crosby
Massachusetts Gaming Commission
84 State St., 10th floor
Boston, MA 02109

Dear Commissioner Crosby,

I am writing in opposition to a casino being built in Everett. I live at 7 Autumn Street off Broadway in Somerville. We have been working extremely hard improving our neighborhood, increasing the property values of our homes and supporting our local businesses helping them become stronger. The people of East Somerville have endured much and yet still have come a long way to the point of East Somerville becoming a much desired area to live in and run a business in.

A casino in Everett will not only destroy the small business community of East Somerville it will cause such havoc that it will have a negative impact on our property values causing a complete reversal of the progress we' ve made over the past twenty years.

I have nothing against casinos in general but I do object to a casino in Everett. A casino at this location will benefit a very few people at the expense of thousands of others who have been diligently working towards the betterment of an entire neighborhood.

Please find another location for a casino other than Everett.

Sincerely,



Sandra Sentner
7 Autumn St.
Somerville, MA 02145



Commissioner Stephen Crosby
Massachusetts Gaming Commission
84 State St., 10th floor
Boston, MA 02109

Dear Commissioner Crosby,

I am a fan of casino gambling. I travel to Las Vegas several times a year specifically for gambling. I also visit the Mohegan Sun casino several times a year and if a casino was located in the greater Boston area I'm sure I would visit it also. However, Everett is not a good location for a casino.

I live on Everett Avenue which is right off McGrath Highway in East Somerville. There are times now where I wait 10 to 15 minutes just for an opening in traffic to get onto McGrath Highway. I can't imagine what the traffic would be like if there was a casino in Everett.

Somerville has spent over twenty years developing Assembly Square and lower Broadway according to the State's Smart Growth / transit oriented guidelines and everything is finally coming to fruition. My property value is on the rise. Things are working out for a change in Somerville.

A casino in Everett will lower my property value and destroy everything we've worked for at Assembly Sq. and lower Broadway in Somerville. Please find a different location for this casino. There are plenty of other places where a casino will thrive and not destroy neighboring communities. East Boston sounds like a great location for it.

Thank You



Jason Vroom
29 Everett Ave.
Somerville, MA 02145



Massachusetts Gaming Commission
84 State St., 10th floor
Boston, MA 02109
Attn: Stephen Crosby, Commissioner

Commissioner Stephen Crosby,

It has been my pleasure to have represented the City of Somerville for the past sixteen years as an Alderman at Large. During that time we have worked tirelessly and patiently with the Commonwealth of Massachusetts redeveloping Assembly Sq. and building a new stop for the Orange line in accordance with the Governor's Transit Oriented Development Guidelines. The City of Somerville has not only invested thousands of hours but has made a financial commitment as well that commits taxpayers dollars for the next twenty years. Those plans and that investment are just now coming to fruition and the future looks bright for Assembly Sq.

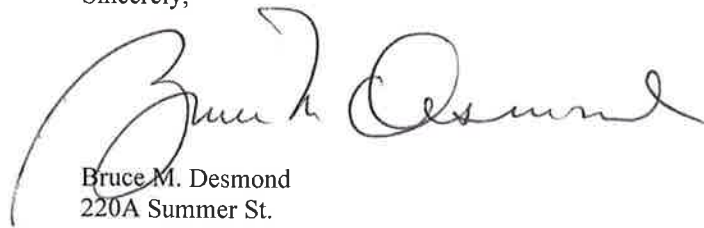
We have also spent an enormous amount of time and money rezoning and rebuilding store fronts in the lower Broadway section of East Somerville. This area is quickly becoming a highly desired area for new home buyers as well as a destination area for people from outside the area who are attracted by the many new shops and restaurants opening there. This comes after many years of neglect and hard times.

When Rte. 93 was built it cut off Somerville's Assembly Square and the Ten Hills area from the rest of the city and created an inordinate amount of pollution from all the exhaust produced by the tens of thousands of cars passing through our city each and every day. It took fifty years of law suits to finally get the green line extended as promised so we could eliminate traffic in Somerville. Now, the state is actually considering allowing a casino to be built next door to those same neighborhoods that suffered the most.

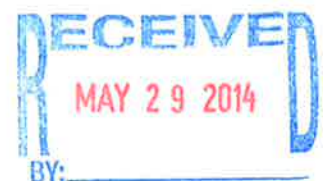
If a casino is approved for Everett it will mean disaster for everything we've worked for at Assembly Sq. and in lower Broadway. The extremely heavy traffic will make it impossible for people to get to these areas. The only people willing to suffer through such traffic will be those heading to the casino. Those who would've come into East Somerville and Assembly Sq. will be discouraged and find someplace easier to get to. Even before all the new traffic that will cripple East Somerville, we'll have hundreds of trucks carrying thousands of tons of poisonous land out of the Monsanto plant spilling and blowing out from those trucks onto the streets and playgrounds of Charlestown and Somerville. It will be an entirely new form of pollution for the children of Charlestown and East Somerville to endure.

A casino in Everett will destroy everything we've worked for over the last twenty years, specifically a safe, clean, vibrant and growing neighborhood in lower Broadway and the rebirth of Assembly Sq. Please do not negate all the hard work and money that has been invested in this area. I beg you to find another location for the casino.

Sincerely,



Bruce M. Desmond
220A Summer St.
Somerville, MA 02143





CITY OF SOMERVILLE, MASSACHUSETTS
BOARD OF ALDERMEN
MATT McLAUGHLIN
WARD ONE ALDERMAN

To Mr. Crosby and the Mass Gaming Commission,

By now you have certainly heard from countless Somerville residents regarding the proposed Everett casino. You have no doubt heard concerns about environmental issues, traffic, crime, and a lack of support for casinos in general. I share all of these concerns, and greatly fear the detrimental effects of a casino so close to Somerville. However, as the ward 1 alderman, whose district is right across the river from the proposed casino, I have another fear that is being overlooked. That concern is the economic impact the casino will have on our newly burgeoning East Somerville business districts.

It took nearly 50 years for our work at Assembly Square to finally come to fruition. Businesses are only now opening in what has been heralded as the biggest development on the eastern seaboard. We are also in the midst of a complete renovation of lower Broadway, which promises to turn East Somerville into a hot destination for restaurants and social events. My neighborhood fought for generations to finally get the financial respect it deserves. Now casino executives from Las Vegas arbitrarily picked a contaminated Monsanto site to drop a towering structure that will siphon all the expected revenue from our efforts.

There are many things that can be said of the pros and cons of casinos in Massachusetts. No one can deny that a casino will make money, which means revenue for the commonwealth. But for every action there is a reaction. Just as it is clear that a casino will make money, it is equally clear that money spent in such a casino will be money lost to every business in the vicinity. The very nature of a casino is to bring customers in and not let them go until they are bled for every penny they have. Casinos do not share. They want all the revenue, not just some, otherwise they would not build the restaurants, bars and activities unrelated to gambling. A casino is first and foremost a gambling hotspot, and with all forms of gambling, the house always wins in the long run and everyone else is left wanting.

It is unfortunate that the good people of Everett are being seduced with the promises of tax revenue and business dollars to sell their neighborhood to Las Vegas speculators. I truly understand their desire to improve their community, but every neighborhood surrounding the proposed site is vehemently opposed to it. A towering gambling structure, surrounded by numerous established business districts, in the middle of one of the most crowded roads in the state, is not the appropriate location for such a venue.



CITY OF SOMERVILLE, MASSACHUSETTS
BOARD OF ALDERMEN
MATT McLAUGHLIN
WARD ONE ALDERMAN

There is a location, however, that makes far more sense for a casino, and that is the proposed site in Revere. Suffolk Downs is an economically blighted, downtrodden area that is in desperate need of rehabilitation. They already have horse racing, and that business will surely see increased revenue from a casino, as opposed to our neighborhood which will certainly see a loss of revenue. Revere also lost significant revenue due to the state ban on dog racing. If a casino must be built, and that is a big if, it would certainly be better suited to an area already known for gambling, not known for chemical waste and traffic jams.

The people of East Somerville have waited a long time to see their community rise as a destination. We did it the hard way, by creating a desirable mixed use neighborhood with businesses making an honest dollar. Our efforts should not be undermined by get rich quick schemes from billionaires thousands of miles away. I humbly request that this board reject the proposed Everett site in favor of the Revere location.

Sincerely,

Matthew McLaughlin

Alderman, Ward 1, Somerville

617-999-0924

Bresilla, Colette (MGC)

From: Harry Ostrander <harryostrander@gmail.com>
Sent: Tuesday, May 20, 2014 9:00 AM
To: MGCcomments (MGC)
Cc: mayor@cityofboston.gov
Subject: Fwd: Traffic on main at 5pm 5/19/2014
Attachments: photo.JPG

This picture was taken on a Monday evening at 5 PM trying to get out of Charlestown towards Sullivan Square and Rt 99. Tell me how, placing a casino in Everett with no improvements to infrastructure, is going to improve this situation? If it is like this on a Monday evening rush hour what will it be like on a Thursday or Friday evening? Complete and utter gridlock.... Please reconsider approving a casino to be built in Everett and either raise the money to improve the infrastructure of the whole area or approve Suffolk Downs that has better access to infrastructure. Thank you.

Best regards-

Harry Ostrander
19 Union St
Charlestown, MA 02129

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

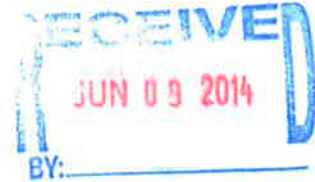
From: Kristin <kristincsmith@yahoo.com>
Date: Mon, May 19, 2014 at 5:13 PM
Subject: Traffic on main at 5pm
To: Harry Ostrander <harryostrander@gmail.com>

Sent from my iPhone

--
Harry M Ostrander
617-510-9526
harryostrander@gmail.com

May 20, 2014

Commissioner Stephen Crosby
Massachusetts Gaming Commission
84 State St., 10th floor
Boston, MA 02109



Dear Commissioner Crosby,

We are homeowners in East Somerville and we've invested a lot time and money into our home and into the Somerville community over the past 20 years. It's been difficult at times but it is just now beginning to show the benefit of all we've sacrificed over the years. We are not alone. There are many others like us that have also invested their lives into making East Somerville a great place to live. Please don't allow a Las Vegas billionaire casino owner to come in here and destroy everything that we have all worked so very hard to accomplish.

An Everett casino will damage Somerville's quality of life beyond repair. It will completely destroy East Somerville's small businesses. It will bring unimaginable traffic headaches to Somerville. Don't destroy the dreams and years of hard work of hundreds so that one Billionaire can make another Billion dollars at our expense. It simply wouldn't be fair.

We are counting on you to please make the right decision for the people of Somerville and Charlestown. We've been here all along and we'll be the ones who will end up paying the price in the long run if a casino is allowed in Everett.

Sincerely,

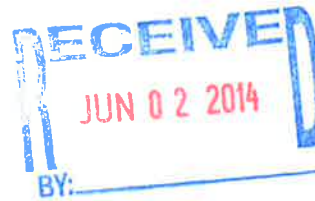
Deidre Williams
Lee Williams

Deidre and Lee Williams
25 Illinois Ave
Somerville, MA 02145

220 Summer St.
Somerville, Ma 02143

May 14, 2014

Commissioner Stephen Crosby
Massachusetts Gaming Commission
84 State St., 10th floor
Boston, MA 02109



Dear Commissioner Crosby,

An Everett casino is going to wallop lower Broadway. Vinny's, Taco Loco, the Mount Vernon and several other brand new restaurants are all going to take it on the chin if an Everett casino is approved. Forget about local restaurants. With all the headaches coming from thousands of casino visitors clogging local traffic, it's going to be a nightmare just trying to get to Broadway. People who live there won't be able to come and go without putting up with traffic and congestion. It's not fair to the people of Somerville or Charlestown.

Stop the Everett Casino. It will do more harm than good.

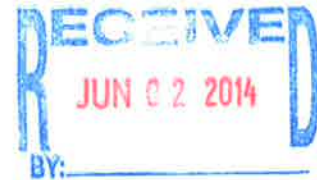
Thanks,

Guy Amara

Guy Amara
220 Summer St.
Somerville, MA 02143

May 14, 2014

Massachusetts Gaming Commission
84 State St., 10th floor
Boston, MA 02109
Attn: Stephen Crosby, Commissioner



Dear Commissioner Crosby,

It has been my honor to have very proudly represented the good people of East Somerville as their School Committee woman and as their Ward Alderman over the past twenty years. I can testify without any reservation that the people of this community have worked tirelessly to overcome the heavy traffic that comes from using East Somerville as a cut through to Boston and Cambridge. They have overcome route 93 cutting through their neighborhood causing an abundance of exhaust and noise pollution. East Somerville dealt with the City of Boston removing the Sullivan Square overpass which worsened an already paralyzing flow of traffic.

Despite all of those problems and setbacks the residents and businesses of East Somerville have fought on maintaining our homes and our store fronts with pride. Now, just as we begin to see the light of day after some fifty years of planning, hard work and compromise we are faced with a new and more dangerous problem than ever before, a casino in Everett.

Has anyone thought about what the Everett casino will do to the next phase of Assembly Row development? Has anyone given a good thought to what the Everett casino will do to the newly restored store fronts and the expanded sidewalks of lower Broadway in hopes of attracting new clientele to the recently refurbished business district.

I am not against a casino in the Boston area. However, we can't sacrifice 20 years of major economic developments in our community for a few thousand slot machines. There are more appropriate places in the Boston area that can and should benefit from a casino. Somerville and Charlestown will suffer tremendously if the Everett Casino is approved. Please look elsewhere for a more appropriate casino location.

Sincerely,

A handwritten signature in cursive script that reads 'Maureen Bastardi'.

M. Bastardi
One Franklin St.
Somerville, Ma 02145

Maureen Bastardi
One Franklin Street
Somerville, MA 02145



Massachusetts Gaming Commission
84 State St., 10th floor
Boston, MA 02109
Attn: Stephen Crosby, Commissioner

May 13, 2014

Dear Commissioner Crosby,

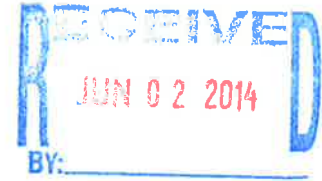
The Everett casino is going to be a catastrophe for small business in the East Somerville area. I am a waitress at the Mount Vernon Restaurant on Broadway in Somerville. It is how I make my living. As it is now business is just starting to pick up after some very hard years. I'm afraid the casino will force businesses such as the one I work in to close. The traffic alone will be a nightmare, and a casino will bring thousands of cars daily onto our neighborhood streets. It will overwhelm the neighborhood and its businesses. The regular customers we have now will not want to deal with all the additional traffic a casino will bring. I feel especially bad for the local merchants who have their lives invested in their small businesses and who have been working very hard to keep their businesses going. They're going to be hurt the most.

On a personal note, I live on Washington Street which leads into the rotary at Sullivan Square. As it is now the traffic is terrible. If a casino was built in Everett it would make life in this neighborhood totally unbearable. Please don't allow the casino in Everett.

Sincerely,

Donna Albanese
60 Washington Street
Somerville, MA 02145

D. Albanese
60 Washington St.
Somerville, Ma 02145



May 11, 2014

Massachusetts Gaming Commission
84 State St.
Boston, MA 02109

To the Commissioners:

I have lived in East Somerville my entire life and I have a lot of pride in where I'm from and how hard we've all worked to make East Somerville the safe, diverse and thriving neighborhood it has become. In the 1960's we were burdened with an interstate highway cutting directly through our neighborhood. Interstate 93 runs directly through East Somerville and in spite of the exhaust, dust and noise generated by it we have done a remarkable job at keeping our property clean and looking presentable. Our businesses have also invested much money and time into their storefronts in hopes of attracting new customers.

The Everett casino site is a dirty stink hole of chemicals left over from Monsanto days. Once they start digging at that site, we're going to see a fleet of big dump trucks hauling that poisonous landfill through our streets for the next six years. Won't that be something to look forward to? Haven't we suffered enough from all the pollution from Rte. 93. Don't put this burden on our neighborhood too. We've worked too hard and too long and couldn't survive the onslaught of problems that casino will bring with it.

Sincerely,

A handwritten signature in black ink that reads "Jillian Bastardi". The signature is written in a cursive, slightly slanted style.

Jillian Bastardi
14 Virginia Ave.
Somerville, MA 02145

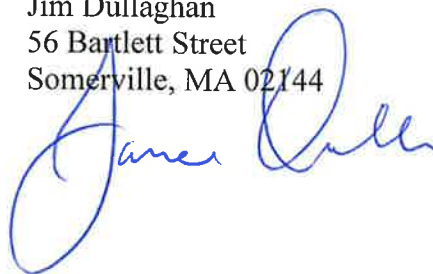
J. Bastardi
14 Virginia Ave
Somerville Ma 02145

May 10, 2014

Massachusetts Gaming Commission
84 State St.
Boston, MA 02109

Anyone with experience coming off I-93 into Sullivan Square knows most days it feels like we're playing dodge ball with real cars and trucks. It's controlled chaos at best. And with an Everett casino, the stakes get raised even more with another 30,000 more cars trying to get to an Everett casino through Somerville and Charlestown's already clogged streets. It will also have a very negative impact on East Somerville streets and businesses. If we want to destroy strong neighborhood communities in Charlestown and East Somerville, shoehorning a casino onto Everett's Monsanto chemical site will surely do the trick. RIP Charlestown and East Somerville. I'd sell while the selling is good, it won't be in five years.

Jim Dullaghan
56 Bartlett Street
Somerville, MA 02144



Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Thursday, April 24, 2014 4:05 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

James komar

Email

bromaret@gmail.com

Phone

(617)620-8487

Subject

casino

Questions or Comments

With regards to Steve Wynn's comment about President Obama, if he builds a casino in Massachusetts I will NEVER go to it.

Bresilla, Colette (MGC)

From: rkverek@verizon.net
Sent: Thursday, April 10, 2014 10:01 AM
To: MGCcomments (MGC)
Subject: Sullivan Square in Charlestown

The traffic in Sullivan Square has become impossible to navigate. When the new stores, apartments, condos, office buildings and parking garages open in assembly mall open, it will become worse. The proposed hotel, office buildings and parking for Sullivan Square will only add to the situation. Bob Kraft's plan for a stadium for the Revolution and

The proposed Winn Casino for Everett will do nothing for Charlestown except make it worse. Thousands of cars will have to go through Main Street, Bunker Hill Street, Rutherford and Medford Street. The people of Charlestown do not deserve to have their lives (and the lives of those to come) disrupted forever..... I know you are looking at the situation very carefully and was impressed with your meetings on this situation.

Two people were involved in accidents in Sullivan Square in one week, one was killed and one injured....There will probably be others....When driving through Sullivan Square two weeks ago, I hit a pothole and had to replace both tires on the passenger side of my car....It was an expensive day.....Luckily no one was injured....

Mr. Winn has a great deal of money.....most of us in Charlestown do not....Unless he has a plan and the money to really correct this serious problem in Sullivan Square, his plan should be denied. No state money should be used to create a solution.. I know you are working hard to make whatever happens the best for the neighborhoods. Thank you, Rosemary Kverek 55 Main Street Charlestown

LIZ LEVIN
& COMPANY MANAGEMENT CONSULTING

April 10, 2014

Stephen Crosby, Chair
Gayle Cameron, Commissioner
James McHugh, Commissioner
Bruce Stebbins, Commissioner
Enrique Zuniga, Commissioner

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

Re: Wynn Casino Suitability

Dear Chair Crosby and Massachusetts Gaming Commissioners,

This month there were several bad accidents in the Sullivan Square area, including the death of a bicyclist. These accidents were not surprising. The streets in Sullivan Square are treacherous for walkers, bikers and cars and access to the MBTA Transit and Bus Station is unsafe.

For the past four years many of my Charlestown neighbors and I have devoted countless volunteer hours to help the City of Boston develop a plan for Rutherford Ave./Sullivan Square that makes our community more transit, pedestrian and bicycle friendly and that improves the traffic flow. The plan will create a vibrant transit-oriented mixed-use development in Sullivan Square and far safer and more attractive access to the MBTA.

I appreciate that the Wynn proposal will create jobs, generate tax revenues, remediate this contaminated site and activate the Mystic River waterfront. Nevertheless, the proposed development will generate a high volume of traffic that poses a potentially significant adverse impact to our Charlestown community, particularly at Sullivan Square and along Rutherford Ave. The traffic plan proposed by Wynn Casino does not mitigate sufficiently the impact and greater mitigation is required. Specific suggestions for that mitigation are:

1) **Better community engagement** by Wynn Casino and the City so that the community has a clearer understanding of the traffic impacts and the mitigation. As there are changes to the plan and to the mitigation the community should be informed. .

2. **Agreement on the trip generation.** The trip generation for the casino should be carefully reviewed with respect to the similarity/or dissimilarity of the two casinos used as the "prototype" and to the appropriateness for excluding the Sugarhouse Casino. Trip generation numbers agreed to by Wynn Casino, the City and State should be developed

3) **A second access to the site and better distribution of the traffic.** The mitigation should include consideration of a roadway that connects to Gateway Plaza and Mystic View

Road. This would redistribute some of the traffic that now solely enters and exits to Lower Broadway, reduce congestion at the entrance and could reduce the traffic through Charlestown. The City of Boston's traffic consultant for this project should be involved in that analysis. There should also be a congestion management plan that provides for real time management of traffic at the access points and on the nearby roads.

4) More car sharing, alternative modes and less parking. The mitigation should include a far more robust program to serve the site by sustainable alternative transportation modes. The Wynn team indicated that Wynn runs a first class resort/casino. Today a first class resort/casino in a city location requires a first class transportation plan that includes an emphasis on alternative transportation modes. Wynn Casino, working with MAPC, the State and Cities of Boston and Everett, can develop a far more imaginative plan. Elements of that plan should include a) goals that the Wynn Casino agrees to achieve, b) a Transportation Management Association that has representation not only from Wynn and Everett but from Boston, the other affected communities and the State, c) a pricing policy, appropriate parking garage sizing and management policies for the patron garage and the employee garages that encourages public transportation, discourages single-occupancy vehicles and encourages carpooling and d) a commitment to bus and subway service and efficiency improvements by the State. There should also be annual monitoring and an annual public report for a 10-year period with the option for extension. In addition the City of Everett should commit to a traffic management plan in Everett that reduces the traffic going to Sullivan Square.

5) Funding for RA/SS Redesign construction. The mitigation should include that Wynn Casino and the State both agree to fund the RA/SS construction. It also should include that the design and subsequent construction start as soon as possible so that the roadway(s) will be in place close to the opening date of the Wynn Casino. It is unacceptable to have the new Wynn Casino built with the existing roadway configuration in Charlestown.

6) Co-operation between Wynn Casino, the Cities of Boston and Everett, the State and the affected communities. Projects of this magnitude can only serve well all their stakeholders if there is trust and co-operation. Our Charlestown community will only get a traffic plan that works in our neighborhood if that trust and co-operation happens.

I hope someday to be able to walk safely with my grandchildren to Sullivan Square, ride the orange line train easily downtown and back, have lunch at Sullivan Square and watch my grandsons play along the Mystic River. Your thoughtful decisions on this project will protect our citizens and the environment and help make our dreams happen. Thank you!

Sincerely,
Elizabeth K. Levin
Elizabeth Levin

Charlestown Preservation Society

Preserving the architectural heritage and quality of life of Boston's oldest neighborhood

To: MASSACHUSETTS GAMING COMMISSION
From: The Charlestown Preservation Society, Nicholas Kraman, President
Date: Friday April 04, 2014
RE: Comments regarding the Wynn MA LLC Casino Proposal, Everett, Massachusetts

As a leading steward of Boston's oldest neighborhood, the Charlestown Preservation Society proudly exists to preserve the architectural heritage and quality of life here in Charlestown. I, Nicholas Kraman, am its current president and a neighborhood resident. CPS appreciates this opportunity to comment on and bring to the Commission's attention a few of the more relevant reasons why we urge denial of the Wynn proposal and The City of Everett to construct the Wynn casino.

Since 1967, our Society has successfully sought to salvage a once blighted place and offer Charlestown a path spotlighting our neighborhood as a restored destination of historical significance and beauty. Having retained pride-of-place of our beloved community, we see the Wynn | Everett proposal as a threat to our long-standing endeavor and a choice that turns away from that path. From a Charlestown preservation perspective, the Casino bid is recognized as a clear hazard to our quality of life. How we live and what we are able to offer posterity, especially to our very own children, as a way of life, might best be summarized as the valuable heritage we shall pass on to them. To a profound extent, the proposal you are evaluating interferes with contributions of preservation work that spans generations. This diversion will be the ruin of Charlestown.

As our Design Review Committee has already commented, this proposal must account for insufficient material submitted, or the lack there of which should leave the aim ineligible for further consideration as it fails to meet the specified criteria requirements. Also, since the plan is found to be neglecting a neighborly sense of civic responsibility, we request that the Gaming Commission invite the Historical Commission to comment on this proposal. Relating to the intrusive enormity of the scheme, we additionally encourage that the Gaming Commission understand the proposal as an ambition that will overburden this entire area, upsetting a delicate balance currently in place. Our view of the casino is that, as a facility, it utterly fails to recognize itself in the context of its surroundings. What is proposed is both an imposition and unnecessary risk to our historic peninsula and frankly, too much for a fragile place like Charlestown to bear. The building itself is anticipated to adopt a design that purposely avoids addressing the nature and cultural character of our local heritage. Alienated through this process, we have been left incapable of gathering any sense of how this ambition is of five-star caliber or how it has been held to any 'higher standard'. Additionally, the proposal team has failed to comply timely with the Commission's expectations and has rendered their DEIR, greatly inadequate.



Charlestown Preservation Society

Preserving the architectural heritage and quality of life of Boston's oldest neighborhood

More specifically, **traffic** should be the leading cause of concern for the Commission. With low estimates of roughly **two-thirds of the Casino traffic flowing through Charlestown**, it is the key issue that exposes the immediate project flaws. The transportation objectives outlined by the casino proposal fail to integrate the anticipated future of Sullivan Square already in play. The Everett proposal makes no attempt to conform to Charlestown priorities. As our arterial evacuation route, emergency-services are concerned about a plausible solution, and as Charlestown residents, we echo this concern strongly.

The casino is positioned to disrupt our enjoyment and use of precious existing **open-space**. The planning, from the new Sullivan Square to the Alford Bridge, is recognized by Charlestown as a recovered open area. It is, through the Boston Redevelopment Authority, evaluating how to approach the reformation of this invaluable greenway. The thoroughfare's future use has been public conversation advancing by a community-driven effort. Also, in Ryan Park, along the Mystic River, our children are encouraged to spend their recreational time. Here, they enjoy league baseball and so forth. However, with a gambling monolith proposed as the children's new backstop, its looming presence shall arrive at their cost, as we sit in gridlock staring at it too.

Either stated implicitly, or barely sufficient, within the DEIR, upon recognizing these significant problems with traffic and open-space, there remains extensive reading left difficult to fully interpret. Ultimately, the location's intended land-use requires a more extensive study – with critical issues not relegated to mere appendixes. The information provided regarding the project-site remediation lacks the necessary clarity to help readers grasp quantities, measures, and costs of direct concern. Looking past an underassessment of normal environmental concerns, or more directly at the attempt here to transpose unleashed-toxins for gambling, we feel this is clearly an unwelcome measure of risk-taking that our community should avoid. CPS has worked too hard since 1967 to preserve the neighborhood to see valued residents leave and families deterred to move here and occupy our historic houses all because of a gambling concern.

With all this hoisted upon us and pitted against Wynn's tower-casino, our hope is for you to **deny** the proposal, rather than enshrine it in the many rearview mirrors of gamblers passing through Charlestown. We sincerely implore the Massachusetts Gaming Commission to spare our historic neighborhood with its unique skyline of Bunker and Breeds Hills and nurture our quality of life with a decision to reject the scheme in Everett.

The Charlestown Preservation Society respectfully thanks the Gaming Commission for it's time and interest toward these remarks.



Bratton-Davies, Marianne (MGC)

From: Charlotte Hamill <charlotte.hamill@gmail.com>
Sent: Wednesday, April 02, 2014 1:27 PM
To: MGCcomments (MGC)
Subject: Charlestown

Categories: Red Category

Dear Members of the Massachusetts Gaming Commission,

My name is Charlotte Hamill, and I am resident of Charlestown. I am writing to express my concerns about the Wynn project in Everett.

To start, I'd like to say that I desperately wanted to like this project. I adore Wynn's towers in Las Vegas. I think he does a wonderful job creating beautiful spaces and that his vision for the old chemical site and Mystic River are fantastic.

I just wish he had thought beyond the boundaries of the property. The traffic in Sullivan Square is unbearable. I encourage you all (and I would encourage Mr Wynn as well) to go for a drive through the area around 5pm on a weeknight. Or 6pm on a weeknight. I have experienced the traffic in that area first hand; and it was pretty astonishing. And it is a bottleneck that the vast majority of Wynn's visitors will have to go through.

Furthermore, a lot of work has been done by many organizations to re-imagine this area and the New Rutherford corridor. New Rutherford - an eight-lane monstrosity that is a hold over from the Big Dig - is meant to be transformed into a more modest four lane road with an extension of the greenway. This development is really important to a lot of people; and unfortunately, I see Wynn's plan as a barrier to the implementation of this vision.

I am a Harvard graduate with a degree in Applied Mathematics, but it does not take that level of education to realize that there is no way his visitors will not affect traffic. Furthermore, I would think that failure to address this issue properly is detrimental to business plan. I work in a hedge fund in the city, and have a strong background in commercial real estate. In my experience - accessibility makes a big difference. My husband and I have a decent disposable income. If we could easily head up to his property on a Thursday night for a fancy dinner; we would absolutely do it (remember - I wanted to like this property). But if the traffic is as bad as it is now (without any other casino goers), we simply won't bother. And we live 2 miles away. I think it would have been to Wynn's benefit to convince Charlestown his casino was worthy of being just across the river. We don't want any traffic - and I can't imagine he does either.

So it is with a twinge of sadness that I must say I do not support the Wynn project. Not in its current form. The team at Wynn needs to think beyond the borders of their property and give a good answer as to how they plan to handle traffic issues. Maybe they've got a fantastic plan they've shared with you; but nothing that I have seen has been very impressive.

I'm also yet to see any support for Wynn for the plans to redevelop Sullivan Square and New Rutherford, to which many people have been very dedicated. If his casino derails those plans - he will never get my patronage, and I imagine many other Charlestown residents would feel the same. Angering your increasingly wealthy neighbors does not seem like a good business plan to me.

It is both for the health of my home, Charlestown, and the prospective health of a casino in Massachusetts that I recommend you reject Wynn's proposal unless he comes up with a better answer to the question of traffic (and honestly - I really hope he does)

Sincerely,

Charlotte Hamill

Bratton-Davies, Marianne (MGC)

From: Susan Mlodozeniec <smlodoze@yahoo.com>
Sent: Wednesday, April 02, 2014 12:02 AM
To: MGCcomments (MGC); salvator.lamattina@cityofboston.gov
Subject: Charlestown and Wynn Casino comment

Categories: Yellow Category

Hi! I'm a condo owner on Auburn St. in Charlestown and I was a renter in Charlestown from 2000-2011.

To move the conversation between Wynn and the communities around Everett in a positive direction I urge the Wynn team to share their thoughts on how they can contribute to improving the infrastructure that's needed to support the number of customers they hope to attract. The Wynn casino won't hit its revenue goals if all of its customers are sitting in traffic, and I do think that's a likely outcome unless a modern traffic plan is drawn up.

Boston hasn't maintained/improved Sullivan Square or the MBTA to the standards that any of us expect from a modern world-class city; this isn't anyone's fault but our city/state government's and our own for not pushing for it and not getting fully engaged in problem-solving. However, if Wynn wants to insert an operation that will create 30-35K of daily vehicle trips within this already strained system I think they should invest in the infrastructure improvements that'll create a customer experience worthy of their brand. I fully applaud the idea of water transportation to/from the casino and suggest that a T stop be created and highway access be improved so that cars can get to the casino straight from 93. Let's brainstorm some non-automobile modes of transportation, integrate them into the overall design up front, and make them economically appealing. I like Charlestown's raised boulevard idea for the future of Rutherford Ave. and think we should keep that and add speed bumps, traffic lights, or whatever else it takes to make that an unappealing way to make a through-trip from the city to the casino.

I think Boston and Wynn should stop pretending that Everett is far away from Boston. The communities within a 5-mi radius will all be directly affected by the casino due to the densely packed nature of this area. The casino will take advantage of transportation systems that the taxpayers of Boston and MA have paid for. But our infrastructure investments have not even kept up with what the area currently needs in terms of traffic and commuting throughput, let alone if there's a casino on our doorstep in the near future. I do think the Wynn casino can be seen as a positive addition to the Boston area if Wynn is required to submit some realistic transportation options for the Boston area communities to review. We have authorized casinos to operate in the state but that needs to be on terms that preserve (or improve) our quality of life.

I think Charlestown, if not Boston, should be recognized as a host community for the Wynn casino in Everett. There should not be a casino in Everett, period, without a clear picture of how people (including me) would get to it without having to sign up for a 3 hr. traffic jam. For me, the ideal conclusion to this casino debate is that we create a partnership between Wynn and the surrounding communities to collaborate on how to bring a casino to Everett while in the process fixing some of the transportation bottlenecks that we know are going to become frustrating for all of us, including Wynn.

Thanks for hearing my opinion.

Susan Mlodozeniec
smlodoze@yahoo.com

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Tuesday, April 01, 2014 10:37 AM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Harry Ostrander

Email

harryostrander@gmail.com

Subject

Everett Casino

Questions or Comments

As a resident of Charlestown I am very concerned about the traffic effects of a casino in Everett. The traffic at rush hour currently backs up into Charlestown without a casino and unless an interchange is made with 93 S at Sullivan sq I don't see it getting better. The traffic will destroy the quality of life we enjoy in Charlestown as well as the air we breathe. I have 4 yr old triplets that could use the cleaner air that less traffic would bring.

The revere location has better infrastructure in place to handle the amount of traffic predicted.

Best regards-

Bresilla, Colette (MGC)

From: Sandy Gensemer Swan <sandiaswan@gmail.com>
Sent: Monday, March 31, 2014 11:26 AM
To: MGCcomments (MGC)
Subject: casino

I am a Charlestown resident. A casino would be devastating to our community. We can hardly bear the traffic now!

Sandra Gensemer resident and voter @ 37 Rutherford Ave. Charlestown MA. 02129

Sandy Gensemer Swan
sandiaswan@gmail.com

Bratton-Davies, Marianne (MGC)

From: Evie Scoville <escoville@comcast.net>
Sent: Monday, March 31, 2014 6:42 AM
To: MGCcomments (MGC)
Subject: Winn Casino

Categories: Red Category

To Whom It May Concern:

As a long time resident of Charlestown who would like to continue to raise my child here, I strongly oppose the proposed Winn Casino in Everett. As you have heard through the Charlestown Mother's Association and many of my friends and colleagues, adding 1,000 cars per hour through Charlestown is not conducive to our remaining in the city. The cars will go through neighborhood streets as there is no alternative to reach the casino. Our community will no longer be viable for those who want to walk to school, to the playing fields, etc. The associated pollution that will result from the work that needs to be done to make the casino viable is a also non starter.

I hope as you consider the Winn proposal, you also consider the many Charlestown families who with heavy hearts will leave the city. It is a reality.

Many thanks for your consideration.

Evelyn Scoville
8 Trenton Street
Charlestown, MA 02129

Bratton-Davies, Marianne (MGC)

From: Heather Taylor <hhtgoblue@gmail.com>
Sent: Sunday, March 30, 2014 8:34 PM
To: MGCcomments (MGC)
Subject: Casino and Charlestown

Categories: Red Category

Dear Mass Gaming Commission:

I unfortunately was not able to attend the meeting earlier this week at the Convention Center - but was with many who did come earlier in the week.

I have lived in Charlestown for 15 years - this is my adult home. We are worried to say the least - as we feel we have almost no control over what will happen if the Wynn Casino comes to Everett. No doubt Steve Wynn has quite the reputation when it comes to Casinos.

My personal feeling towards all of this is #1 - I wish the law would get repealed. I realize it is an opportunity for the Commonwealth to get some of the share of the dollars going toward this type of entertainment...but I feel it feeds on the people who are most vulnerable. So I am not a fan to begin with.

#2 - IF we have to have Casino's - do we really need to put them in Boston (adjacent to) - where there is so much congestion already. There are many other things for people to come to Boston for - if they really want to go gambling - couldn't we use this as an opportunity to take a community that would benefit even more and has less opportunities???

You might say - that both East Boston and Everett could benefit from these Casino's - and yes, that is true - but to get there other communities are affected as well - and we need to be able to have a voice.

Mr. Wynn's comments that he will put \$30M toward infrastructure costs is almost laughable. I am an architect and have been involved in construction projects for over 20 years - \$30M is a drop in the bucket for the kind of infrastructure costs that are needed.

Having been a part of the dialogue about Rutherford avenue and Sullivan Square for several years - all the work we have done would be irrelevant if the Casino comes to Everett. If it is the best place to put it - ok, we just have plans - but it is what the additional Casino traffic and related development would do to the nature of our community that is one of my biggest concerns. In 15 years, the # 1 change in Charlestown, has been the improvement of schools and the subsequent rooting of families. Many families are making the choice to live here and raise their children vs. the suburban flight that was more prevalent when I first moved to Charlestown.

This longer term look for the residents has absolutely changed the neighborhood. This I fear would be reversed with a Casino and subsequent development looming over the river.

It will take a project of this scale and upside potential for the developer to clean up the land and make the necessary changes - but I am concerned that the communities that will most directly be affected do not have a voice. Most of the traffic will come from 93 - there is no entrance to 93 south at that location - so how will the cars get out...? The traffic is a mess during peak times as it is now for traffic coming off of both north and south bound 93. The Alfred Street Bridge which has been under construction for seemingly ever - will not meet the load it will need to! - And really - what will happen to Sullivan Square? - Our plans - though the Mayor says nothing will change - will have to change. We need to be able to have a voice in what happens to Sullivan Square and Rutherford - both access points to an Everett development. I realize of course that the improvements to both of these areas could happen faster because of such a development, we need to lead that process, not be led by a developer with deep pockets and contacts - allowing him to get what he wants - and we have to live with it.

Again, my first personal choice, is no casinos. 2nd choice is not casinos in the Boston area - and 3rd - clearly that it is not here - but honestly getting to East Boston - has other issues too... If we are stuck with it - we need to have a voice to ensure that our community is not sacrificed - and my fear is that there will be plenty of "sales pitches" now - but as soon as you award the license - it will be a different story....it will be all about the race to build. The proposed images of the architecture itself has no sense of place. It looks like it was taken off the strip in Las Vegas and dropped in Everett. I hope that this is an early schematic - and more attention will be paid to architecture if this is the chosen site.

The people and tax payers of Boston need to be a part of this conversation as it will very much affect the quality of our lives. I am not worried about the short term of construction, but the longer impact. As a resident of Boston's oldest neighborhood, we need to protect the historic character that makes it a destination for visitors and our home.

I look further to additional dialogue and trust that you will take all our voices into consideration.

All my best,

Heather Taylor

Hancock Street, Charlestown

Bresilla, Colette (MGC)

From: Clarke, Marcie <mclarke@mccarter.com>
Sent: Thursday, March 27, 2014 8:43 AM
To: MGCcomments (MGC)
Subject: Wynn Casino Effect on Charlestown

Hello,

My name is Marcie Clarke, and I live in Charlestown. I am very concerned about the negative effect that the potential Wynn Casino will have on the traffic for the residents of Charlestown.

It is my understanding that, based on a study by Jeffrey Dirk of Vanasse & Associates, roughly sixty percent (60%) of the traffic travelling to the hotel and casino is expected to travel *through Charlestown's Sullivan Square*. According to Mr. Dirk, traffic through Sullivan Square will increase in both directions by 1,300 cars on Fridays after 7pm and by 1,700 cars on Saturdays after 7pm if the casino is built, not to mention general impact on work days and commuting.

As you know, traffic is already a major problem in this area, even without the potential Casino's additional traffic.

The additional traffic from the potential Wynn Casino would have a negative impact both on traffic through Charlestown, as well as a negative impact on the quality of life for residents in a mostly walkable community. Traffic could easily be backed up throughout Charlestown, adding to noise, nuisance and pollution for its residents. Moreover, such bad traffic could result in decreased property values in a neighborhood that is just beginning to turn over into a safe and lovely place to live.

Accordingly, I believe that, at the very least, the Gaming Commission needs to take into account the extremely negative effect that the traffic from the potential Wynn Casino would have on the residents of Charlestown.

Thank you for your time.

Best regards,
Marcie B. Clarke, J.D., Ph.D.

Resident of Charlestown
mclarke@mccarter.com



Marcie B. Clarke, Ph.D. // Associate
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Bresilla, Colette (MGC)

From: Jenna Carroll <skigal@gmail.com>
Sent: Thursday, March 27, 2014 7:16 AM
To: MGCcomments (MGC)
Cc: Tracy Hoeger; Dean Hoeger; Sarah Walters; Drew Shimomura; Miriam Walsh; Trup Banda; Scott Banda; Dianna Cronin; Michael Carroll
Subject: Charlestown needs a say, there is only one way to Everett and it's through our rotary

Please allow Charlestown to have a vote. There is only one way into Everett off the Mass pike and 93 South, Exit 26 Sullivan Square or Downtown crossing/surface road.

The Northend, Charlestown bridge and Rutherford Ave. will be gridlocked all the time. Then people will try to cut through and use Main Street.

Either way we will be locked in our own town, by traffic. We know what this is like on a Friday afternoon and we avoid it. This will be every night and weekends.

Charlestown needs a vote, this could crush our already stressed traffic patterns.

Jenna Carroll
8 Concord Street

Bresilla, Colette (MGC)

From: Nicholas Newlin <newlin@gmail.com>
Sent: Thursday, March 27, 2014 10:19 AM
To: MGCcomments (MGC)
Subject: Opposition to the Wynn Casino - Everett

Dear MA Gaming Commission,

I am writing to inform you of my opposition to the Wynn Casino development proposal for Everett. As a Charlestown resident and homeowner, I feel very strongly that a casino development at the Everett site will be detrimental to my community. While I sincerely hope that the development will not be approved, if it is, it is imperative that Charlestown, along with the other surrounding communities, have a seat at the table moving forward.

We have been largely left out of the discussion, and this is not right given the significant impact, particularly with regard to traffic flow, that will be felt in Charlestown. Please make note of my opposition.

Sincerely,

Nicholas Newlin
72 Pearl Street
Charlestown, MA 02129
617-398-6393

Bresilla, Colette (MGC)

From: Clarke, Daniel <DClarke@edwardswildman.com>
Sent: Thursday, March 27, 2014 10:18 AM
To: MGCcomments (MGC)
Subject: Wynn Casino Effect on Charlestown

Hello,

My name is Dan Clarke, and I live in Charlestown. I am very concerned about the negative effect that the potential Wynn Casino will have on the traffic for the residents of Charlestown.

It is my understanding that, based on a study by Jeffrey Dirk of Vanasse & Associates, roughly sixty percent (60%) of the traffic travelling to the hotel and casino is expected to travel *through Charlestown's Sullivan Square*. According to Mr. Dirk, traffic through Sullivan Square will increase in both directions by 1,300 cars on Fridays after 7pm and by 1,700 cars on Saturdays after 7pm if the casino is built, not to mention general impact on work days and commuting.

As you know, traffic is already a major problem in this area, even without the potential Casino's additional traffic.

The additional traffic from the potential Wynn Casino would have a negative impact both on traffic through Charlestown, as well as a negative impact on the quality of life for residents in a mostly walkable community. Traffic could easily be backed up throughout Charlestown, adding to noise, nuisance and pollution for its residents. Moreover, such bad traffic could result in decreased property values in a neighborhood that is just beginning to turn over into a safe and lovely place to live.

Accordingly, I believe that, at the very least, the Gaming Commission needs to take into account the extremely negative effect that the traffic from the potential Wynn Casino would have on the residents of Charlestown.

Thank you for your time.

Best regards,
Dan Clarke

Resident of Charlestown

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dclarke@edwardswildman.com



Bresilla, Colette (MGC)

From: Sarah Newlin <sarah.newlin@gmail.com>
Sent: Thursday, March 27, 2014 10:07 AM
To: MGCcomments (MGC)
Subject: Wynn Casino Proposal in Everett

Dear MGC,

Unfortunately I was unable to attend yesterday's meeting to discuss the proposed gaming casino. While I am quite passionately OPPOSED to a casino anywhere in Massachusetts and, especially, in a location that adds so significantly to the traffic problems in and around Charlestown, I was unable to attend a 4pm meeting.

I have three young children and am a homeowner in Charlestown where I have lived for the past 5.5 years. My family is committed to Boston and Charlestown and hope to be long-time residents. Whatever happens with the casino development, it is imperative that the surrounding communities, especially Somerville and Charlestown, have the opportunity to provide input into any development of this site. In many respects, the effect on these neighborhoods will be more drastic (and primarily negative) than the effect will be on Everett. While development of this site may be great for Everett (clean-up of polluted site, development of derelict property, public access to waterfront for Everett citizens, directed capital investment by Wynn into the community is the most positive interpretation), it is less so for Somerville and Charlestown.

What does Charlestown gain? Nothing in my opinion, except perhaps some Wynn "scraps".

What does Charlestown lose? A lot.

- Significantly worse traffic in an already overtaxed Sullivan Square.
- A need to revisit, AGAIN, the surface option choice of the Rutherford Corridor. We've already debated this ad nauseum in our community, but now the choice may need to be reviewed in light of new traffic estimates. UGH.
- Exposure to gambling to our young population. High-end or not, gambling is not "just entertainment". Yes I'm making a value judgment, but why can't we invest in something with societal benefit. Casinos bring low-wage part-time jobs. Construction jobs are transient and would exist with another kind of development. Charlestown already has issues with addictions of other kinds, let's not increase access to another.
- A blight on the horizon, literally. This development will loom over the Mystic waterfront. Why make Boston/Everett/Somerville look like Las Vegas?

Please let us, at the very least, have a seat at the table. The families who have invested in Charlestown (and Somerville) and love their communities deserve it.

Sincerely,

Sarah Newlin
72 Pearl Street
Charlestown, MA 02129
617-398-6393

Bresilla, Colette (MGC)

From: Rosanne Spinali Walsh <rspinali@hotmail.com>
Sent: Wednesday, March 26, 2014 8:31 PM
To: MGCcomments (MGC)
Subject: Comments on Casino

I am writing to express my concern about the potential of a casino to be located in Everett, bordering and (in small part) extending into Charlestown. There are several reasons that I, like so many other Charlestown residents are concerned about this:

- The massive impact it will have on traffic – 60 percent of the casino's estimated traffic would come by way of Sullivan Square. Not only will this cause the proposed redesign of Sullivan Square to fail, it completely discounts years of time and taxpayer money already spent on planning by the Boston Transportation Department.
- More importantly, I am concerned about the effects on my family's health from two sources:
 - Dust leftover from trucks carrying dirt laced with arsenic, lead and petroleum hydrocarbons from years of sulfur manufacturing on what was once a Monsanto chemical site would likely blow from west to east toward Boston.
 - The air pollution from all the extra traffic will have a significant impact on asthma, which is already above the state average in Charlestown.
- The inevitable collateral issues that accompany gambling including prostitution, excessive drinking, drug use and theft.
- The impact of all of the above issues on property values, but more importantly, on the desire of families to stay and raise their kids in our community.

Of greatest concern are the impact of all of the above on our kids. Who will represent their interests and protect their future health? I hope that you, the member of the Gaming Commission will.

Bresilla, Colette (MGC)

From: Megan Popp <meganpopp@gmail.com>
Sent: Wednesday, March 26, 2014 8:57 PM
To: MGCcomments (MGC)
Subject: Charlestown

By: Email at mgccomments@state.ma.us

To the Members of the Massachusetts Gaming Commission:

I am writing as a resident of Charlestown and parent of three young children to express my opposition to the Wynn casino proposal in its current form. I have lived in Charlestown for the past eight years and am committed to raising my family here. During my time here, I have seen more and more families who are also choosing to stay and raise their families in Charlestown because, in part, of its walkability, easy access to other parts of the city, and strong community.

The Wynn casino, as currently proposed, will hurt the Charlestown community in several important ways.

The most troubling impact on our community is the projected increase in traffic through Charlestown, especially through Sullivan Square and Rutherford Avenue. At this point, Wynn has been silent as to how this area will accommodate the huge increase in traffic generated by their casino. As I am sure you are aware, the community has just concluded a multi-year process to redesign Sullivan Square and Rutherford Avenue to better integrate them with the existing community. I cannot see how the redesign will survive the addition of 1,000 cars an hour, and Wynn's suggestion that they will figure it out once they have the license in hand is far from reassuring.

My second concern is the degradation in air quality likely to result both from the increased traffic on our streets and from the trucking of contaminated earth from the proposed site. As the parent of a child with asthma, I am especially concerned about the toll that any increase in air pollution will have on the health and wellbeing, not just of my own family, but of all the children in our community. Public health studies have shown that traffic-related air pollution is linked to asthma in urban children. Given the relatively high rate of asthma in our community, any increase in air pollution will have a serious negative impact on the lives and health of our children and families.

Until Wynn can provide detailed mitigation plans addressing these concerns, I cannot support their application.

Sincerely,

Megan Popp

Charlestown Resident

Bresilla, Colette (MGC)

From: rkverek@verizon.net
Sent: Wednesday, March 26, 2014 9:50 PM
To: MGCcomments (MGC)
Subject: Hearing on the proposed casino in Everett

Thank you for conducting the hearing on the proposed casino in Everett earlier today. As a Charlestown resident my concerns are traffic, pollution and public safety. With the 2,500,000 sq. ft. of buildings being built in Assembly Square, and the many buildings (including a hotel) proposed for Sullivan Square it will be very difficult with all the traffic going through Charlestown. Now we have heard that there are plans for a Lego store (Legoland???) being built also. Robert Kraft has recently announced his plans to build a stadium for the Revolution in the Sullivan Square area.

The traffic solution could be lessened if there were a way to get onto Route 93 South from Sullivan Square or somewhere near it....

Thanks again and best wishes in all of your endeavors on behalf of all of us.

Rosemary Kverek 55 Main Street Charlestown

Bresilla, Colette (MGC)

From: Lulette Bourne <lubourne@verizon.net>
Sent: Wednesday, March 26, 2014 10:00 AM
To: MGCcomments (MGC)
Subject: Winn Casino, Everett

TO THE MASSACHUSETTS GAMING COMMISSION:

I AM DEFINITELY AGAINST WINN CASINO COMING TO EVERETT! IF BUILT, IT WILL HAVE A TREMENDOUS EFFECT ON CHARLESTOWN AS MORE

THAN 1,000 CARS WILL BE COMING THROUGH SULLIVAN SQUARE, DOWN MAIN STREET, RUTHERFORD AVENUE OR BUNKER HILL STREET. AIR

POLLUTION WILL BE GREATLY INCREASED. CHARLESTOWN ALREADY HAS MORE ASTHMA CASES THAN MANY OTHER PARTS OF

MASSACHUSETTS. MORE THAN 2,500,000 SQUARE FEET OF STORES, OFFICES, GARAGES, AND HOUSING ARE BEING BUILT IN ASSEMBLY

SQUARE. ANOTHER HOTEL, MANY OFFICE BUILDINGS AND HOUSING ARE PLANNED FOR SULLIVAN SQUARE. THERE IS NO WAY TO GET TO 93

SOUTH WITHOUT GOING THROUGH CHARLESTOWN.

LUETTE C. BOURNE
22 ELM ST.
CHARLESTOWN

Bresilla, Colette (MGC)

From: Patricia Desmond <padesmond@yahoo.com>
Sent: Wednesday, March 26, 2014 11:25 AM
To: MGCcomments (MGC)
Subject: Fw: Wynn casino in Everett

----- Forwarded Message -----

From: Patricia Desmond <padesmond@yahoo.com>
To: "mgcomments@state.ma.us" <mgcomments@state.ma.us>
Sent: Wednesday, March 26, 2014 11:10 AM
Subject: Wynn casino in Everett

I live in the Navy Yard and would like to register my dismay over the proposed casino on Route 99, Everett. This whole area, including Sullivan Square, has become impossible to traverse under current condition and adding 1,000 cars per day to the mix would be a disaster. Please do not approve the Wynn plan.

Patricia Desmond

Bresilla, Colette (MGC)

From: Johnson, Alex F. <AJOHNSON@MGHIHP.EDU>
Sent: Wednesday, March 26, 2014 12:56 PM
To: MGCcomments (MGC)
Subject: Against Casino in Everett

I live in Charlestown and it's a delightful place to live. We have been here almost 6 years. I am totally opposed to the proposed Winn casino in Everett. I travel through Sullivan Square on a regular basis to reach shopping areas in Everett, Somerville, etc. The traffic is already a challenge at certain times of day. Adding all the extra traffic would make those areas completely unreachable for us. To say nothing of the air pollution and the traffic it would bring to the streets of Charlestown.

Please put this issue on the ballot so that we, who will be affected, have a chance to express our opinion. This is a significant issue that can affect the health of the people of Massachusetts and I am opposed to the casino
Thank you.

Alex F. Johnson

The information in this e-mail is intended only for the person to whom it is addressed. If you believe this e-mail was sent to you in error and the e-mail contains patient information, please contact the Partners Compliance HelpLine at <http://www.partners.org/complianceline> . If the e-mail was sent to you in error but does not contain patient information, please contact the sender and properly dispose of the e-mail.

Bresilla, Colette (MGC)

From: Cecilia Gerard <cecilia.gerard@gmail.com>
Sent: Wednesday, March 26, 2014 2:18 PM
To: MGCcomments (MGC)
Subject: Everett casino

Hello,

I'm a resident of Charlestown and vote in Boston. I am highly concerned about the pollution risks associated with the construction and operation of the Everett Casino.

I plan to attend today's public meeting where I hope these issues will be addressed, specifically:

I am requesting that the Gaming Commission address the risk to public health of contaminants in the soil at the former Monsanto site that will serve as the new site for the Everett Casino.

Please discuss the results of risk assessments that have been done to date on the site as is vs. under construction and any future studies.

Please also cover what monitoring and evaluation would be in place if the project moves forward.

Thank you,
Cecilia Gerard

Bresilla, Colette (MGC)

From: Sondra Allen <digdab@gmail.com>
Sent: Wednesday, March 26, 2014 1:26 PM
To: MGCcomments (MGC)
Subject: Everett Casino

Please no Casino in Everett. This will impact Charlestown in a terrible way. Sullivan Square is already a traffic nightmare and will become worse when Assembly Square is fully completed. The air pollution in Boston is not good now and with all the added exhaust from so many added cars it will be more of a problem. My concern is that a clean-up of this very toxic site will add more pollution to our air, since it is not possible to fully control all the toxins.

Thank you for your considerations of my concerns.

Sondra Allen
19 Charles St.
Charlestown, MA 02129

Bresilla, Colette (MGC)

From: Suzanne Crowther <msuzannecrowther@gmail.com>
Sent: Wednesday, March 26, 2014 12:33 PM
To: MGCcomments (MGC)
Subject: Wynn Casino Impacts on Charlestown

Hello,

In advance of the hearing tonight, I am writing to express my concern about the potential of a casino to be located in Everett, bordering and (in small part) extending into Charlestown. There are several reasons that I, like so many other Charlestown residents are concerned about this:

- The massive impact it will have on traffic – 60 percent of the casino's estimated traffic would come by way of Sullivan Square. Not only will this cause the proposed redesign of Sullivan Square to fail, it completely discounts years of time and taxpayer money already spent on planning by the Boston Transportation Department.
- More importantly, I am concerned about the effects on my family's health from two sources:
 - Dust leftover from trucks carrying dirt laced with arsenic, lead and petroleum hydrocarbons from years of sulfur manufacturing on what was once a Monsanto chemical site would likely blow from west to east toward Boston.
 - The air pollution from all the extra traffic will have a significant impact on asthma, which is already above the state average in Charlestown.
- The inevitable collateral issues that accompany gambling including prostitution, excessive drinking, drug use and theft.
- The impact of all of the above issues on property values, but more importantly, on the desire of families to stay and raise their kids in our community.

Of greatest concern are the impact of all of the above on our kids. Who will represent their interests and protect their future health? I hope that you, the member of the Gaming Commission will.

Sincerely,
Suzanne Crowther
32 Concord Street
Charlestown, MA 02129

Bresilla, Colette (MGC)

From: rkverek@verizon.net
Sent: Wednesday, March 26, 2014 8:07 AM
To: MGCcomments (MGC)
Subject: Casino Comments

Dear Members of the Gaming Commission:

I am writing you with my points of opposition to the proposed Winn Casino in Everett, Ma. Charlestown is only 1 mile in size and is a peninsula. Thousands of cars will go to and from the casino and 60 per cent of them will go through Sullivan Square. As you know, there will be 2,500,000 square feet of stores, offices, condos, apartments and parking garages now under construction the Assembly Mall. Legos is also hoping to build there and there will be a movie theater and now Robert Kraft hopes to have a stadium for the Revolution in Sullivan Square. A hotel is also being planned for Sullivan Square as well as many buildings with commercial spaces on the lower floors.

The congestion, and the exhaust fumes will make Sullivan Square impassable. In order to proceed onto Route 93 south, people will have to go on Rutherford Avenue, Main Street or Bunker Hill Street and these are all busy roads now. Public safety is very important to Charlestown's residents....Patrons coming through Charlestown after an evening at the casino may be intoxicated or under the influence of a night of drinking. The residents of Charlestown enjoy the town's history (since 1629) and living there should not be changed by all the negative events connected with casinos. Charlestown will be more impacted than Everett.

There are 5 nursery schools, 2 elementary schools, 1 middle school and 1 high school located in the one mile area of Charlestown. We have a large number of students with asthma because of the pollution from cars. Our citizens deserve good health and safety and a casino in Everett (on the border of Charlestown) will negatively effect these two needs for our people.

Thank you for your attention to this matter and best wishes in all of your decisions for the residents of Massachusetts..

Sincerely,

Rosemary Kverek
55 Main Street
Charlestown, Ma. 02129

Gardens for Charlestown, Inc.
P.O. Box 290044
Charlestown, MA 02129

March 26, 2014

Re: Wynn Everett Casino

Chairman Stephen Crosby, Commissioners Gayle Cameron, James McHugh, Bruce Stebbins,
and Enrique Zuniga:

Gardens for Charlestown, Inc. (GFC) is a volunteer community garden in Charlestown, MA that has been in continuous operation for 37 years, formed by a committed group of residents in 1976 for the purpose of promoting community pride and gardening, and to encourage the beautification of Charlestown. The garden is located at the intersection of Main and Bunker Hill Streets in Charlestown adjacent to Sullivan Square. We are including two photographs with this letter to illustrate the appearance of the location 'before' and 'after' the development of the garden.

We have two serious concerns about the potential environmental impacts of the Wynn Casino project and associated negative health impacts on our community garden and its patrons. Our first concern is the increase in traffic that will be using the local streets of Charlestown and the Sullivan Square area immediately adjacent to our garden. According to one expert opinion by a City of Boston consultant, there will be significant queues of idling vehicles along the streets which border the garden; this will result in an increased amount of pollutants emitted into the air. No mitigation measures have been presented to ameliorate this condition.

Our second concern is the significant amount of contaminated soils that will be transported off the site during the construction of the Wynn project. If these soils are transported over local roads there are potentially significant negative impacts from the release of noxious chemicals into the air and ultimately impacting the soil of the community garden. Many of our gardeners use their garden plots to grow vegetables for their family's consumption. There is the potential for the GFC to become unusable for such purposes due to the impacts of the Wynn project.

The GFC is used not only by participating gardeners but by local residents as a urban oasis, a park-like place to relax and enjoy the atmosphere of a healthy green space in the city. We urge you to take these concerns under consideration as you review the appropriateness of situating the Wynn Casino in the vicinity of the Charlestown neighborhood without having received an effective mitigation plan from the proponent to address these important health and environment issues.

Respectfully submitted,
Gardens for Charlestown, Inc.

Board of Directors:

Roberta McCarthy, Penny Carlhian, Toini Jaffe, Irene Kochevar, Shannon Devens, Cathy Shanks, Christine Downing, Evelyn Addante

Gardens for Charlestown, Inc.
P.O. Box 290044
Charlestown, MA 02129

Site of Gardens for Charlestown community garden 1970's



Gardens for Charlestown community garden 2011



Bresilla, Colette (MGC)

From: Linda Johnson <lcj638@comcast.net>
Sent: Wednesday, March 26, 2014 12:20 PM
To: MGCcomments (MGC)
Subject: proposed casino

I live in Charlestown and it's a delightful place to live. We have been her almost 6 years. I am totally opposed to the proposed Winn casino in Everett. I travel through Sullivan Square on a regular basis to reach shopping areas in Everett, Summerville, etc. The traffic is already a challenge at certain times of day. Adding all the extra traffic would make those areas completely unreachable for us. To say nothing of the air pollution and the traffic it would bring to the streets of Charlestown.

Please put this issue on the ballet so that we, who will be affected, have a chance to express our opinion.
Thank you.

Bresilla, Colette (MGC)

From: Kim Molino <kmolino8@gmail.com>
Sent: Wednesday, March 26, 2014 9:50 PM
To: MGCcomments (MGC)
Subject: Wynn Casino Hearing

Dear Massachusetts Gaming Commission,

I regret that I wasn't able to attend the hearing today but I do want to make you aware of my deep concern over the prospect of a casino going into Everett. I have lived in Charlestown since 1990, during which time I have seen it go through a wonderful transformation with parks being added, people taking pride in where they live by investing in their homes and hundreds of families move to the city to raise their children. We love the historical nature of our town so you can appreciate how appalling it is to try to envision what life would look like with a casino in our backyard!!

As you are probably already aware, traffic is a huge issue in Charlestown, which lacks adequate infrastructure to accommodate traffic as it exists today. A neighboring casino would lead to traffic jams and related issues that arise when over 100,000 people came through on an daily basis as we all know there are only two ways into Everett and Charlestown is one of them -it is estimated that 60% of casino traffic would pass through Charlestown. As taxpayers, we have been funding years of planning by the Boston Transportation Department to reduce traffic on Route 99 by redesigning the Rutherford Ave and Sullivan Square corridor, which would all go to waste as the changes that our taxes have funded were not designed with the addition of a casino nearby in mind. This would be a tremendous waste of our financial resources.

Real estate values, which have appreciated nicely over the past 15 years to reflect the desirability of living in Charlestown would head south as people would no longer clamor to live in Charlestown knowing that pollutants are running rampant in the air and water due to the fact that a casino was built on a former hazardous chemical plant site. Pollution, which is already an issue for us given the plants in Everett and the proximity to Routes 93 and 1, will increase exponentially and to a level that will put all residents at risk. It is estimated that there would be an increase in pollutants by 13% from the increase in traffic in the area alone and this is before one takes into account the toxins that would be airborne due to the increased traffic in and out of a chemical wasteland.

Life as we know it would be a part of the past and sadly we would likely contemplate moving out of the area. We are urging you to vote against building a casino in Everett!

We greatly appreciate your consideration.

Bresilla, Colette (MGC)

From: Elise Williams <elisewilliams711@gmail.com>
Sent: Wednesday, March 26, 2014 9:51 PM
To: MGCcomments (MGC)
Subject: Everett Casino

I want to give my input for the hearing regarding the casinos, one potentially near my neighborhood. I have a number of concerns that I feel have not been heard or addressed:

- The massive impact it will have on local traffic – 60 percent of the casino’s estimated traffic would come by way of Sullivan Square. Not only will this cause the proposed redesign of Sullivan Square to fail, it completely discounts years of time and taxpayer money already spent on planning by the Boston Transportation Department. There was a lot of input and time spent on the new surface option for Rutherford Avenue, and this will be jeopardized by the casino project.
- Health issues:
 - Dust leftover from trucks carrying dirt laced with arsenic, lead and petroleum hydrocarbons from years of sulfur manufacturing on what was once a Monsanto chemical site would likely blow from west to east toward Boston.
 - The air pollution from all the extra traffic will have a significant impact on asthma, which is already above the state average in Charlestown.
- The inevitable collateral issues that accompany gambling including prostitution, excessive drinking, drug use and theft.
- The impact of all of the above issues on property values, but more importantly, on the desire of current residents and families to remain here and continue to improve our community.

I am very active in my community and in local politics and will vote against the urban casinos and politicians that support them. I hope that you will listen to my input and the input of the many others in my neighborhood with the same concerns.

Sincerely,

Elise Williams

Balcom, Darian (MGC)

From: MGC Website <website@massgaming.com>
Sent: Wednesday, March 26, 2014 1:55 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Lynne Levesque

Email

lynnelevesque@gmail.com

Phone

(617)242-7801

Subject

Wynn Casino Proposal Impacts on Charlestown

Questions or Comments

March 26, 2014
20 Lawrence Street #3
Charlestown, MA 02129

Thank you very much for holding this hearing (on March 26, 2014) at which I may or may not get a chance to speak.

My name is Lynne Levesque. I am a resident of Charlestown, specifically on Austin Street and two blocks from Rutherford Avenue. I frequently use the T and although I believe that age is a figment of the imagination, my birth certificate says I qualify as a senior citizen, even as "elderly."

My concerns with the Wynn Proposal are several:

1. Traffic and Pollution. There is already plenty of dirt and pollution from cars on Austin Street and Rutherford Avenue traffic that permeates my home and the air we all breathe in Charlestown. The proponents of the Wynn casino themselves state that there will be a significant increase in traffic going through Charlestown. They project that at least 60% of the traffic going to the casino will go through Charlestown. Such a huge increase in cars, buses and trucks trying to go through Charlestown or being backed up and emitting noxious fumes and pollutants will not only increase the many times I have to clean my condo, but also affect the quality of air and the environment that I and all the other residents of Charlestown share. We already have a high level of asthma in Charlestown, and this traffic increase will only make it worse.
2. Rutherford Avenue and Sullivan Square Redesign. Talk of the Rutherford Avenue and Sullivan Square redesign has been percolating ever since I moved into Charlestown 16 years ago. A redesign of both areas, which has had tremendous community input, now appears to be much closer to reality. I am particularly concerned about the Rutherford Avenue redesign, since the proposal includes 50 additional feet of grass and trees that would block traffic pollution and improve the quality of air. It would also make the crossing to the T which is now often quite tricky, much safer and would make Charlestown truly a neighborhood. The Wynn proposal and its increase in traffic will most likely jeopardize these designs and I believe would set the timetable back several years. And from everything I have read and heard, Wynn expects the Commonwealth to pay for all major improvements to Sullivan Square and the Rutherford Avenue corridor. I can't figure out first, how this expectation ! is acceptable to the taxpayers of the Commonwealth of Massachusetts and secondly, how the revenue stream that they propose for funding such work would fit into anyone's construction schedule.
3. Impact on Charlestown Businesses. For several years I was involved in efforts to bring more retail businesses to Charlestown. Progress has been slow, but there is progress. To date, I have seen or heard nothing about how the Wynn proposal would impact our fledgling businesses and, more importantly, how the Wynn representatives would help mitigate any negative impact.
4. Lack of information. On several occasions, I have asked for a list of benefits to Charlestown from the Everett major who claims in the Charlestown Patriot Bridge that the proposal is a Win for All and from the Wynn folks with their WynnForAll advertisements, website and Facebook page. I have received nothing in return. The City of Boston has also asked for responses to their many major concerns re air quality, traffic, and construction plans. As far as I know, they also have received nothing in return. I can only assume: 1) there are no satisfactory responses and no benefits to make this a win for Charlestown, or 2) they just don't care about us! Neither response is acceptable in my opinion.

Thank you.

Lynne C. Levesque

6 Saint Martin Street
Charlestown, MA 02129



March 25th, 2014

Mr. Stephen Crosby
Chair
Massachusetts Gaming Commission
84 State Street
10th Floor
Boston, MA 02109

RE: Wynn Casino Everett, MA

Dear Mr. Crosby,

I just read on line that there is a hearing this afternoon on the Wynn Casino with the Gaming Commission. Since the notice was so short I am unable to attend.

However, I felt it critical to let you know that I am opposed to the Wynn Casino in Everett in any form, and my reasons.

1. I live in Charlestown. The estimates of traffic going to the Wynn Casino are that over 60% of the traffic going to the Wynn Casino will go thru Sullivan Sq. in Charlestown.

As things stand now, most of the residents in Charlestown stay away from Sullivan Sq. whenever possible. The morning and afternoon traffic is horrendous. There is only one bridge into the area of the casino thru Sullivan Square. It is continually backed up with traffic.

It stops residents from coming and going into the local area. I personally stopped going to a class I was taking in Medford MA, because some evenings I would be stuck for as much as 30 minutes at rush hour trying to get thru Sullivan Square, to my residence only four blocks away.

2. The Contamination of the site of the proposed Casino is a nightmare. Who is picking up the cost of it? I hope not the residents of Massachusetts or Boston. We already are among the highest taxed in the country.

6 Saint Martin Street
Charlestown, MA 02129



Also, once you start digging up the contaminants, can you guarantee that we who live just across the river are not going to be impacted. We already have much higher cancer rates in the area, and nobody wants to touch that issue, because of all the industries we have had in the Charlestown area over the years.

3. Everett never did anything to include Charlestown in the discussions about the proposed Casino. Now they are starting to advertise in our local paper. The Charlestown/Boston community should have been part of the discussion from the start with Wynn.

Where was our Mayor – getting ready to take a job at BU and on the Board of various other businesses. He lives in Roslindale and doesn't have to deal with the traffic that we do.

My sister and I actually tried one Friday evening to cross Rutherford Avenue to go to East Boston for dinner at 4:45. We could not get across Rutherford Avenue because it was completely jammed up with traffic that wasn't moving.

We attempted to head toward Sullivan Square to see if we could go thru Everett or Medford (round about, but an alternative). However, the traffic was so backed up on Rutherford Avenue and the tunnel to Sullivan Sq. (which my the way is being removed) a whole other issue, that we finally gave up – and returned home.

4. There is a whole new large shopping and residential complex opening in Somerville in May of this year at Assembly Square. Again, the traffic has to go thru Sullivan Square.

For all of these reasons, I think the Wynn Casino should be rejected by the Massachusetts Gaming Commission.

Thank you for your serious consideration of this matter.

Sincerely,

Judith M. Lawler
Charlestown Resident

Bresilla, Colette (MGC)

From: Toby3040@aol.com
Sent: Tuesday, March 25, 2014 7:08 PM
To: MGCcomments (MGC)
Subject: Everett casino and impact on Charlestown

To the MGC:

I will be brief since I expect to attend tomorrow's hearing, but I need to add my voice to the chorus in Charlestown who see the Wynn casino as a negative. I have lived and loved Charlestown for 26 years and find it a very livable neighborhood of Boston. Quality of life is amazing; however, one square mile ringed by traffic and its attendant pollutants changes it all. I don't need to quote the traffic projections; the facts speak for themselves.

In addition, jobs in Everett (many low-paying) do not balance out issues of addiction, crime, family disruption, vice, etc. Would you want a casino a mile from your residence?

Thank you for your time and attention to this important matter.

Toby Goldstein/18 Lawrence Street/Charlestown, Ma 02129

Bresilla, Colette (MGC)

From: Elisa <Elisa.Corra@verizon.net>
Sent: Tuesday, March 25, 2014 7:56 PM
To: MGCcomments (MGC)
Subject: Charlestown

I am writing to express my extreme concern over the Wynn Casino Project. I am a tax payer from Charlestown and I am fearful of the negative impact a casino would have on my property value and overall quality of live in Charlestown and Boston as a whole.

I cannot make the **Wynn Casino Hearing on Wednesday, March 26th 4 PM**

Personally I think holding a hearing of such importance during business hours is wrong. It does not give people the opportunity for fair representation.

Charlestown does not want a casino as a neighbor.

Thank you

Elisa Corra

Sent from my iPad



CHARLESTOWN NEIGHBORHOOD COUNCIL

PO Box 397
Charlestown, MA

March 25, 2014

Stephen Crosby, Chair
Gayle Cameron, James McHugh, Bruce Stebbins, and Enrique Zuniga, Commissioners
Rick Day, Executive Director
John Ziemba, Ombudsman
Massachusetts Gaming Commission
84 State Street, 10th Floor
Boston, MA 02109
[via email to: mgccomments@state.ma.us]

Re: Charlestown and the proposed Wynn Casino/Resort in Everett

Dear Commissioners;

We the Charlestown Neighborhood Council (CNC) write to oppose the Wynn/Everett casino project as currently proposed. Since 1987 as designated by the Mayor of Boston, our organization has worked with the citizens of Charlestown and government agencies on issues affecting our community including real estate development, the environment, traffic, and quality of life concerns. The majority of our members are elected by Charlestown residents with the remainder representing local non-profit organizations active in civic affairs. It is imperative that our constituents' voices be heard in this proposed development, which is within a mile of our neighborhood. The proposed hotel and casino resort severely impacts our Sullivan Square access, increasing vehicular traffic by more than 14,500 trips daily, raises serious environmental issues, and negatively affects our safety and quality of life.

We, along with the City of Boston and other neighborhood advocacy groups, have presented our concerns to the developer with no acceptable response to date. The following issues have been largely ignored by Wynn Resort.

Traffic Concerns

Charlestown is a peninsula with only three points of access: south at City Square and the North Washington Street Bridge to Boston, west at Austin Street and the Gilmore Bridge to Cambridge, and north at Sullivan Square to Cambridge, Somerville, and the Alford Street Bridge to Everett. Charlestown is a major corridor for commuters from Boston and Cambridge who access routes I-95, I-93, and Mass-99. There is currently significant gridlock at connecting intersections, especially Sullivan Square. Our community has worked since 1990 to address these traffic impacts as they relate to the Central Artery North and the Central Artery/Tunnel projects. We have spent the last four years specifically redesigning our through roadways and the three access points, with major proposals for changes in Sullivan Square. Our goal has been to reclaim land that has been previously dedicated to traffic islands, parking lots, and wasteland. Our plan is to disperse traffic and recover developable parcels in the community for housing, businesses and recreation.

Addition of a casino resort in the adjacent town of Everett with over 50% of its customers passing through our community via Sullivan Square and the Alford Street Bridge was not in our plans. Also, our carefully designed improvements along this route are only partially funded and will not be completed for many years, out of phase with the proposed casino development. Representatives of the

Wynn Resort have responded by saying that the added traffic will have “minimal” impact and the state can address our traffic concerns when they arise. In response to Wynn’s Draft Environmental Impact Review (DEIR), the City of Boston outlined several inaccuracies and misjudgments of traffic volume and overall impact, especially with respect to Sullivan Square and Rutherford Avenue. We know from long experience that backups of traffic at Sullivan Square result in vehicle travel through the neighborhoods and more congestion at our other two access points creating more traffic problems with the unplanned and increased use of the traffic corridor as the casino is built and then becomes fully operational.

Environmental Impacts

On February 10, 2014, the CNC sent a letter to the Massachusetts Department of Environmental Protection in response to the DEIR presented by Wynn Resorts. Again, representatives from the City of Boston cited there is no adequate roadway or public transit system to support this project. Residents and businesses of Charlestown would be greatly impacted by exhaust fumes associated with increased and delayed traffic. With investment of over one billion dollars, this is a huge undertaking and in our letter we urged that much more dialog was needed with all stakeholders to promote informed decision making for a project with such significant ramifications. We have been all but ignored.

There will be at least a 13% increase in air pollutants from cars and other traffic traveling to and from the casino through Charlestown and passing Ryan Field, the largest green space used continuously in our area. Extra traffic will make it difficult to access, exposing children daily to exhaust, dust, and dirt from heavier and more delayed traffic.

Although Wynn development proposes the benefits of their cleanup of the contaminated site in Everett, they have not produced adequate plans on how that will occur. Their officials have admitted that 120,000 cubic yards of toxic fill will be transported away from the site over three years, but the routes of waste removal have not been-identified. From a traffic perspective, this additional trucking is unacceptable. This route currently accommodates wind turbine blade transport and large automobile transporters. Trucks spilling their waste, potentially spreading contaminated materials onto our streets, the Mystic River and the tidal waters of the inner harbor is equally unacceptable. Much has been done to recover these waterways from industrial waste, and we do not feel confident that our concerns for the future have been taken seriously.

Public Health and Safety

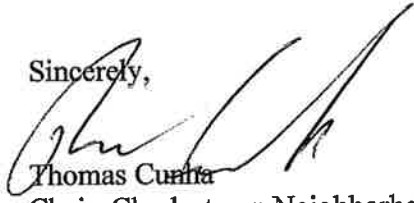
Delayed ambulance, police and fire response due to traffic flow failure is a perpetual concern of our community. Additionally, state and local authorities have designated Route 99 from Rutherford Avenue to Sullivan Square through Charlestown to Everett as the Metropolitan Boston Evacuation Route. With a proposed casino located on Route 99, it appears that these traffic and safety concerns have been completely ignored. Our public health and safety would be further compromised by increased traffic.

Conclusion

Charlestown will be impacted by both the construction and operation of the Wynn casino as much if not more than the host city, Everett, yet the developers have not acknowledged or addressed our concerns. Many in our community who were originally in support of the casino have reconsidered their position. Charlestown is a vibrant, largely-residential, family-oriented and densely populated neighborhood of about 16,000 residents. We have a long and active history and are dedicated to maintaining the advances we have made in recent years improving infrastructure, reducing pollution, and creating a livable community. Discussions with Wynn are, at the very least, incomplete. Construction impacts have been ignored. Potential mitigation plans are non-existent. Road widening and traffic light adjustments are not the answer to the progressively degrading quality of life produced

by the construction and operation of this casino. Therefore, the CNC does NOT support construction or operation of a casino in Everett.

Sincerely,



Thomas Cunha
Chair, Charlestown Neighborhood Council

CC:

Martin Walsh, Mayor City of Boston

Salvatore LaMattina, City Councillor D1

Sal N. DiDomenico, Senator State of Massachusetts Middlesex and Suffolk

Bill Linehan, President City Council

Michael Flaherty, City Councillor At-Large

Stephen J. Murphy, City Councillor At-Large

Ayanna Pressley, City Councillor At-Large

Michelle Wu, City Councillor At-Large

Editor, Charlestown Patriot-Bridge

LATE ADDITIONS

3

Event Stats: Medford Senior Center Wynn Presentation on 9/18/13

The 21st annual Cambridge Caribbean Carnival was held on 9/7/2013 from 12-7pm. Tens of thousands of people from all over the region attend this colorful and festive celebration rooted in African traditions. There are food vendors of various national origins and local vendors offering arts and crafts, and other merchandise for sale.

September 18, 2013. Today John gave a presentation on the Wynn Resort to approx. 30 Medford senior citizens and the Medford Senior Center, 101 Riverside Ave, Medford. This event coordinated with the center director Pam Kelly.

The presentation opened with an "About" Steve Wynn and Wynn Resorts, the gaming commissions process, the project and location, careers, economic benefits, and infrastructure improvements. John then opened up the floor for questions and comments, and addressed the repeated number one concern: traffic.

Petition header for this particular event was as read below:

Wynn for All

We, the residents of Medford, MA, urge the Gaming Commission to grant Wynn Resorts the Eastern Massachusetts region casino license. Wynn Resorts' project will benefit not only our region, but the entire state with over 8,000 jobs, a comprehensive environmental clean-up, and a myriad of improvements and benefits. Wynn is the best choice to ensure economic development that will truly benefit the entire region.

** By signing this petition, I hereby grant permission for my name to be used in any materials that Everett United may prepare in support of the Wynn Resorts proposal.*

New supporters identified: 28

Collateral distribution for the day:

- 27 Black Books
- 5 Wynn Fall magazines were distributed

~WYNN FOR ALL~

We, the residents of Medford, MA, urge the Gaming Commission to grant Wynn Resorts the Eastern Massachusetts region casino license. Wynn Resorts' project will benefit not only our region, but the entire state with over 8,000 jobs, a comprehensive environmental clean-up, and a myriad of improvements and benefits. Wynn is the best choice to ensure economic development that will truly benefit the entire region.

* By signing this petition, I hereby grant permission for my name to be used in any materials that Everett United may prepare in support of the Wynn Resorts proposal.

Name	Address	Town	Phone	e-mail
Joanne Caputo	99 Riverside Ave	Apt 1404 Medford	MA 02155	
Dennis Daly	31 Wellington Rd	Medford		
Arlene Munro	121 Riverside Ave	Medford, MA	781 395-1926	
Anita Caputo	99 RIVERSIDE AVE	APT 902 MEDFORD,	MA 02155	
Diane Colwell	792 Highland Ave	Medford	MA 02105	
JOE FERRANTE	12 BENEFEW ST	MEDFORD		JPFF1947@COMCAST.NET
Marge Whalen	16 Eliot St	Medford	781 396 0672	
Alan Klein	235 Winthrop St	Medford	781-395-1888	
A. Caputo	99 Riverside	Medford	781-395-4109	
FRANK HATHILLER	28 CLAMMENDO	MEDFORD	781-396-1935	FRANK_HATHILLER@GMAIL.COM
Margaret Crotto	110-99 Riverside	Medford	781-396-4065	
John M. Frantz	121 Riverside Ave	Medford MA	1-781-396-4734	
Marilyn Elliot	34 AUGUSTUS RD.	WALTHAM, MA	781-894-0447	
Lucretia Mucci	42 Water St	Medford	781-395-6087	
James Allard	99 RIVERSIDE	MEDFORD	781-396-5244	
Nancy Daniel	121 Riverside Ave	Medford	781-395-9132	
Ann Ardaya	99 Riverside Ave.	Medford	781-395-1531	
Giuseppe Minella	99 RIVERSIDE	Medford	781-395-6030	
JOHN C.	41 Gibson St.	Medford	781-393-9290	
Joan Sherman	197 Willis Ave	Medford	781 219-4945	

**RA/SS Advocacy Group
Charlestown, Massachusetts 02129**

Gayle Cameron
Enrique Zuniga
James McHugh
Bruce Stebbins
Commissioners

Rick Day
Executive Director
Massachusetts Gaming
Commission
84 State Street
Boston, MA 02109

June 25, 2014

Commissioners & Mr. Day:

Thank you for this opportunity to address the Commission. Although this location requires us once again to navigate the bottleneck at Sullivan Square and the Rt. 99/Alford Street Bridge, the drive is instrumental in that we can time once again how long it takes to get through the congestion and over the bridge.

We are interested in the Wynn Massachusetts presentation today. The Rutherford Avenue/Sullivan Square Advocacy Group has repeatedly sought detail from the Wynn Team on vehicle trip data, as well as techniques and assumptions used to arrive at their projections. We have participated in five separate presentations by the Wynn Team: August, 2013, October 21, 2014, February 4th, 2014, May 12th, 2014, and finally, May 28th, 2014.

The Wynn team consistently has failed to present clear and creditable vehicle trip data for Rutherford Avenue, Sullivan Square or the Alford Street Bridge. Data provide by Wynn and his consultants in the DEIR was complex and undecipherable to the layperson. Expert transportation consultants hired by the City of Boston found many errors and misstatements, including judgments as to the number of lanes and misrepresentations on traffic delays.. To alleviate the information vacuum, the Advocacy group asked for the May 28th, 2014 presentation to feature Wynn's projections hour by hour incremental traffic loads from 4:00 to 7:00PM on Friday afternoons and evenings.

The Wynn team responded to that request with a discussion of the Partners Healthcare Assembly Row mitigation commitment to construct a U turn under Rt. 93. That U turn will allow access to Rt. 93 southbound in Somerville, relieving RA & SS of southbound traffic seeking the Rt. 93 access at City Square, Charlestown. Wynn claimed the U turn commitment required a relook at all their traffic analysis.

In our judgment, the U turn proposal will have little or no impact on incoming traffic to the Casino and our request for hourly data Friday evening; it will only effect traffic leaving the casino. Once again, the Wynn team allowed another opportunity for straightforward and comprehensive traffic information to pass.

Since the middle 90's and the completion of the Big Dig, Charlestown residents have worked closely with Boston Transportation Department to improve the regional commuter roadways through our community. At the Boston Transportation's December, 2012 very large and well attended meeting, the community voted overwhelmingly for a surface option design, including a grid pattern to disperse traffic on many Sullivan Square Streets. Mayor Menino approved the Redesign in March last year.

The Boston Redevelopment Authority followed that approval with a nine month Metropolitan Area Planning Council (MAPC) study funded by their federal Sustainable Communities Program. The MAPC funded study developed at a series of community meetings a vision for a vibrant, new, mixed use development in Sullivan Square and on adjacent properties. The final publication from that effort is a "Disposition Study Report" published by the BRA in December, 2013.

The BRA/Charlestown residents' vision for Sullivan Square and adjacent properties is a transit oriented, mixed use development, emphasizing pocket parks, open space, wide tree lined sidewalks, and parallel street parking. All off street parking would be reserved for occupants of business and residential buildings. Pedestrian and bike safety are driving factors in the vision, and a strong mix of affordable and market residences are planned.

Wynn Massachusetts puts the joint community and government Redesign and our transit oriented, pedestrian focused vision at grave risk. Its associated traffic impact will create dangerous barriers to family safety and limit the community's ability to enter and leave Charlestown. In addition, it will inhibit access by emergency vehicles, school and public busses. Everett and Charlestown are dense urban areas with inadequate infrastructure, and in Everett, rapid transit support. There is quite simply no way to accommodate Wynn's traffic loads with out a dramatic reconstruction of Charlestown streets. The Wynn proposed modifications to RA & SS will not work, and Level of Services grades will decline drastically.

In summary, we believe Wynn Massachusetts has been insensitive and even cavalier about its negative effect on Charlestown. Safety for our many very young families and our elderly, and our access to and from jobs, businesses and residences will be threatened, and our overall quality of life greatly diminished.

We urge you to deny Wynn a license award.

Sincerely,

Ivey St John, for
the RA/SS Advocacy Group

FRIENDS OF CITY SQUARE PARK

re: Wynn Casino Proposal, Everett, MA

date: June 25, 2014

My name is Annette Tecce, representing the board of the Friends of City Square Park. I did address this body on March 26th expressing our Board's grave concern over the devastation to our entire community the Wynn Casino project will have by the increase in traffic volume.

From years of work and research, the Friends of City Square Park have experienced the dire affects a major traffic corridor has on a community as seen in the attached before and after photos of City Square. City Square Park has become a shining example of what happens when citizens and government work diligently together by driving the transportation corridor away from a neighborhood. Thus creating a way of knitting the community back together with a peaceful and beautiful space enjoyed by all, residents and tourists alike.

With this effort, we have along with the City, State and Federal Governments realized that a failed transportation idea is never to be repeated. What is being considered here today is again an old idea, a failed idea that need not be repeated. Charlestown's community fabric was close to being lost because of it. We do not want to go back to a failed idea that puts pedestrians at risk and limits residential and commercial development.

It is dismaying that the Wynn Resort in Everett will bring traffic to a level of service of "F". F means failed. And that is what will happen to not only our community but to the Wynn Resort project as well. It is not as simple as "if you build it they will come". They may want to, but "they just can't get there from here".

We feel very strongly that bringing the traffic to a level F will make the Wynn Resort a failed project. Charlestown will be left with a desolate transportation corridor as it once had in City Square. Don't repeat a failed idea.

Thank you for your consideration,
Annette Tecce, Governor



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Good Afternoon. My name is **Linda Ragucci Maloney** a life long resident of Everett, and I am here with my 2 cousins, Louise Losanno and Christine Ragucci. As a family we would like to present to you why we are so passionate about bringing the Wynn Resort to our beloved City of Everett.

To start I would like to say that I am so proud to be in support of the Wynn Organization. They have done everything by the book, on time and gone over and above everything that has been required of them. We are so lucky that a company like WYNN is willing to pay for the cleanup of that contaminated site and bring to Everett a 5 STAR Resort that will be the Gateway to our city. My parents and my brother all lived less than a quarter of a mile from this polluted site, on Beacham Street, as did my cousin Louise.

Good Afternoon, my name is **Louise Ragucci Losanno** and I presently reside in Melrose, however I was born and raised on Beacham Street, often referred to as "*the Lynde*" or *Lower Broadway*, which is about a quarter of a mile from the present contaminated site. I remember that site when it was the Monsanto Chemical Company, a flourishing chemical factory that employed many Everett citizens. As a young girl when playing outside I would often have itching and burning eyes with some difficulties in breathing. The air was often filled with yellow dust particles. The yellow dust was often seen on cars and windows and window sills in our homes, thus causing us often to keep the windows closed. At that time I did not realize the health risks that this contaminated air could and would create then and in the future for all of us.

As a nurse today, although the chemical factory is not there the health risks are still prevalent. Although the visible signs are not as obvious in the air, the effects of the contamination in the ground of arsenic, lead and copper continues to leak into the Mystic River each day and makes the harbor conditions worse, not only for Everett residents but for all the surrounding communities. Mr. Wynn is willing to clean up this site and hopefully resolve the health issues for future generations and beautify the area as Christine will now show you.

My name is **Christine Ragucci** and I have resided in Everett for over 51 years with my husband Vincent who was also raised down "*the Lynde*"

As you can see by the pictures we have handed you, Mr. Wynn is going to take that contaminated site and turn it into a beautiful 5 STAR Resort. His plan allocates hundreds and thousands of dollars to beautify the Mystic River Waterfront with a lavishly landscaped public area, pedestrian and bicycle paths, oyster beds in the river and picnic areas for the enjoyment of all. Steve Wynn's traffic proposal includes a water shuttle connecting Everett to Boston and the surrounding communities and to the airport.

I encourage the MASS Gaming Commission to consider the significant benefits that this project will bring to this community.

We thank you for your time.



BEFORE



AFTER

Wynn

Worldly renowned entrepreneur

Yearns to beautify the city of Everett

Number 1 noted for his 5 star hotels all over the world

Notably known as an artist for turning his dreams into works of art
and then making them a reality

Meeting Record

mtg. date/ time: February 26, 2009, 6:30 pm – 8pm
location: Schraff's Center Cafe
subject: FoSS meeting 6- Review of Sullivan Square Alternatives
notes taken by: Kate Kennen

At the above reference meeting, Kate Kennen, with assistance from Mark Rosenshein & Mike Charbonnier, presented Boston Transportation Department's 4 draft Sullivan square design alternatives proposed to the community in November 2009. In addition, Kate & Mark presented a 5th alternative generate by the FoSS board during small group meetings in the month of January 2009. The intent was to collect more community comments about the various design alternatives. The following comments and 'straw polls' were taken at the meeting after all 5 alternatives were presented.

1.00	Design Comments on Alternatives 1,2a, 2b, 3, and 4(single intersection alternative)
1.1	A show of hands
	<p>The following questions were asked after the design alternatives were presented, and attendees were asked to raise their hand to vote. The following % of attendees (30+ people) raised their hands when the following questions were asked.</p> <ul style="list-style-type: none"> ★ Do you think the route 99 underpass should be eliminated and filled as part of the solution? <ul style="list-style-type: none"> ▪ YES: 85% of attendees ▪ NO: 15% of attendees ★ Which option do you prefer- a distributed network of roads (options 1,2, or 3) or a single intersection (option 4) <ul style="list-style-type: none"> ▪ DISTRIBUTED NETWORK: 60% ▪ SINGLE INTERSECTION: 40% ★ Do you think the number of lanes on Rutherford Ave should be reduced resulting in a slowed road as part of the design alternative <ul style="list-style-type: none"> ▪ YES: 100%
1.2	Design Comments on Alternatives
	<ul style="list-style-type: none"> ▪ Community would like to see some more analysis of the Tunnel capacity and how that traffic including trucks can be accommodated on the surface. When the tunnel is closed for any reason right now, the traffic in the area is very problematic. ▪ Community would like BTM to provide information on the cost comparison of filling the tunnel vs. constructing decks over the tunnel. It seems that decking and creating bridges would be a very significant cost, so how does that compare to just filling it in and compacting it? ▪ Many members of the community strongly feel the tunnel must be eliminated in phase one. ▪ Mishum street (Street between Teamsters & Duffy) is an important connection for main street residents. Fixing Spice street to connect two ways across Rutherford to the end of Mishum is very important. This would provide many alternative ways residents could move through the area. ▪ Attendees want to understand where the traffic lights, bike paths, and trees are and how many lanes are in each road on the BTM alternatives. There were many comments that it was difficult to choose and understand the alternative because they didn't understand where and how the traffic would be moving. Where are the lights? What is the Level of Service at each intersection? ▪ How is the traffic from Ikea and the whole new Assembly on the Mystic development going to be accommodated? Please show where the increase in vehicle trips will occur and how that affects the traffic analysis. ▪ How can we get an additional earmark now to obtain more funding for this project? If we know we need multiple phases, we must plan to get this funding now.

	<ul style="list-style-type: none"> ▪ Option 4: There is concern that the size of the single intersection would be too large- An analogy was made to the intersection of Broadway and Route 28 in Somerville. The traffic functions well in that area, but it is a huge intersection, and very difficult to cross as a pedestrian. ▪ The community would like to know what the MBTA is planning on doing? Improvements to the station? Bus Traffic? Parking? Potential development? The community would like to see the MBTA more actively involved at the meeting. Can they present at a future meeting and tell us what they are planning? ▪ More abutters need to be invited to the design meetings. Where is the Church? Nstar? Hood? ▪ Please bring precedents and examples for the alternatives in the future. What would the alternatives 'feel' like? It is difficult to understand the schemes just when using plan view. ▪ One participant suggested south bound traffic from Maffa way could be routed under ground so as to bypass surface traffic in SS, as the old over pass did. If the tunnel has to be kept, the participant suggested it should be modified to be more effective.
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2.00	Design comments received after the meeting via email and comments through the FoSS Website
	These comments were not heard at the meeting, but were received by FoSS within the two weeks after the meeting
	<ul style="list-style-type: none"> ▪ From a Charlestown Business Owner: Who will be responsible for the maintenance of Sullivan Square? Currently the sidewalks aren't plowed around the circle nor on Rutherford ave during any storm and it is very difficult to walk. Who will pick up the trash and take care of the landscaping? Where is the funding from maintenance coming from? Is some of the earmark being set aside? ▪ From a Somerville Resident: Many residents use the existing rail ROW along Medford street to walk their dogs. Can this be improved and connected to the new open space system that will come with Sullivan Square and Ryan Park? Can the old rail line that is own by the Port Authority could be integrated into the project as a bike/pedestrian path. ▪ From a Somerville resident that has started attending FoSS meetings: I've thought quite a bit more about the different proposals and, even though I voted against it during the meeting, I like the plan that Mark proposed (Option 4, single intersection). I also realized that you might be able to integrate the under pass with that plan. What changed my mind is that Broadway and Cambridge Street are both 4 lanes and there are not that imposing as a pedestrian. ▪ From a Charlestown Resident: The tunnel MUST be filled in Phase one. If it is not, the intersection is not going to feel any different- the noise and wind will still be the same. ▪ From a Charlestown Resident: Rutherford Ave is currently over-lit. City should unscrew every-other existing light bulb and they would save a ton of money. This level of bright lighting is not needed! Not only is there tons of ambient light from the city, but the amount of light poles creates light pollution and costs a lot of money for electricity. ▪ From A Charlestown Resident: There is a lot of left over fill from the North Point project near the Gilmore Bridge artery that is not clean and needs to be capped. It is contaminated and needs to be capped if used. The plan has been to use it under a raised soccer field. Could the tunnel be a better spot for it since it is already enclosed on three sides with concrete? Will fill material be needed? Could dirty fill be used in the tunnel and capped? We might actually be able to get free fill. Maybe the filling could potentially be funded with Brownfield or EPA fund to supplement the earmark?

Systems Analysis- FOSS Suggested Systems for BTD to consider in the design

Rutherford Ave & Sullivan Square

7.26.08 systems to investigate in existing conditions analysis

1.00 Growth Management Systems

1.10 LAND USE:

1.11 Existing Land Use & Neighborhood sub-districts

1.12 Historic (both to determine neighborhood character & give a potential brownfield mapping- those parcels will obviously need more dev potential to pay for cleanup costs)

1.13 Ideal Future Land Use- (Residential sub-villages/Nodes/ centers/ and corridors)

1.20 ECONOMIC DEVELOPMENT:

1.21 Economic Development objectives from various groups (mapped on most correlated parcels)

1.22 Developable Land

1.30 REGULATORY FRAMEWORK

1.31 Existing Zoning & Heights

1.32 Potential proposed zoning and heights

1.33 Buildout analysis generated from future proposed conditions - this must be used to test infrastructure listed below

2.00 'Infrastructure' Systems

2.10 CIRCULATION (obviously, this will be done)

Automobile Traffic (including trucks vs cars, evacuation routes, service/ delivery patterns. Traffic analysis should not just include vehicle trips, but **Level of Service**- mapping intersection

2.11 failures)

2.12 Pedestrian Connections (including where they are missing and needed)

2.13 Bike Connections (include regional systems and plans for the harborwalk and minute-man connections)

2.14 Transit stops & routes (include bus, T, water taxi, urban ring)

Parking- amount of public parking- streets/ lots that are currently available or would be available if future dev were to happen- where does commuter parking go? Where do new residents park

2.15 on streets? charette ideas for shared parking

2.20 UTILITY INFRASTRUCTURE

2.21 Stormwater (there is an opportunity for passive stormwater collection to improve water quality in the mistic watershed AND also be cheaper than traditional piped drainage- SEE SEATTLE)

2.22 Utilities (drinking water/ fire flows/ sewer- look into anything that should be replaced to add capacity with the new development coming in...)

2.23 Lighting (create a hierarchical system/ light canopy to create identity) and (prevent light pollution into residential units)

2.24 Energy (any opportunities for distributed, renewable energy? Wind, solar etc.)

2.30 NATURAL/OPENSOURCE SYSTEMS

2.31 Openspace: Recreation amenities- including what kinds of programs exist, where they are location, how to make connections, and what programs are missing

2.32 Hydrology including wetlands/ riparian systems/ surface water/ Groundwater. Rutherford used to be a river and is a filled wetland- would be interesting to know where water flows

2.33 Solar Analysis/ Exposure

2.34 Coastal Resources- What is in the floodplane?? Anything?

2.35 Air Quality (sounds like this will be an issue after the last meeting...we think the power plant probably factors into this somehow too)

Habitat systems- are there any?.. (area is on north/.south bird flyway...maybe fish habitat in mistic- a pair of pergrin falcons have been prevenlent in charlestown...how can we increase habitat-

2.40 where should it be? Riparian zones increased?)

2.40 SOCIAL SYSTEMS

Affordable housing- how much and where does it currently exist

Income (& census tract data)

Schools & Healthcare facilities

Civic/ Public Facilities

Cultural Amenities

2.50 COMMUNITY CHARACTER

Historic buildings/ districts (residential vs industrial etc)

Map desirable building characteristics (what 'is' charlestown? How is it different that other parts of boston?)

Corridors & Transects: Characteristics

ARCHIVE INVENTORY

Region A - HCH

INVENTORY (Box 1)

- Banner with approx. 500 signatures from Everett United

Region A - HCH

INVENTORY (Box 2)

- Everett United Support Cards – both originals & copies – 400+ (*Item 1*)
- Everett United Support Cards – 316 (*Item 2*)
- Everett United Support Cards – 8 (*Item 3*)
- Seniors for Wynn Petition – 49 Signatures
- ‘Union Workers for Wynn’ Petition – 8 Signatures
- ‘Veterans for Wynn’ Petition – 10 Signatures
- Letters to MEPA – 33 Letters



Yes!

I support the Wynn Development in Everett and the thousands of high paying jobs, benefit to local businesses, and millions of dollars in annual tax payments that it will generate. It will improve the lives of every citizen of Everett. It's our time.

- I will display a window or lawn sign that says "Everett United We Wynn."
- I would like to volunteer my time for the cause.

Name LIZIANA RIZZA
Street 34 WYLLIS AV.
City, State, ZIP EVERETT MA. 02149
Phone _____
Email _____
Signature* Liziana Rizza

*By signing this card, I hereby grant permission for my name to be used in any promotional materials and advertising that Everett United may prepare in support of the Everett casino proposal.

Item 2

Everett United

I support a casino in Everett to create jobs, increase tax revenue and promote economic development in our community!

Name Edith Lemus

Signature 

Address 17 Green st

City, State, Zip Everett ma. 02149

Phone 857-417 55 47 Email _____

Specifically, I am willing to demonstrate my support for the project by:

- Writing a letter to public officials
- Writing a Letter to the Editor
- Calling public officials
- Attending a public hearing
- Providing a video testimonial
- Placing a lawn sign at my home or business
- Assisting with other outreach efforts

* By signing this card, I hereby grant permission for my name to be used in any promotional materials and advertising that Everett United may prepare in support of the Everett casino proposal.

For more information, please email us at Info@EverettUnited.com

Item 3



The Wynn Casino project belongs in Everett.

I hereby add *my* support to the Everett Wynn Casino project.

Jim Marchant

Signature
James G. Marchant

Name Printed
Everett

City

Region A - HCH

INVENTORY (Box 3)

- Everett United Support form from businesses – 662 responses from businesses in 23 communities (*Item 4*)
- Letters from ‘66 Main Street for Wynn’ – October 2013 – 56 Letters
- Public Comments portion of Commissioners’ Packet for 6/25/14 Everett Meeting, including:
 - 719 Signatures for the petition “Wynn for All”
 - 785 of the below form letters supporting the Wynn proposal (Inclusive of the 477 received prior to 3/25/14)

**WYNN
FOR
ALL**



Wynn for All Business Benefits

Do We Want Five Stars, or Just Three? The Choice is Clear.

Local businesses will benefit from multiplier effects and the additional discretionary spending of employees.

Wynn will **create over 4,000 long-term jobs and 4,000 construction jobs** making Wynn Resorts one of the top five private employers in Boston.

Wynn will provide not just jobs but the best jobs. As the top-rated leader in the luxury resort industry, Wynn offers the most desirable, well compensated and sought after career positions with an award-winning work environment. Employees voted Wynn **the number 1 large employer in Las Vegas** again this year according to the Las Vegas Review-Journal's Top Workplaces Survey.

These jobs will provide **additional discretionary spending** for employees, most of which will benefit the local economy. This is because Wynn businesses such as Cartier's, Louis Vuitton and Armani will complement local businesses.

Wynn is financially rock-solid with a **\$21 billion market valuation and nearly \$3 billion in cash** – almost 40 times more cash on hand and 20 times more annual free cash flow than Mohegan Sun. And when it comes to job security, Wynn is the only domestic major resort operator to preserve 99% of jobs during the economic downturn—while Mohegan Sun has reduced its workforce by 3,200 employees since 2007.

Local businesses will also benefit from new tourism dollars generated by a five-star luxury destination resort.

Wynn Resorts is proposing a five star, world class luxury resort in the Greater Boston area. In fact, Wynn Resorts **holds more Forbes Five Star awards than any other independent hotel company in the world**. Mohegan Tribal Gaming is proposing a three star hotel with a possible four star hotel to be added in the future.

We need to attract national and international tourism dollars rather than just redistributing money from a regional casino operator. In just this past year, Wynn Resorts **generated \$5.5 Billion in gaming revenue just from their international customers** while Mohegan's gaming revenue from ALL sources was just a fraction of that.

A Wynn Resort will be a world class attraction in a region filled with international appeal. Wynn Massachusetts **will attract over 7 million visitors per year from around the world** – more than the Red Sox, Patriots, Celtics and Bruins combined. These economic impacts will ripple through the local economy benefitting hotels, restaurants, retailers and local attractions driving economic development for the entire region.

Everett United
/ Wynn For All
13 Chelsea
Street
Everett, MA

617.294.4270

Item 4

**WYNN
FOR
ALL**



Everett United
/ Wynn For All
13 Chelsea
Street
Everett, MA

Wynn Resorts will restore a contaminated waterfront site and unlock the potential for the Mystic River.

Wynn Resorts' *\$20-30 million investment in a comprehensive state-of-the-art cleanup of the former Monsanto Site* will result in a permanent benefit to the entire region unachievable by any other means.

With the extensive cleanup and redevelopment of this industrial harbor site, *the waterfront will be revitalized with a lavishly landscaped public esplanade* with pedestrian and bicycle paths, a shoreline outdoor amphitheater, viewing deck and a picnic park ensuring that the waterfront will be a beautiful publicly accessible amenity to be enjoyed by all.

Join the "Wynning" team. Contact "Wynn for All" today to find out how you can help ensure the choice that's made is the BEST choice for Massachusetts.

We urge the Gaming Commission to grant Wynn Resorts the Eastern Massachusetts casino license. Wynn Resorts' project is the best proposal for area businesses as it will generate more discretionary spending for employees, promote national and international tourism, and clean up a contaminated site that will revitalize the waterfront.

Signature: *Genia Cordoka*

Print Name: Genia Cordoka

Business: Gen D'S Hair On Broadway

Street Address: 981 Broadway

City/Zip Code: Everett, MA 02149

Email: genad72@yahoo.com

* By signing this petition, I hereby grant permission for my name and business to be used in any materials that Everett United/Wynn for All may prepare in support of the Wynn Resorts proposal.

Your "Wynn For All" Contact: _____

Phone: 617.294.4270

info@everettunited.com

Item 4

Total by Community	
Boston	62
Cambridge	4
Charlestown	1
Chelsea	40
Everett	193
Holbrook	2
Lynn	71
Malden	48
Medford	82
Melrose	15
Needham	1
Peabody	1
Reading	3
Revere	7
Roslindale	1
Saugus	15
Somerville	73

Item 4

Swampscott

7

Tewksbury

1

Wakefield

4

Weymouth

1

Winchester

7

Winthrop

23