

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 8:41 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Barbara Hall

**Email**[Barbarabdh@aol.com](mailto:Barbarabdh@aol.com)**Phone**

(516)509-7260

**Subject**

Casino plans

**Questions or Comments**

I just think that a casino and race track would be so prosperous for the city and state. I think preserving the race track and the jobs is a major plus to our community. My whole family has been associated with the race track for years, back to my grandfather in the 1940's and earlier to the present, that my husband is a jockey agent. So this is very important to my family and myself. I also think that the jobs that will be available to the many people that need them will be such an asset to the community. Also what the city of Revere can accomplish and the all the improvements that can be made for all our city and all the people that it affects. Thank you for listening to me, as I know this is so important to so many people, to keep their present jobs, and for jobs for the future. Thank you again for considering us in your decision. Barbara Ha! ll

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 2:14 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Constantino Buttiglieri

**Email**

[cbtino@gmail.com](mailto:cbtino@gmail.com)

**Phone**

(617)567-1811

**Subject**

Moheghan Sun Casino

**Questions or Comments**

I am an East Boston resident for the past 72 years and looking forward to a Revere Casino.

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 1:54 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Debra Davis

**Email**

[patience4162.dd@gmail.com](mailto:patience4162.dd@gmail.com)

**Phone**

(617)251-4162

**Subject**

Mohegan Sun Support

**Questions or Comments**

I support Mohegan Sun. They will increase tourism and provide needed funds that will improve the infrastructure of the many surrounding towns.



**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 12:00 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

James Ryan

**Email**

[Jfryan44@yahoo.com](mailto:Jfryan44@yahoo.com)

**Questions or Comments**

We go to Twin River and Foxwoods frequently and are always amazed at the MA plates in the parking lots. Let's keep that money in our state. Revere is the best ste for a Casino. To bad the people in E Boston were duped by the anti gambling nuts.

Members of the Commission,

A Host City needs 2 things – the best site? – check – And a real understanding what we're asking for & can we can handle it. We handled it for 100 years with the Cyclone, BlueBeard's Palace, and Revere Beach until Jumbo jets took the crowds away. We're haunted by the ghosts of those rollercoasters. Proud cities like Lowell, Brockton, New Bedford – never had second chances with industries they were built around. We do. It's unprecedented – we're the only ones *around* here that *have* done it and Its legendary.

As a Sergeant of Marines, post-9/11, I learned to quickly observe, evaluate & make timely decisions on my feet, figuring out what works and what doesn't – real solutions, real situations. Common sense and the courage of our convictions drowns out all these weak, mealy-mouthed arguments. But there's still a thick, toxic smog of bad logic coming from newspapers, Mr. Wynn and the Nay'sayers.

This is the fight of our lives, but we're not fighting alone – new friends like Anthony Chianca, Joe Tedesca, and the incomparable Cathy Wyatt stood up like neighbors we've known all our lives, because when you really respresent a large part of this community, they know how to properly pronounce "Revere"

Saving Suffolk Downs alone isn't enough reason to vote for us –Accessibilty, Growth Potential, Surrounding Attractions, Community & Businesses is. But we keep saying *SAVE SUFFOLK DOWNS & 800 JOBS* cuz it doesn't seem like 2 + 2 equals

4 anymore. How do you guarantee staying open for 15 years? How about a 1.5 billion dollar Casino PAYING YOU RENT. I didn't go to Harvard, I went to Mr Blasi's class down the hall – and I did that one in my head.

We know these aren't just 4,000 chambermaid jobs. We're not building the Tower the Babel – that hearing's tomorrow night in Everett. Like any big company there's jobs in every field and we're the first 800 draft picks – I want one! I'm a veteran with a bachelor's degree and all I got is 2 Canadian nickels to rub together cuz the Coinstar at Stop & Shop won't take em. We need jobs that are dignified not degrading – we need these.

We know Casino the main traffic's Thursday, Friday, Saturday nights *after* rush hour. It's not a Justin Bieber concert every night. You know who's gonna give you millions to fix Boardman and Curtis Street if we don't get it?? Nobody.

We know there won't be crimewaves, chaos or evil circus clowns in the streets. Casinos in cities like ours - Bangor and Philly – No increase of crime – a decrease of drug crimes and burglaries cuz more police are on the streets. 30+ million gets a lot more cops - like my uncle Kenny Foley, who kicked the Hells Angels off the beach in the 70's, or Chief Caffarelli who drags terrorists outta boats in Watertown. Safe and clean is best for business and for us. No Casino?? Suffolk Downs is closed and bulldozed – and once we remove the human chains of thousands of protesters, the historic barns'll go – Whatever takes its place'll just be

more problems, more abandoned shopping carts on Winthrop Ave and a whole lotta nothing we can do about it.

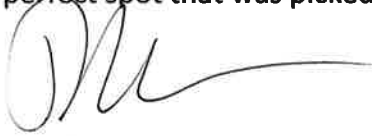
Boston Papers never sent reporters to compare both sites competing for a on their doorstep – If they did, this would've long been over. I think the Herald loves Mr Wynn cuz of his Rex Ryan/Bobby Valentin way with words, and the Globe isn't interested unless Giselle does it. So I did it.

Walked the half-mile from Sullivan Square - the highlights were the Water Commission and the Mbta Busyard - the ONLY place with food was at the very end – a gas station - Snickers bars and Gatorades –but take it outside, no place to sit in here. Are women in heels with shopping bags supposed to walk that? How many police do you need along there to keep em safe?

For Every problem's they have a quickfix with ductape and sheetrock screws. We'll put a bypass in the MBTA busyard, just haven't signed a contract yet. A view of the Boston skyline – yeah, for about 15 percent of the windows, the other 85 see smokestacks, the green monster side of 93 and the Busyard. A fleet of ferryboats? The clearance of the 99 bridge is too small 11 ft in high tide – a ferry small enough is gonna move in open water like a drunken flounder, have a bunch of sea sick conventioners. Every small cabin cruiser has them stop traffic and raise the bridge – adding to your already miserable traffic?? Open up some more Krispy Kremes

while you're at it.

We have the perfect spot cuz it was picked out 80 years ago, right near the other perfect spot that was picked out 140 years ago. This is a resort.... That is a last resort.

A handwritten signature in black ink, appearing to be 'Bobby McKenna', with a long horizontal flourish extending to the right.

Thank you

Bobby McKenna

GAMING COMMISSION PUBLIC HEARING REVERE

REVERE HIGH SCHOOL 101 SCHOOL STREET REVERE MA

4:00PM MONDAY August 11, 2014

PRESENTATION BY VINCENT RAGUCCI JR, EVERETT RESIDENT

1. THANK YOU MR. CHAIRMAN AND THANK YOU COMMISSIONERS
2. AS AN EVERETTITE WE WANT TO TELL THE PEOPLE OF REVERE WE TRULY HOPE THE TORNADO DAMAGE PLACED UPON THE RESIDENTS GETS RESOLVED AS QUICK AS THE TORNADO CAME THROUGH YOUR CITY. WE ALSO WANT TO GIVE OUR CONDLNCES TO THE FAMILY WHO LOST THE GENTLEMAN WHO DIED IN THE FIRE LAST WEEK. AFTER ALL WE ARE ALL BROTHERS AND SISTERS.
3. THINK ABOUT THIS THE NEWS MEDIA MAKE EVERETT AND REVERE LOOK LIKE WE ARE PREPARING FOR WORLD WAR 3. MANY OF THE PEOPLE HERE TODAY REMEMBER THE GREAT FOOTBALL GAMES PLAYED BETWEEN EVERETT AND REVERE. THANKS TO THE MIAA THEY CHANGED THE SCHEDULE SO WE DO NOT PLAY REVERE ANY LONGER.
4. I HAVE ATTENDED ALMOST EVERY HEARING AND I HAVE BEEN INVOLVED WITH EVERETT UNITED FOR OVER 2+ YEARS. THE POINT IS AT EVERY SINGLE MEETING HELD ALMOST ON A WEEKLY BASIS SOMEONE FROM THE WYNN GROUP WAS THERE TO GIVE US AN UPDATE. SO OUR INFORMATION WAS FROM THE NEGOTIATOR AND NOT THE PRESS. EVERY PERSON WAS WELCOMED TO ATTEND, ASK QUESTIONS, NO SURPRISES.
5. WHEN WE ATTEND A HEARING SUCH AS THIS IT IS NOT PERSONAL AGAINST THE PEOPLE OF REVERE IT'S AGAINST THE MOHEGAN SUN PEOPLE FOR NOT TELLING YOU EVERYTHING AND ONLY WHAT YOU WANT TO HEAR.
6. LET'S TALK ABOUT FINANCES. IF YOU WERE TO MAKE A FINANCIAL DECISION BASED ON FACTS WOULD YOU MAKE IT BASED ON 1 OWNED OR A NUMBER OF SEPARATE OWNERS WHO EACH BUSINESS OWNER BASES THEIR PROFITS ON AFTER EXPENSES THROUGH A HEDGE FUND AS AN

ADDED EXPENSE BEFORE THE ADDRESS ALL OF THE CITIES IN THE AGREEMENT. SORRY I WOULD SELECT A COMPANY WHO CAN WRITE A CHECK GUARANTEED FOR THE TERM OF THE CONTRACT. THE WORD HERE IS GUARANTEED. THE MAYOR OF BOSTON THINKS HE HAS A DEAL. YOU CAN ALMOST GUARANTEE HE WILL NEVER SEE ANYTHING BASED ON THE FORMULA THE AGREED TO. MR. BROWN, THE CHAIRMAN OF MOHEGAN SUN TRIBAL GAMING AUTHORITY CALLRD THEIR LAST QUARTERLY RESULTS LESS THAN STELLAR. THEY HAD A 5.2% DECLINE IN REVENUE AND A 19% DROP IN ADJUSTED NET EARNINGS TO JUST 69 MILLION. THINK ABOUT WHAT THEY COMMITTED TO PAY. THEY HAVE NOTHING TO STOP THE DOWN WOOD SLIDE. BY THE WAY HAS ANYONE TOLD YOU ABOUT THE HEDGE FUNDS MANAGED BY BRIGADE CAPITOL WHICH WILL HOLD 60% OWNERSHIP OF REVERE? DO YOU THING THEY WORK HOR NOTHING? THESE FUNDS ARE VERY UNSTABLE AS A MATTER OF FACT IN 2013, 903 OF THESE FUNDS CLOSED.WITH SLIDING PROFITS AND A 60% OWNERSHIP IN THE REVERE CASINO WHO WILL BRIGADE FAVOR. THEIR CASINO INVESTMENT OR THE INTERESTS OF THEIR LIMITED PARTNERS, BROKERS AND INVESTORS.

7. WYNN IS BUILDING A 5 STAR RESORT, MOHEGAN A 3 STAR RESORT. WHICH IS GOING TO ATTRACT THE ROLLERS WHO WILL COME HERE AND SPEND MONEY. JUST THINK ABOUT IT.
8. COMMISSIONERS WHAT IS AT STAKE HERE IS MONEY TO THE COMMONWEALTH. MONEY TO THE CITIES AND TOWNS. AND JUST AS IMPORTANT A REPITABLE AND HONORABLE OPERATER WHO OWNS MORE 5 STAR RESORTS THAN ALL THE OTHER 5 STAR UNITS PUT TOGETHER.
9. THANK YOU COMMISSIONERS FOR AS THEY SAY TAKING IT ALL IN. PLEASE PEOPLE OF REVERE WE PROMICE YOU WE WILL CONTINUE TO COME TO REVERE BEACH AND WE WELCOME YOU TO THE WYNN CASINO IN EVERETT.

VINCENT RAGUCCI JR FBCPVJR@COMCAST.NET

August 7, 2014

# Wynn Resorts Reports Sixth Consecutive Positive Quarterly Earnings

Wynn Resorts recently announced that consolidated company-wide net income for the quarter ending June 30th, 2014, increased by 34.1 percent from a year ago.

For the same time period, Mohegan Sun announced that consolidated company-wide net income decreased by 37.9 percent.

The latest results mark the 6th consecutive positive quarter for Wynn Resorts company wide and the 9<sup>th</sup> consecutive negative quarter for Mohegan Sun company wide.

Since January 1 of 2012, Mohegan Sun in Connecticut has realized on only one quarter where net income (profits) have increased from the previous year:

Following is an analysis of quarterly results which ended June 30th, 2014, comparing Wynn Las Vegas with Mohegan Sun Connecticut.

Quarterly numbers are shown in the first column, in millions. Second column is the percentage gain or loss compared to the same quarter last year.

	WYNN LAS VEGAS		MOHEGAN SUN CT	
TOTAL NET REVENUE	\$451.7	12.4%	\$248.9	(6.7%)
GROSS GAMING REVENUE	\$218.2	34.3%	\$209.7	(8.1%)
TOTAL NON-GAMING REVENUE	\$314.0	3.8%	\$55.2	(0.2%)
PROPERTY EBITDA (Earnings Before Interest, Taxes, Depreciation & Amortization)	\$160.4	18.3%	\$63.7	(14.8%)
MAINTENANCE CAPITAL EXPENDITURES	\$13.1		\$7.0	
GAMING WIN PER POSITION (in hundreds)	\$741	46.3%	\$320	(7.7%)
CONSOLIDATED (COMPANY-WIDE) NET INCOME	\$258.4	34.1%	\$13.8	(37.9%)
CASH DIVIDEND	\$1.25 per share		\$ 0	





# Revere via Cayman Islands

Is Brigade Capital a Suitable Owner for a Casino at Suffolk Downs?



## UNITEHERE Research

June 2014

Marty Leary – (540) 631-9404

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Jon Sussman - (917) 865-5951

## Executive Summary

Brigade Capital's proposal for a Revere casino is unprecedented – not because it is innovative, but because it is incongruous with norms of ownership in the gaming industry. One or more funds managed by Brigade Capital would be the 60% owner of a Revere casino. We believe this would be the first hedge fund to own a majority interest in a licensed gaming facility during and immediately after its development phase.

Brigade's business model to date, and the operating model of most hedge funds, is extremely sensitive to financial market fluctuations and relies on relatively short asset hold periods. The Massachusetts Gaming Commission must consider whether a yet to be identified hedge fund managed by Brigade Capital is a suitable partner for Massachusetts.

### Why don't hedge funds own casinos?

- Hedge funds look for short-term investments that produce quick returns and can be easily liquidated.
- In contrast, a casino is a long-term, illiquid investment that is encumbered by significant regulatory hurdles to entry and exit. Brigade cannot easily 'cash out' of this investment as it would with most of its equity or debt holdings.
- Casinos can produce solid returns for investors with a long-term focus: they require continual reinvestment, diligent asset-management, and adaptation to changing market dynamics. Hedge funds, on the other hand, often hold securities for less than two years.
- Limited partners who have invested in hedge funds have a reasonable expectation that the fund will maintain high liquidity and that its underlying investments will be of short duration, at least relative to other asset classes such as private equity or real estate.

### Why is Brigade Capital poorly suited to be the steward of a Massachusetts gaming license?

- Brigade Capital would be the entity most in control of a Revere casino's destiny. Although Suffolk Downs has served as the public face of the project, and Mohegan Sun is the proposed operator, funds managed by Brigade Capital will be the 60% owner of the entity owning the future casino and will have three out of five seats on the board, giving it effective voting control.
- Brigade Capital has no experience as the majority owner of a gaming facility, and no demonstrated history as the equity guarantor of a major real estate development.
- Hedge funds are unstable vehicles, susceptible to investor runs and the vagaries of the credit markets. The failure rate of hedge funds, especially since 2009, is staggering- 904 funds closed in 2013 alone.<sup>1</sup>
- Brigade was a customer of Lehman Brothers as a prime broker and a margin lender. After Lehman Brothers filed for bankruptcy, Brigade filed claims that securities and cash held in their Lehman Brothers account were still in Lehman Brothers' possession. Brigade was compelled to pay out more than \$500 million in cash to honor investor withdrawals, and saw its assets under management shrink by 40% by early 2009.

- Hedge funds operate in a governance and regulatory blind spot: they are not subject to many of the oversight mechanisms that gaming companies face, nor are they subject to prudential regulation as are banks or insurance companies. Recent changes following the passage of Dodd-Frank require hedge funds to make certain disclosures to the SEC, but those disclosures are less comprehensive than what is required of a publicly-traded company.<sup>2</sup> Brigade Capital does not indicate in its publicly available application materials that it has a board of directors or other sources of independent oversight.

**How could licensing a Brigade Capital-owned casino impede the objectives of expanded gaming?**

- At the time of Brigade Capital's Phase 1 suitability hearing before the Massachusetts Gaming Commission (October, 2013), Brigade had not yet identified the investment vehicle for the project. Since then the Cayman Island-based Brigade Leveraged Capital Structures Fund (BLCSF) was identified and described as the equity guarantor in relation to the project's ground lease. BLCSF or another fund would be the eventual majority owners of the proposed casino.
- The suitability investigation of Brigade presented to the Commission in October 2013 focused primarily on the principals and key personnel of Brigade Capital. However, Brigade Capital (the general partner of any Brigade fund) "will not have any ownership interest in the ultimate Category 1 license applicant."<sup>3</sup>
- Brigade's limited partners are large institutional investors including public pension funds, sovereign wealth funds, insurance companies, foundations, endowments, corporate pension plans, and high-net-worth individuals. It is not clear whether Brigade has obtained their permission, or may be required to in the future, to consummate the transaction. Nor is it clear if the Commission will require limited partners holding material stakes in the Brigade vehicle – including those based outside of the United States – to undergo suitability review or if the Commission will waive that requirement for certain types of limited partners.
- The Commonwealth's ability to rely upon Brigade Capital or BLCSF as long-term stewards of the casino could be frustrated by multiple issues, including the possibility that Brigade will need to gain the approval of BLCSF's limited partners in order to consummate the transaction, the possibility that some of those limited partners may need to be independently qualified by the Commission, and the possibility of a misalignment of interests between Brigade, its limited partners, and other stakeholders.
- Brigade will have to balance competing constituencies (e.g., limited partners, prime brokers, retail investors), especially in periods of financial market stress. It is not certain that Brigade can or will prioritize the long-term needs of the casino or the Commonwealth.
- Brigade may exit its equity investment much sooner than what is ideal for the Commonwealth. If Brigade contemplates a quick exit from its investment once a casino is operating, or if it is obliged to exit earlier than it had intended, the Commission could

be under great pressure to approve or expedite a sale in order to maintain gaming tax revenue and protect existing jobs.

## Introduction

The Massachusetts Gaming Commission's allocation of a gaming license is a vote of confidence that the licensee will own and operate a casino in the best interests of the Commonwealth's residents. The Brigade Capital and Mohegan Sun application raises serious concerns about the financial stability and overall suitability of this proposal. If Brigade were to receive the license, a majority-controlling ownership stake in a major gaming facility would be handed to a hedge fund, an outcome that would be entirely unprecedented in the history of legalized gaming in the United States.

Hedge funds, by their structure and practice, are poorly suited to be long-term stewards of gaming facilities. Hedge funds are opaque,<sup>4</sup> not subject to supervision by prudential regulators<sup>5</sup> suffer from significant governance issues that can misalign interests,<sup>6</sup> and transmit risk to other financial institutions in economic crises.<sup>7</sup> As a class, hedge funds are driven to find liquidity and exit investments faster than other investment vehicles.<sup>8</sup> The threat of liquidity shortage discourages hedge funds from making large investments in illiquid assets, and incentivizes off-loading of less liquid assets when liquidity is scarce.

The examples of Long-Term Capital Management<sup>9</sup> and Amaranth Advisors<sup>10</sup> show that even large, well-respected hedge funds can collapse quickly. It is not clear that Brigade Capital's interests, or the interests of its many limited partners, would be sufficiently aligned with those of the Commonwealth and its residents, especially considering the possibility of an early exit from the investment. Brigade Capital is a problematic choice as a long-term economic development partner for Massachusetts.

Make no mistake: Brigade Capital would be the entity most in control of a Revere casino's destiny. Although Suffolk Downs has served as the public face of the project and Mohegan Sun has secured the management agreement, funds managed by Brigade Capital will be the 60% owner of the company that would wholly-own the future casino, and three of five seats on the casino's Board of Directors would be held by Brigade Capital.<sup>11</sup>

### **Who exactly will own a majority stake in the proposed Revere casino?**

The suitability investigation presented to the Commission in October, 2013 revealed that the applicant would be 60% owned by one or more funds managed by Brigade Capital and 40% owned by MTGA.<sup>12</sup> Brigade noted that it manages multiple funds on behalf of hundreds of limited partners.<sup>13</sup> Investigators wrote that "at this time, the specific funds" that will hold the Brigade ownership interest "are yet to be determined" and would not be identified to the Commission until after the casino license is awarded - at which point the Commission "can conduct any further due diligence if and as needed."<sup>14</sup>

When commissioners questioned a Brigade official about the specific Brigade vehicles that would supply the equity during the October suitability presentation, the official responded:<sup>15</sup>

*It's not that we're trying to be evasive, but it's just that we want to have flexibility and the suitability based on the terms and the pricing, and the conditions are always a function of what you put into, you know, the -- the portfolio. So, it will depend on what the deal ultimately looks like and -- and what our particular clients are in need of at the time that that has to come together.*

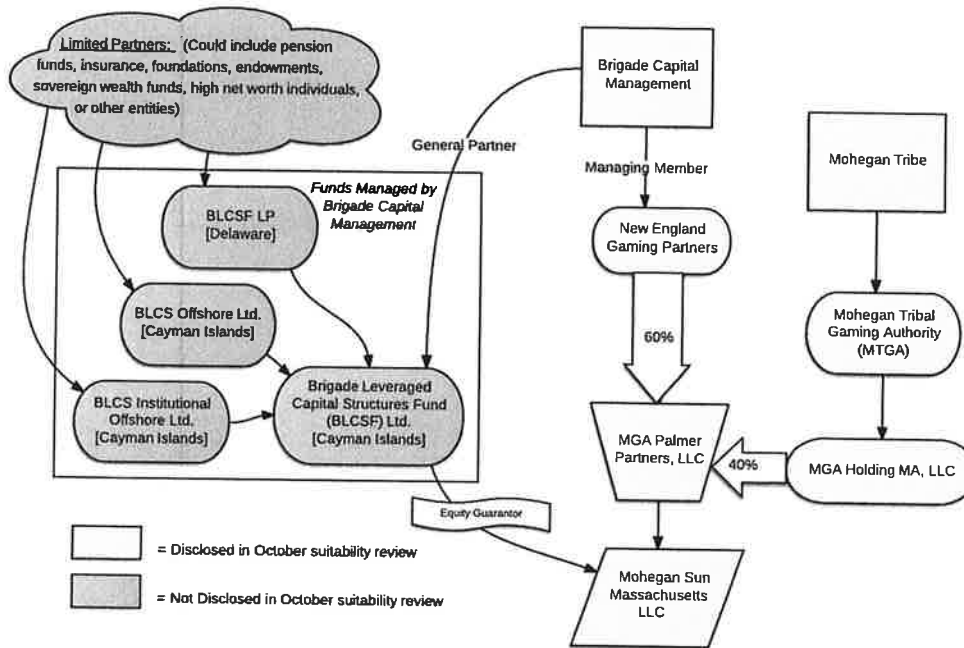
It wasn't until January, 2014 that Brigade Leveraged Capital Structures Fund, Ltd (BLCSF) was publicly named in connection with the project.<sup>16</sup> It took another four months (May, 2014) for the binding agreement intended as the basis for the casino's ground lease ("lease agreement") to become public, partially explaining the role of BLCSF.<sup>17</sup> The ground lease agreement named BLCSF as the casino's initial equity guarantor.<sup>18</sup>

As equity guarantor, BLCSF is committed to make the initial capital infusion necessary to secure construction loans.<sup>19</sup> BLCSF is a hedge fund with a \$6.8 billion gross asset value managed on behalf of 385 beneficial owners as of March 2014.<sup>20</sup>

The lease agreement expressly allows Brigade and its affiliates, following the casino's opening, to replace BLCSF equity with equity from any other of its existing managed vehicles or a newly created vehicle, "provided that such transferee obtains any required approvals (if any) from the Commission" and subject to certain, unspecified terms in favor of Suffolk Downs that were yet to be negotiated.<sup>21</sup>

Whichever of Brigade's managed vehicles end up owning the casino's majority stake, the identities of the limited partners behind that vehicle – the real identities of the casino's owners - may not be known by the Commission until after licensure.

Where will the equity come from?



If the casino is licensed, Brigade would hold three out of five seats on the casino's governing board<sup>22</sup> and there is every reason to expect that Brigade would be actively engaged in the key decisions that affect it going forward, especially whether, when, and to whom to sell its stake. However, Brigade's history hardly prepares the company for the challenges it would face as a majority-controlling owner of a gaming facility. In contrast, the proposed casino project is an illiquid real estate development whose value would only be realized after licensure and construction – a project, in other words, better-suited for an experienced casino developer with a demonstrated commitment to the industry and a long attention span.

Furthermore, as a hedge fund Brigade Capital operates with little regulatory oversight (it is not subject to prudential regulation) and decision-making authority rests largely with a single person – founder Don Morgan. The suitability report notes that Morgan is Brigade's lead portfolio manager and "exercises broad authority over

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*When it comes to supervision by Cayman Island directors, "You might as well save your \$5,000 and buy a rubber stamp." - Luke Dixon, senior investment manager at British pension fund USS (\$50 billion under management).<sup>23</sup>*

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Brigade, including all decision-making authority regarding the company's investments and business affairs."<sup>24</sup> If Brigade has outside directors, none were listed in the public copies of the Brigade/Mohegan RFA-2 application or suitability investigation report.<sup>25</sup> **It should give the Commission pause that Brigade is subject to no prudential regulation and that much of the firm's decision-making authority rests with a single individual.** Compounding these

governance weaknesses is the fact that the equity guarantor, BLCSF, is registered in the Cayman Islands, as are two of the three feeder funds from which it derives capital.<sup>26</sup>

The paucity of available information about Brigade's plans for a casino – most notably its exit plan, since hedge funds are not typically long term investors of anything – could lead to substantial public doubt about the integrity and suitability of the applicant, and in turn the expansion of gaming in Massachusetts.

### **Should Massachusetts be Brigade Capital's Laboratory?**

One detail which has gone relatively unremarked on in the public discussion of casino licensure is just how unusual Brigade Capital's effort is. Our research has uncovered no other cases to date of a hedge fund owning a majority stake in a new gaming facility, from licensure through construction to operation. Moreover, Brigade does not have experience as a controlling owner in a gaming establishment, let alone a major facility in a new jurisdiction. Massachusetts' effort to expand gaming may not be best served by an owner that lacks deep familiarity with the industry.

#### *Why Hedge Funds Don't Own Controlling Stakes in yet-to-be-developed Casinos*

Key characteristics of casinos from an investment perspective make them decidedly inappropriate for hedge fund ownership. They are among the most illiquid of assets in one of the most illiquid asset classes (real estate), and entry and exit of the investment involve significant regulatory hurdles.

Hedge funds can and do make significant debt and/or equity investments in gaming enterprises, particularly casinos that have become distressed assets, but these investments have by and large remained non-controlling. Our search of industry sources has not found a case where gaming regulators, even in "mature" gaming markets like Las Vegas and Atlantic City, have approved a hedge fund to take a majority stake in a casino under development.

#### *Brigade's limited history in the gaming industry and lack of experience as a controlling owner*

At Brigade's suitability hearing before the Massachusetts Gaming Commission, a Brigade Capital official asserted that Brigade has done "debt and equity investing for new development. So,

*The project proposed in Revere is significantly different from Brigade's demonstrated history and is far outside the universe of investments in which hedge funds typically invest.*

we've done several new casino and hotel projects in various jurisdictions. We've -- we've made investments and have lent money to existing operations, but we also have done several new project

developments as well."<sup>27</sup> However, Brigade's public suitability report does not make mention of the hedge fund having played any role in the stewardship of a casino development. Nor does a



comprehensive news search yield any references to gaming facilities that Brigade has been involved with from development through completion.<sup>28</sup>

The Commission should ask Brigade Capital more pointedly where they have made this type of investment before and what role they played. It should be noted that the roles of lender and majority equity owner are quite different in any new development real estate project. Lenders may impose certain financial conditions upon owners in loan agreements, but they are not otherwise responsible for the development, nor do they exercise control over key decisions about the governance, sale, or operations of a property post-development.

Brigade Capital has described its core strategies as "long/short credit, distressed debt, capital structure arbitrage and leveraged equities."<sup>29</sup> The proposed Revere casino would place Brigade Capital in a position it has not been demonstrated as occupying and which would require a different set of skills than what it considers its core strategies.

The Gerald R. Ford Presidential Foundation described the Brigade Leveraged Capital Structures Fund as follows:

*"The fund is a multi-strategy long/short fund investing throughout the capital structure of US and international leveraged companies. Its primary investment universe includes companies with debt or debt-like obligations rated below investment grade, or securities trading at yields comparable to the high-yield market."<sup>30</sup>*

Real estate is notably absent from this 'primary investment universe.'

While Brigade Capital has previously made portfolio investments in the gaming industry, these have only been described as passive investments (with the exception of Greektown which was not new development and lasted for one year). Brigade is shown as a gaming licensee in seven states in its public suitability report; six are of the licenses are labeled "institutional investor waiver."<sup>31</sup>

The question of exactly which Brigade investment vehicle(s) will control the casino resort is pivotal. Brigade's investors are likely inexperienced in gaming considering Brigade's inexperience as an active gaming owner, especially in regards to regulatory requirements. Gaming, as a heavily regulated industry, can deter investors who are unable or unwilling to go through the background investigation process, or who lack the long-term focus necessary for success in the gaming industry. This has already been borne out once in the Commission's short history: Vornado Realty Trust divested its stake in Suffolk Downs because the company's executives preferred not to go through the investigative process.<sup>32</sup>

In 2011, Brigade Capital disclosed to a pension fund limited partner that one of its classes of investors was sovereign wealth funds.<sup>33</sup> Has the position held by sovereign wealth funds grown? BLCSF, the fund serving as the equity guarantor to the ground lease, reported in March 2014 that 52% of the \$6.8 billion fund was beneficially owned by "non-US persons."<sup>34</sup> It is not clear whether these "non US persons" are individuals who are not citizens of the United States or whether some or all of them may be offshore tax shelters utilized by tax-averse individuals of



various nationalities. In any event, why shouldn't the Commission subject those limited partners, or at least those beneficially owning more than 5% of the fund's shares, to background checks? Are these limited partners willing to undergo such investigations?

### The Trouble With Hedge Funds

Hedge funds' ability to remain solvent relies on balancing two major liquidity pressures. **First, investors have the ability, in nearly all cases, to quickly liquidate all or most of their shares.** For instance, the Gerald R. Ford Presidential Foundation, an investor in the Brigade Leveraged Capital Structures Offshore fund, reported in its 2012 audited financial statements that the foundation could redeem its shares at the end of each calendar quarter with 60 days notice.<sup>35</sup> **Second, prime brokers, from whom hedge funds obtain credit, can withdraw that credit or alter its terms under certain conditions with little or no notice.** Brigade Leveraged Capital Structures Fund's former margin lending agreement with Lehman Brothers notes: "All Loans are demand loans. Immediately upon Lender's [Lehman Brothers's] demand from time to time, Borrower [BLCSF] shall repay outstanding amounts under any or all Loans of money (together with all accrued interest) and/or redeliver Equivalent Securities."<sup>36</sup> During the recent financial crisis, macroeconomic events placed liquidity pressures on prime brokers, resulting in increased collateral requests while market prices declined. Hedge funds both large and small were forced to liquidate positions or post their most liquid assets or cash as collateral. Funds caught up in the Lehman Brothers bankruptcy were subject to their posted collateral being frozen and unavailable as part of the bankruptcy proceedings.<sup>37</sup>

**Hedge funds have a high failure rate: one study estimates that "the average life span of a hedge fund is 40 months, with a median life of 31 months.** Fewer than 15% of hedge funds last longer than 6 years, while 60% disappear with 3 years."<sup>38</sup> Because they are more susceptible to shocks in the broader financial markets, hedge funds are a potential conduit for systemic risk during financial crises. Instability in ownership can weaken the value of underlying assets and destabilize other industry players, as Ben Bernanke pointed out in 2006:

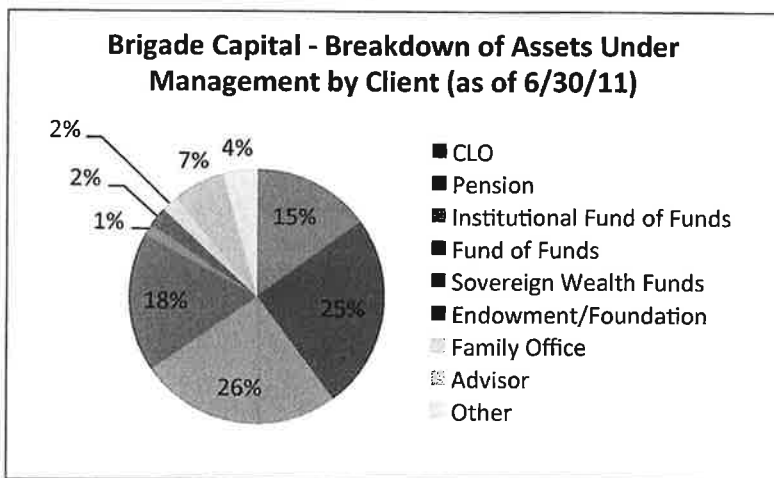
*"If leveraged investors default while holding positions that are large relative to the markets in which they have invested, the forced liquidation of those positions, possibly at fire-sale prices, could cause heavy losses to counterparties. These direct losses are of concern, of course, particularly if they lead to further defaults or threaten systemically important institutions; but, in addition, market participants that were not creditors or counterparties of the defaulting firm might be affected indirectly through asset price adjustments, liquidity strains, and increased market uncertainty."<sup>39</sup>*

Unlike other pooled investment vehicles such as mutual funds, hedge funds provide only limited information in their SEC registration statements. Despite the disclosures mandated by the Dodd-Frank financial reform law, as an asset class hedge funds continue to maintain a level of opacity that is unique in the world of finance. There are no prescribed rules or standards that hedge fund managers must adhere to with respect to fund governance, use of leverage, range of permissible investments, or frequency or completeness of reports to investors. Nor is there a

prudential regulator conducting examinations or inspecting the books to vouch for a fund's soundness, the fairness of its fees, or the accuracy or reliability of its asset valuations. The agreements that govern the responsibilities of fund managers to their investors are neither standard nor available for public inspection. The range of options and forms hedge funds can take makes it difficult to generalize across the hedge fund asset class or even to draw comparisons among managers.<sup>40</sup>

### Unique Liquidity Risks

Hedge funds need to maintain liquidity at all times, but especially in situations when investors may redeem their investments. During downturns or any other credit market environment in which investors value liquidity, hedge funds can find themselves in the unhappy position of



needing to engage in asset fire sales in order to cash-out skittish investors. As can be seen in the accompanying chart<sup>41</sup>, one of the largest sources of Brigade's funds as of June 2011 came from public pension systems, famously skittish institutions.

Brigade has not been immune from the liquidity pressures that have plagued

the hedge fund industry, especially since the collapse of Lehman Brothers in 2008. In the wake of that failure and the ensuing credit crisis, Brigade Capital reportedly paid out \$500 million in redemptions to its investors; from August 2008 to early 2009, its assets under management declined from \$3B to \$1.8B.<sup>42</sup> Unlike many of its peers, Brigade survived that crisis and went on to grow its assets. But how stable is Brigade's funding? What might happen in the event of another financial crisis or some other destabilizing macroeconomic circumstance?

In the event that a hedge fund cannot meet redemption requests, and/or loses access to short-term funding, it may be forced to liquidate its assets in a declining market, even if some of the investments aren't ripe. This is hardly uncommon: in 2008, roughly 15% of the hedge fund industry – or 1,471 firms – went under, Bloomberg news estimated.<sup>43</sup> A reported 904 out of approximately 10,000 hedge funds closed in 2013, the highest number since 2009.<sup>44</sup> A hedge fund's 'liquidity risk' - the ability of a fund manager to maintain enough liquidity to meet investor demands - can significantly affect not just the overall health of the fund but the value of the underlying assets.

Prudent hedge fund managers strive to maintain a high level of liquid assets, carefully manage their counterparty risks, and keep investment horizons relatively short in order to be able to fulfill any redemption requests without depending upon external sources of credit. Illiquidity reduces the ability of managers to fund redemptions, and failure to meet redemptions can lead to liquidation – or worse. An estimated (in 2012) \$50-60 billion was locked up in illiquid ‘zombie’ hedge funds that had suspended redemptions but were not yet liquidated.<sup>45</sup> Casinos would seem to represent the other end of the spectrum from what is normally considered a liquid investment.

Strategic Investment Services, in its annual review of certain bond portfolio managers of the San Mateo County Employee’s Retirement Association, noted that “Brigade also prefers liquid issues based on the belief that illiquid securities are no more attractive than more liquid securities after adjusting for the liquidity premium.”<sup>46</sup> Does Brigade have experience managing illiquid real estate assets?

*Counterparty Risks: Brigade Capital’s exposure to parties outside the Commission’s jurisdiction*

The Commission should scrutinize Brigade’s exposure to counterparties and any contingency plans the applicant has to mitigate counterparty risks under various stress scenarios. Such an examination is necessary to

minimize the possibility that the fate of Massachusetts’s casino industry could be tied to financial counterparties outside the jurisdiction or licensing regime of the Gaming Commission.

Although Brigade survived 2008, it had a contract with Lehman Brothers to use prime broker services.<sup>48</sup> After Lehman Brothers filed for bankruptcy, Brigade filed claims that securities and cash held in their Lehman Brothers account

were still in Lehman Brothers’ possession.<sup>49</sup> The total of all the claims that Brigade filed in Lehman Brother’s bankruptcy proceedings was approximately \$32.8M.<sup>50</sup>

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*“Investors certainly expect the liquidity profile of the portfolio to be aligned with the fund’s redemption terms. Hedge fund managers may want to demonstrate quantitatively that the liquidity of their hedge fund portfolio permits them to fund a material percentage of investor redemptions under various market conditions and assumptions, without compromising the integrity of the portfolio. For example, a hedge fund manager offering investors monthly liquidity without gates and 15 days’ notice should be managing a portfolio that can be divested within 15 days or less, without significant market impact.”-- Alternative Investment Management Association Investor Steering Committee<sup>47</sup>*

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Other entities doing business with Lehman were not as lucky. The withdrawal of liquidity from prime brokers combined with redemption requests led to a scramble by managers of hedge

funds and other investment vehicles to sell assets, resulting in major losses.<sup>51</sup> In the absence of new credit, hedge fund managers could only fulfill redemption requests by liquidating assets, which in turn lowered valuations and spurred more redemptions. Hedge funds that could not obtain new credit were forced to sell off their securities in a down-spiraling market.<sup>52</sup> Hedge funds that had been Lehman clients or counterparties failed at twice the rate of otherwise similar hedge funds.<sup>53</sup>

Counterparty risk is substantially magnified the more exposed a hedge fund is to any particular counterparty. Brigade reported to one limited partner that Brigade Credit Fund II had 76% exposure to Goldman Sachs as the portfolio's primary custodian as of Dec. 31, 2013.<sup>54</sup> Brigade Capital reported to the SEC that Brigade Leveraged Capital Structures Fund Ltd uses Goldman Sachs, Barclays Capital, Credit Suisse Securities, JP Morgan Clearing Company, and Pershing LLC as prime brokers.<sup>55</sup> The extent of the BLCSF's exposure to any of these entities is unknown. Impairments or regulatory issues at any of these companies might have a material impact on Brigade, which could in turn affect the way it asset-manages the casino.

## The Risks for Massachusetts

Because much of Brigade's application has not been released to the public, there is scant information available about how Brigade intends to structure its casino investment. The publicly available information regarding project financing only discloses that the proposed casino would be able to raise approximately \$800-\$825 million of bank debt.<sup>56</sup> Brigade's extensive history as a lender (including lender to tribal gaming projects by the Chukchansi Gold Resort & Casino and the Buffalo Thunder casino of the Pueblo of Pojoaque tribe ) makes it reasonable to inquire if Brigade, in addition to its majority equity stake, might also provide some of the debt financing for the, or if Brigade is an existing debt holder of the Mohegan Tribal Gaming Authority or any other enterprise established by the Mohegan Tribe. Indeed, it is not inconceivable that Brigade Capital, through one or more of its pooled funds, could end up having a larger financial interest as a lender to the casino or to MTGA than as an equity owner of the casino. If so, Brigade would be in the possibly conflicted position of being the key decision-maker of the casino's ownership group (the debtor), while also being a key creditor. **The Commission should scrutinize all terms of Brigade's participation in the project and whether any possible conflict could arise. Similarly, the Commission should determine whether Brigade or any of its pooled vehicles has a past or current history as a debt holder in MTGA or any other Mohegan enterprise and whether any such history could give rise to any future conflict of interest with respect to the proposed casino.**

If Brigade were to act as a creditor to the casino, Brigade could securitize the loan(s) and place them in one or several of their managed CLOs. As a CLO manager, Brigade pools commercial loans and repackages them as investment securities. If the casino loans were placed in a CLO, Brigade Capital, as the CLO manager, would receive income from the CLO loans upfront, in effect monetizing the future expected cash flow of the loans, and then would continue to earn a small fee for managing the CLO portfolio on behalf of the security holders. In other words,

unless Brigade or its affiliates retained a significant portion of the securities, it would cease to have a material on-going financial interest in the underlying loans.

Finally, it is unknown from the non-redacted portions of the filings if Brigade will be deriving a management, oversight, or any other type of fee directly from the casino. While Brigade, like other investment managers, charges limited partners a management fee, it is not uncommon for hedge funds and private equity firms to impose fees on their portfolio companies as well. In its recent round of performance examinations of hedge funds and private equity firms, the SEC identified numerous concerns relating to fund managers' fee practices. In testimony before Congress in May, SEC Commissioner Mary Jo White said that deficiencies found by investigators were "common" and included:

*misallocating fees and expenses; charging improper fees to portfolio companies or the funds they manage; disclosing fee monitoring inadequately; and using bogus service providers to charge false fees in order to kick back part of the fee to the adviser.*<sup>57</sup>

If Brigade or entities controlled by its principals were to derive a significant amount of income from fees paid by the casino, how might that affect the alignment of interests between Brigade and the casino, or between Brigade and the Commonwealth?

#### **Brigade's Involvement in Greektown – A Harbinger of Future Plans?**

Brigade's involvement in Detroit's Greektown Casino could provide some insight into their plans for Massachusetts.

Detroit's Greektown Casino filed for bankruptcy in May 2008.<sup>58</sup> During the bankruptcy process, a group of creditors including Brigade proposed a reorganization plan that resulted in Brigade Capital Management and a related fund receiving nearly 30% of Greektown's equity ownership after the reorganization was expected to take effect.<sup>59</sup>

The fortunes of the casino after emerging from bankruptcy did not improve – while Detroit-area casinos saw a 6.3% increase in revenue from 2009 to 2011, net revenue fell by 0.5% at Greektown, and its market share slipped from 25.8% to 24.8%, Brigade was reported to have claimed.<sup>60</sup> In March 2012, Brigade proposed two nominees to the Greektown board: James Barrett and Neal Goldman.<sup>61</sup> (Neal Goldman "has been identified as a person Brigade would tend to appoint and sit on the Board of MSM [Mohegan Sun Massachusetts]."<sup>62</sup>) Brigade's board of directors subsequently approved a slate for election to the board which included Barrett<sup>63</sup>, and Barrett was elected to the board by shareholders in May 2012.<sup>64</sup> The effort to get seats on the board required "principal investors in [Brigade] to go through ownership-suitability background checks by the Michigan Gaming Control Board."<sup>65</sup> The MGCB approved Barrett's application for suitability and eligibility as a director in August 2012.<sup>66</sup> Ultimately, Brigade sold its remaining 20% stake Greektown to another company after the transfer was approved by the MGCB in June 2013.<sup>67</sup>

This story is noteworthy because it is the only instance in which Brigade participated in the governance of a gaming company in which it held an equity stake. Brigade's involvement was

neither lengthy nor intensive – Brigade only obtained a board seat nearly two years after acquiring an equity stake, and in another year had divested itself of its ownership. Moreover, Brigade’s involvement on the board did not result in significantly improved financial results. In its solicitation to shareholders nominating new directors, Brigade presented figures that in 2009 Greektown had net revenue of \$331.6M and market share of 25.8%, whereas in 2011 Greektown had net revenue of \$330M and market share of 24.8%.<sup>68</sup> For 2012 and 2013 – that is, during and after Brigade’s tenure on the Board of Directors – Greektown had the last-place market share of Detroit-area casinos with approximately 24.9% and 24.3%<sup>69</sup>, and had net revenues of approximately \$331.7M and \$305.8M.<sup>70</sup>

*Exit Strategy: The Effect of Investment Horizon on Stewardship and Long-Term Competitiveness*

Hedge funds tend to have short-term investment horizons, holding significant stakes (5%) in public companies for a median period of about a year.<sup>71</sup> Hedge funds may be reluctant to hold large equity positions for longer periods, especially illiquid assets that could entail future risks: Economist Sameer Jain writes that “when investors with large illiquid asset holdings encounter unexpected spending requirements, they have two main options. They can sell down the liquid portion of the portfolio” or “they can borrow (which increases their overall risk profile and incurs borrowing costs).”<sup>72</sup>

If a situation were to arise that required Brigade to quickly divest itself of its equity stake in the Revere casino, could the Commission find itself in a difficult position, caught between its twin mandates of ensuring that new owners are qualified and maintaining the economic benefits that accrue from casino jobs and tax revenue to the Commonwealth? Would the Commission feel obligated to approve a hasty sale of the casino, or an expedited suitability review of the new prospective owners, in order to minimize any disruption that would otherwise occur as a result of the hedge fund’s need to liquefy its asset?

## **Conclusion and Questions**

Gaming licenses are not supposed to be short-term instruments. The Commonwealth needs licensees who can demonstrate a long-term commitment to the industry and to Massachusetts. It is not at all clear from the public record why Brigade Capital seeks to become the first hedge fund manager to steward a US casino resort through the development process. Whatever Brigade's motivation, the Commission should be asking whether Massachusetts wants to be the laboratory for such a bold experiment.

Any serious assessment of that central question will require the engagement of consultants who specialize in the areas of hedge fund leverage, liquidity risk, and counterparty risk assessment. We hope the Commission seeks such expert advice and we respectfully submit the following questions for their review:

### Ownership and governance

- Does Brigade Capital have any directors exercising independent oversight over their operations?
- Will the equity guarantor, Brigade Leveraged Capital Structures Fund Ltd, also be the Brigade-managed vehicle owning the 60% stake in the casino's parent company? If not, what other Brigade vehicles may be invested in the project?
- Will Brigade Capital, or any of its managed vehicles, participate in the debt financing of the project?
- Will Brigade be entitled to management or monitoring fees paid by the casino?
- Does Brigade Capital or any of its managed vehicles have any past or current holdings in debt instruments issued by the Mohegan Tribal Gaming Authority or any other Mohegan enterprise?
- Have BLCSF's limited partners consented to the commitment by the fund to act as equity guarantor? Does BLCSF have an advisory committee of limited partners? Does that committee need to consent? Can limited partners opt-out of contributing capital to the project?

With respect to each of the vehicles that will hold the casino's equity:

### Criteria 2-7: Financing Structure

- To what degree, if any, will the entities holding the casino's equity utilize derivatives, especially non exchange-traded derivative instruments?
- How diversified is the fund's asset pool? Are there one or two single assets, or one asset class, that make up a large share of the fund's total assets?

### • Criteria 2-12: Credit Arrangements and Financial Commitments

- What are the fund's sources of credit? How stable are those funding sources?
- Has any independent party conducted due diligence on the fund's counterparties?
- How much leverage is/will be employed, and under what terms?<sup>73</sup>
- Are the durations of assets and liabilities properly matched?

### • Criteria 2-17: Documentation of Financial Stability

- How diversified is the limited partner base? Are there one or two LPs who make up a large share of the fund's total capitalization?
- What percentage of the capital committed to the fund was contributed by persons or entities residing outside the United States? How many non-US registered entities own 5% or more of the fund's shares?
- What percentage of capital committed to the fund was contributed by sovereign wealth funds? How many sovereign wealth funds own 5% or more of the fund's shares?
- How does Brigade measure its liquidity, both before and after the awarding of the gaming license? What level of investor redemption requests could be met, without

adverse material consequences, given the fund's anticipated liquidity position following the capitalization of the casino?

- Is the fund's performance, and its asset valuations, subject to any third party review?
- Has the SEC recently conducted an exam or otherwise scrutinized the fund's activities, including with respect to asset valuation?
- What valuation method does the fund intend to use to determine the casino's value? How often will valuation occur?
- **Criteria 2-31: Business Plan**
  - How will the proposed casino finance capital expense for new improvements and/or expansions to the facility, especially once new competitors enter the market in the Northeast?
  - What is the Brigade casino ownership fund(s)'s target internal rate of return (IRR)?
  - What is the Brigade fund(s)'s exit strategy for its casino investment?





## End Notes

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- <sup>1</sup> "Hedge Fund Shutdowns Hit Nearly Five-Year High", Wall Street Journal Moneybeat, 3/18/14.
- <sup>2</sup> Judy Gross, "Hedge Funds, Once 'Unregulated', Fall Into Regulatory Net", *Personal Finance* (Blog), *Forbes*, May 6, 2011.
- <sup>3</sup> Executive Summary to *Suitability Investigation for Mohegan Sun Massachusetts, LLC, Applicant for Category 1 Gaming License*, Massachusetts Gaming Commission Investigation and Enforcement Bureau, 9/23/13, p. 12.
- <sup>4</sup> R. Gropp, "How Important Are Hedge Funds in a Crisis?", Federal Reserve Board of San Francisco Economic Letter, 4/14/14.
- <sup>5</sup> 12 USCS § 5481 (24) [Title 12. Banks and Banking; Chapter 53. Wall Street Reform and Consumer Protection; Bureau of Consumer Financial Protection; see also, "Financial Reform: A Framework for Financial Stability," Group of 30, chaired by Paul Volcker, January 2009.
- <sup>6</sup> R. Sklar, "Hedges or Thickets: Protecting Investors from Hedge Fund Managers' Conflicts of Interest", *Fordham Law Review*, 77 (6):2009, p. 3266 – 3267.
- <sup>7</sup> R. Gropp, "How Important Are Hedge Funds in a Crisis?", Federal Reserve Board of San Francisco Economic Letter, 4/14/14.
- <sup>8</sup> "When Hedge Funds and Private Equity Funds Partner, Conflicting Obligations May Arise", Pepper Hamilton LLP, June 2007.
- <sup>9</sup> "Failed Wizards of Wall Street", *BusinessWeek*, 9/21/98.
- <sup>10</sup> B. Dreyfuss, *Hedge Hogs: The Cowboy Traders Behind Wall Street's Largest Hedge Fund Disaster*, (New York: Random House, 2013), p. xxii – xxiii.
- <sup>11</sup> Mohegan Sun Massachusetts, LLC, Application, Section A – Owners of Applicant.
- <sup>12</sup> Massachusetts Gaming Commission, Transcript of Public Meeting 10/3/2013, pp. 4 – 5.
- <sup>13</sup> Massachusetts Gaming Commission, Transcript of Public Meeting 10/3/2013, p. 58.
- <sup>14</sup> "Mohegan Sun Massachusetts, LLC, Applicant for Category 1 Gaming License: Report of Suitability of Applicant Entities and Individual Qualifiers", 9/23/13, p. 37.
- <sup>15</sup> Massachusetts Gaming Commission, Transcript of Public Meeting 10/3/2013, pp. 58-59.
- <sup>16</sup> Attachment 2-29-01 to Mohegan Sun Massachusetts LLC RFA-2 Application.
- <sup>17</sup> "Gaming Panel Denies Boston Host Status", *CommonwealthMagazine.org*, 5/8/14.
- <sup>18</sup> Binding Agreement For Definitive Ground Lease In Revere, Massachusetts, 11/27/13.
- <sup>19</sup> Binding Agreement For Definitive Ground Lease In Revere, Massachusetts, 11/27/13.
- <sup>20</sup> Brigade Capital Management, LLC, SEC Form ADV (Uniform Application for Investment Adviser Registration), 3/20/14.
- <sup>21</sup> Binding Agreement For Definitive Ground Lease In Revere, Massachusetts, 11/27/13, p. 12.
- <sup>22</sup> Mohegan Sun Application, Section A – Owners of Applicant.
- <sup>23</sup> "In Caymans, It's Simple to Fill a Hedge Fund Board," NYTimes.com DealBook, July 1, 2012.
- <sup>24</sup> "Mohegan Sun Massachusetts, LLC, Applicant for Category 1 Gaming License: Report of Suitability of Applicant Entities and Individual Qualifiers", 9/23/13, p. 97.
- <sup>25</sup> See, Mohegan Sun Massachusetts, LLC, RFA-2 Application to MGC, 12/31/13 and "Mohegan Sun Massachusetts, LLC, Applicant for Category 1 Gaming License: Report of Suitability of Applicant Entities and Individual Qualifiers", 9/23/13
- <sup>26</sup> Brigade Capital Management, LLC, SEC Form ADV (Uniform Application for Investment Adviser Registration), 3/20/14.
- <sup>27</sup> Massachusetts Gaming Commission, Transcript of Public Meeting 10/3/2013, pp. 54-55
- <sup>28</sup> It is unknown if Brigade Capital continues to be involved with the Rotate Black casino project in Mississippi which missed its financing deadline and as of April 2014 would have to go through additional state review to proceed. See "Miss. approves Rotate Black casino for Gulfport", *Associated Press* (via

*Ventura County Star*), 8/16/12; and "Developers of a 2nd Coast casino miss financing deadline," *Associated Press* (via *Mississippi Business Journal*), 4/2/14

<sup>29</sup> Brigade Capital Management. Retrieved June 14, 2014 from <http://www.brigadecapital.com/>

<sup>30</sup> Gerald R. Ford Presidential Foundation Financial Statements Years Ended December 31, 2012 and 2011, page 13.

<sup>31</sup> "Suitability Investigation for Mohegan Sun Massachusetts, LLC, Applicant for Category 1 Gaming License", Massachusetts Gaming Commission Investigation and Enforcement Bureau, 9/23/13, p. 58.

<sup>32</sup> "Suffolk Downs investor Vornado pulls out", *Boston Globe*, 3/29/13.

<sup>33</sup> In a questionnaire submitted to the San Mateo County Employee Retirement Association, Brigade specified that as of 6/30/11, 1.51% of its assets under management came from sovereign wealth funds. See "Annual Investment Manager Review – Brigade Capital Management – Opportunistic Credit Mandate", in Notice of Special Meeting of the Board of Retirement of the San Mateo County Employee Retirement Association, 10/25/11, p. 393.

<sup>34</sup> Brigade Capital Management, LLC, SEC Form ADV (Uniform Application for Investment Adviser Registration), 3/20/14.

<sup>35</sup> Gerald R. Ford Presidential Foundation Financial Statements Years Ended December 31, 2012 and 2011.

<sup>36</sup> Margin Lending Agreement by and among Brigade Leveraged Capital Structures Fund and Lehman Brothers International (Europe), dated 4/5/07, p. 2. Included as Exhibit B in "Objection to Notice of Trustee's Determination of Claim", Doc 3060-1, *in re Lehman Brothers Inc.* 08-01420, US Bankruptcy Court/Southern District of New York, filed 4/9/10, p. 36.

<sup>37</sup> "The Liquidity Crisis and Its Impact on the Hedge Fund Industry", *Citi Perspectives* (Citigroup: New York), July 2010, pgs. 21.

<sup>38</sup> M. King and P. Maier, "Hedge Funds and Financial Stability: Regulating prime brokers will mitigate systemic risks," *Journal of Financial Stability* 5 (2009), p. 286. Collected via Social Science Research Network.

<sup>39</sup> B. Bernanke, "Hedge Funds and Systemic Risk", Speech delivered to the Federal Reserve Bank of Atlanta's 2006 Financial Markets Conference, 5/16/06.

<sup>40</sup> See R. Bookstaber, *A Demon of Our Own Design: Markets, Hedge Funds, and the Perils of Financial Innovation*. Hoboken, NJ: Wiley & Sons, 2007, pgs. 244-45.

<sup>41</sup> Data from "Annual Investment Manager Review – Brigade Capital Management – Opportunistic Credit Mandate", in Notice of Special Meeting of the Board of Retirement of the San Mateo County Employee Retirement Association, 10/25/11, p. 393.

<sup>42</sup> "Multistrats bounce back," *Institutional Investor*, 7/1/11.

<sup>43</sup> "Hedge Fund Liquidations Jumped to record in 2008 (Update 2)," *Bloomberg*, 3/18/09. The RAND Corporation reports a higher estimate of "approximately 1700" or about 18% of all funds. L. Dixon, N. Clancy & K. Kumar, "Hedge Funds and Systemic Risk", Rand Corporation, 2012, pgs. 41-42.

<sup>44</sup> "Hedge Fund Shutdowns Hit Nearly Five-Year High", *Wall Street Journal Moneybeat*, 3/18/14.

<sup>45</sup> Jay Eisenhofer and Matthew P. Morris, "Hedge Funds of the Living Dead," *NYTimes.com Dealbook* "Another View," 6/4/12.

<sup>46</sup> Notice of Special Meeting, San Mateo County Employee's Retirement Association Board of Retirement, 9/25/12, p. 37 (of document).

<sup>47</sup> "A Guide to Institutional Investors' Views and Preferences Regarding Hedge Fund Operational Infrastructures", Alternative Investment Management Association Investor Steering Committee, May 2011, p. 17.

<sup>48</sup> Customer Account Agreement Prime Brokerage by and among Brigade Leveraged Capital Structures Fund and Lehman Brothers International (Europe), undated. Included as Exhibit A in "Objection to Notice of Trustee's Determination of Claim", Doc 3060-1, *in re Lehman Brothers Inc.* 08-01420, US Bankruptcy Court/Southern District of New York, filed 4/9/10, p. 22.

<sup>49</sup> "8. Prior to the [actions taken by US and UK authorities to administer Lehman Brother's assets] LBIE [Lehman Brothers International (Europe)] or LBI [Lehman Brothers, Inc.] had obtained for the account of Brigade \$20,000,000 in principal amount of Ainsworth Lumber 11.00% notes due July 29, 2015 (the 'Transferred Securities') for which Brigade duly and fully paid. By letter dated September 12, 2008 (the

'Transfer Letter'), Brigade directed LBIE to transfer the Transferred Securities from the Brigade LBIE Account to Brigade's account at The Goldman Sachs Groups, Inc. (the 'Brigade Goldman Account')...The trade of the Transferred Securities was to settle on September 16, 2008. On information and belief, LBIE remitted the Transferred Securities to the Depository Trust Company for delivery to Brigade. LBIE acknowledged the delivery of the Transferred Securities out of the Brigade LBIE Account by statement for the period beginning September 1, 2008 through September 30, 2008...Notwithstanding the foregoing, the Transferred Securities were not remitted to the Brigade Goldman Account...<sup>10</sup> Consequently, upon information and belief, the Transferred Securities currently may be in the control of LBI or be re-transferred, again without the direction of Brigade, to the Brigade LBIE account."

"Attachment to Customer Claim of Brigade Leveraged Capital Structures Fund, Ltd.", in Proof of Claim 7002257, *in re Lehman Brothers, et. al.* 08-01420 (JMP) SIPA, US Bankruptcy Court/Southern District of New York, filed 5/29/09, p. 3 – 4.

<sup>50</sup> The claims include: Claim 29192, *in re Lehman Brothers, et. al.* 08-13555, US Bankruptcy Court/Southern District of New York, filed 9/17/09. Collected via Epiq Bankruptcy Solutions.

<<http://dm.epiq11.com/LBH/Document/GetDocument/2340794>> [this claim was originally filed by Camulos Loan Vehicle I, but was taken over by Brigade when Brigade began managing the CLO that this claim was attached to]; Claim 33315, *in re Lehman Brothers, et. al.* 08-13555, US Bankruptcy Court/Southern District of New York, filed 9/18/09. Collected via Epiq Bankruptcy Solutions; Claim 33603, *in re Lehman Brothers, et. al.* 08-13555, US Bankruptcy Court/Southern District of New York, filed 9/21/09. [This claim attaches the contracts through which Brigade set up prime broker and margin lender accounts with Lehman Brothers.] Collected via Epiq Bankruptcy Solutions; Claim 33309, *in re Lehman Brothers, et. al.* 08-13555, US Bankruptcy Court/Southern District of New York, filed 9/18/09. Collected via Epiq Bankruptcy Solutions; Claim 6095, filed with US Bankruptcy Court/Southern District of New York, in the case of *Lehman Brothers, et. al.* 08-01420, 8/14/09. Collected via Epiq Bankruptcy Solutions.

<<http://dm.epiq11.com/LBI/Document/GetDocument/2240389>>. [this claim was filed pursuant to separate bankruptcy proceedings conducted under the U.S. Securities Investor Protection Act, or SIPA].

<sup>51</sup> A. Shleifer and R. Vishny, "Fire Sales in Finance and Macroeconomics", *Journal of Economic Perspectives*, 25(1): Winter 2011, p. 40.

<sup>52</sup> C. Cao *et al.*, "Hedge Fund Holdings and Stock Market Efficiency", Staff Working Paper, Finance and Economics Discussion Series (Federal Reserve Board Divisions of Research & Statistics and Monetary Affairs), May 2014, p. 26.

<sup>53</sup> G. Aragon and P. Strahan, "Hedge Funds As Liquidity Providers: Evidence From The Lehman Bankruptcy", National Bureau of Economic Research, Working Paper 15336, September 2009, p. 13.

<sup>54</sup> Notice of Public Meeting, San Mateo County Employee's Retirement Association Board of Retirement, 1/28/14, p. 54 (in document).

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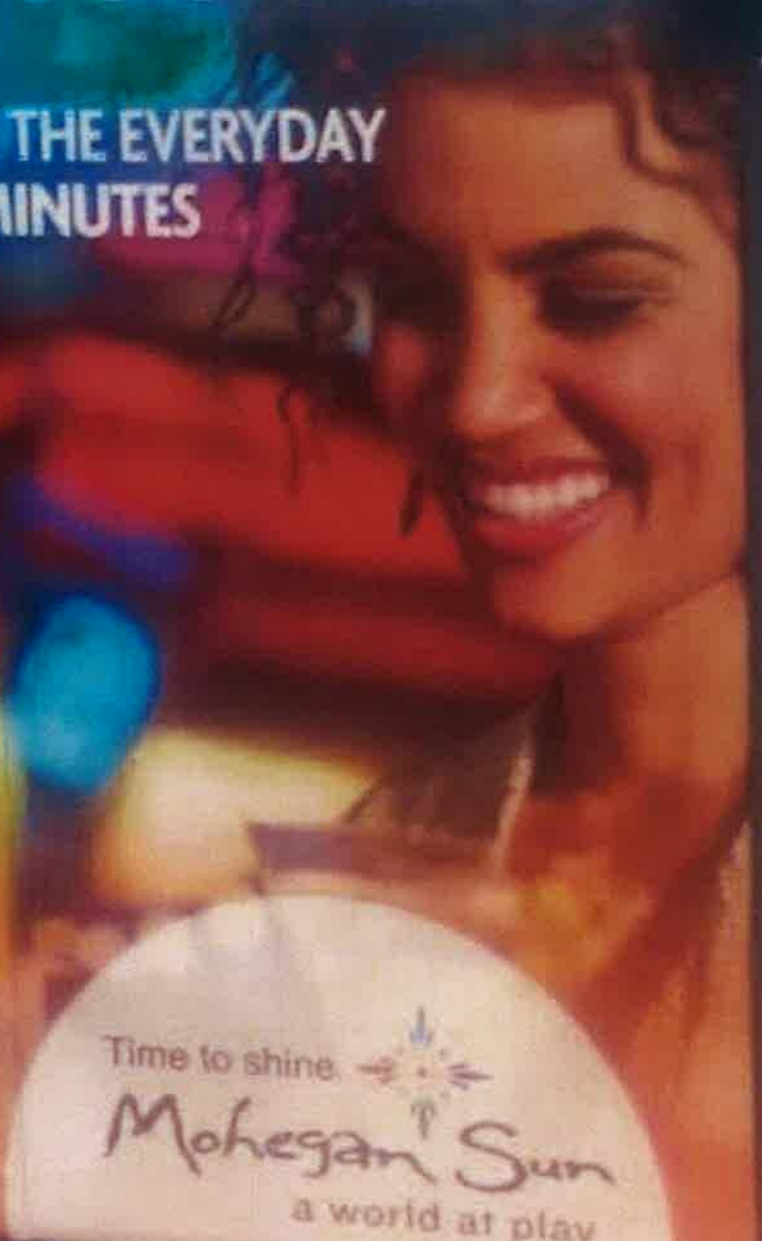
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## Opponents of Off Reservation Gaming Qualify Referendum of North Fork Compact for November 2014 Ballot

December 6, 2013 / In Press Release / by jrcadmin2

November 20, 2013  
For Immediate Release  
Contact: Andrew Acosta  
(916) 444-8897

Opponents of Off Reservation Gaming Qualify Referendum of North Fork Compact for November 2014 Ballot  
California voters will have their say on California's first off-reservation casino

SACRAMENTO – Opponents to the North Fork gaming compact have officially qualified a statewide referendum that will be on the November 2014 ballot

The controversial gaming compact, narrowly approved by the Legislature after months of contentious debate and signed by Governor Brown, would allow the North Fork Rancheria to partner with Las Vegas-based Station Casino to build a 50 table, 2000-slot machine casino almost 40 miles off their original Madera County tribal land.

"We are confident that Californians will reject this compact when they see that it is a great deal for Las Vegas investors, but a bad deal for the rest of us," said Cheryl Schmit from Stand Up for California. "The compact sets the precedent of allowing reservation shopping and has already created a new 'gold rush' of investors looking to build casinos off reservation land across the state. This breaks the fundamental promise made to Californians when they were told that tribal gaming would stay on tribal land during the Prop 1A campaign in 2000."

Qualifying this referendum will put the compact and the North Fork casino on hold until the voters have their say next November.

The next step for our campaign will be to galvanize the vast network of local and state organizations and key leaders who opposed the North Fork casino and reservation shopping across California," Schmit continued. "By rejecting this compact we can send a strong message that tribal gaming should remain on traditional reservation land."

Read more on the web at [www.standupca.org/referendum](http://www.standupca.org/referendum)

### CONTACT

Send an Email  
Keep Vegas-Style Casinos  
Out of Neighborhoods  
PO Box 1744  
Sacramento, CA 95812



### PRIVACY POLICY

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Paid for by Keep Vegas-Style Casinos Out of Neighborhoods, a project of Stand Up for California, with major funding by Table Mountain Rancheria and Brigade Capital Management, LLC ID# 1359207

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## California Proposition 48, Referendum to Overturn Indian Gaming Compacts (2014)

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**California Proposition 48, the Referendum to Overturn Indian Gaming Compacts**, is on the November 4, 2014 ballot in California as a veto referendum.

If the measure is approved by the state's voters, it will:

- Ratify AB 277 (Ch. 51, Stats. 2013);
- Ratify two gaming compacts between California and, respectively, the North Fork Rancheria of Mono Indians, and the Wiyot Tribe;
- Exempt execution of the compacts, certain projects, and intergovernmental agreements from the California Environmental Quality Act.

This measure is a veto referendum; this means that a "yes" vote is a vote to uphold or ratify the contested legislation (AB 277) that was enacted by the California State Legislature while a "no" vote is a vote to overturn AB 277.

### Contents

- 1 Text of measure
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### Proposition 48



#### Quick stats

- Type:** Veto referendum
- Topic:** Gambling
- Status:** *On the ballot*

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### Text of measure

*See also: Ballot titles, summaries and fiscal statements for California's 2014 ballot propositions*

**Ballot title:**

**Official summary:**

"A "Yes" vote approves, and a "No" vote rejects, tribal gaming compacts between the state and the North Fork Rancheria of Mono Indians and the Wiyot Tribe. Fiscal Impact: One-time payments (\$16 million to \$35 million) and for 20 years annual payments (\$10 million) from Indian tribes to state and local governments to address costs related to the operation of a new casino."

## Background

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### Proposition 1A (2000)

*See also: California Proposition 1A, Gambling on Tribal Lands (2000)*

In 2000, Californians approved Proposition 1A, also known as the Gambling on Tribal Lands Amendment. The legislatively-referred constitutional amendment was designed to allow tribes to offer slot machines, lottery games and certain types of card games on Indian lands in California.<sup>[1]</sup>

Under Proposition 1A, an American Indian tribe can open a casino with the above stated games if (1) the governor and the tribe reach an agreement on a compact, (2) the legislature approves the compact and (3) the federal government approves the compact.

As of July 2014, the governor, state legislature and federal government have approved compacts with 72 of the state's 109 federally recognized tribes. Also, as of July 2014, 58 tribes operate 59 casinos in California.

Compacts allow for state officials to visit casino facilities, inspect their records and verify that tribal owners are meeting the requirements of their compacts. Compacts generally require tribes to make payments to two state funds:<sup>[1]</sup>

1. Revenue Sharing Trust Fund (RSTF): RSTF funds do not support any state programs. Rather, the funds are redistributed to the state's federally recognized tribe that either do not operate casinos or operate casinos with less than 350 slot machines. Each of these tribes may receive \$1.1 million annually from the RSTF.
2. Special Distribution Fund (SDF): SDF funds are used for various programs related to gaming, including assistance to people with gambling problems and making grants to local governments affected by tribal casinos.

### North Fork and Wiyot compacts

In 2005, the North Fork Rancheria of Mono Indians submitted a request to the federal government to acquire and put into trust about 305 acres of land in Madera County for the purpose of establishing a casino. In 2011, the federal government determined that this would be in the best interest of the tribe and would not hurt the surrounding communities. The California Legislature passed AB 277, which approved the North Fork compact, as well as a compact with the Wiyot Tribe. The Wiyot compact does not allow the tribe to operate a casino, but allows the tribe to receive a portion of the revenue generated by North Fork's casino. Gov. Jerry Brown (D) signed the bill in July 2013. The federal government issued final approval for the Wiyot compact in September 2013 and the North Fork compact in October 2013.<sup>[1]</sup>



## Support



**Note: Supporters of the referendum are campaigning for a "no" vote.**

The organization leading the campaign in support of the referendum is Stand Up for California.<sup>[2]</sup>

### Donors

The following are the donors to the campaign fighting against AB 277 and for the referendum as of July 1, 2014:<sup>[3]</sup>

Donor	Amount
Table Mountain Rancheria	\$1,528,099
Brigade Capital Management, LLC and Affiliated Entities	\$1,166,769
Riva Ridge Recovery Fund, LLC	\$226,232
DG Capital Management, LLC and Affiliated Entities	\$113,258
Chukchansi Economic Development Authority	\$25,000
Club One Casino, Inc.	\$15,000

Total campaign cash as of July 1, 2014	
 <b>Support:</b>	<b>\$3,074,358</b>
 <b>Opposition:</b>	<b>\$0</b>

## Lawsuits

*See also: List of ballot measure lawsuits in 2014*

In March 2013, the North Fork Rancheria of Mono Indians filed a lawsuit in the Madera County Superior Court challenging the veto referendum. The petitioners are putting forward two legal arguments against the measure: (1) AB 277 is final because federal law allows tribes to own and operate casinos, as long as state law does not prohibit casino gambling. However, a compact, like AB 277, must be signed by the Governor and approved by the US Secretary of the Interior. Thus, they argue, a ratified compact can not be challenged via veto referendum because the compact has been approved by the federal government pursuant to federal law; (2) A contract between a state and a tribe may not be subject to the initiative and referendum process.<sup>[4]</sup>

## Path to the ballot

*See also: Signature requirements for ballot measures in California*

- Cheryl Schmit submitted a letter requesting a ballot title on July 9, 2013.
- A ballot title and summary were issued by the Attorney General of California's office on July 19, 2013.

- 504,760 valid signatures were required for qualification purposes.
- The 150-day circulation deadline for #13-0007 was October 1, 2014.
- Those seeking to overturn AB 277 filed 784,572 signatures to qualify the measure by the deadline.<sup>[5]</sup>
- On November 20, 2013, election officials announced that the measure had received 559,174 valid signatures (a validity rate of 72.43%) versus a requirement of 504,760 signatures, and had therefore qualified for the ballot.<sup>[5]</sup>

## Cost of signatures

The Keep Vegas-Style Casinos Out of Neighborhoods, a Project of Stand Up for California campaign committee paid money to vendors to elect signatures to qualify the referendum for the ballot.

The cumulative expenditure on signatures was **\$2,030,422.60**. This amounted to a per-required-signature cost of \$4.02. \$1,882,387.20 went to Arno Political Consultants. \$148,035.40 went to The Monaco Group.

*See also: California ballot initiative petition signature costs*

## Related measures

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- California Proposition 1A, Gambling on Tribal Lands (2000) 

## External links

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### Basic information

- Letter requesting a ballot title for Referendum 13-0007 (<https://oag.ca.gov/system/files/initiatives/pdfs/13-0007%20%2813-0007%20%28Referendum%20of%20AB%20277%29%29.pdf?>)

**BP** Suggest a link

### Support

- Stand Up for California (<http://www.standupca.org>)
- Yes on Prop 48 (<http://www.voteeyes48.com/>)

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2. <sup>↑</sup> *Stand Up California*, "Homepage," accessed July 9, 2014 (<http://www.standupca.org>)
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*This article about a California ballot proposition is a stub. You can help people learn about California's ballot propositions by expanding it ([http://ballotpedia.org/wiki/index.php?title=California\\_Proposition\\_48,\\_Referendum\\_to\\_Overturn\\_Indian\\_Gaming\\_Compacts\\_\(2014\)&action=edit](http://ballotpedia.org/wiki/index.php?title=California_Proposition_48,_Referendum_to_Overturn_Indian_Gaming_Compacts_(2014)&action=edit)).*

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## Mohegan Sun chases new markets as Conn. casino sales slide

By Christopher Palmeri BLOOMBERG NEWS

The Mohegan Tribal Gaming Authority, owner of Connecticut's top-grossing casino, is accelerating its push outside the state as competition threatens to lure more players from its home turf.

The authority, owned by the state's 2,000-member Mohegan tribe, delivered a 10,000-page bid last week to New York regulators for a \$550 million casino in Thompson, on the site of the former Concord Resort in the Catskills. It's also proposing to build casinos in Philadelphia and Boston.

"There's going to be casinos in these places," said Mitchell Etes, a former Trump executive who has been with the authority for 18 years and became chief executive officer in 2006. "The key for us is to grow in a way we can manage successfully."

Doing nothing is a bigger gamble. New venues in nearby states mark a fresh competitive threat to Connecticut's two casinos, where slot-machine revenue has shrunk by a third since 2006. Business in the state has already been hurt by the addition of slots at horse tracks in New York, casinos in Pennsylvania and, most recently, table games in Rhode Island.

Mohegan owns one of the largest casino resorts in the U.S., the 4.5 million-square-foot Mohegan Sun in Uncasville, Connecticut, 125 miles north of New York City. Connecticut's slot revenue, from Mohegan and Foxwoods Resort Casino, fell 8 percent to \$441 million in the first five months of this year, extending a seven-year slide.

The authority's expansion began with the 2006 opening of the Mohegan Sun at Pocono Downs in Plains Township, Pennsylvania. It also manages the Resorts Casino Hotel in Atlantic City, New Jersey. Still, Connecticut accounted for 78 percent of the authority's \$1.3 billion in revenue last year.

### 'Capital Light'

"Keeping focused on the Northeast makes the most sense for us," Etes said in a telephone interview. "It's where our brand is most known."

Etes is pursuing what he calls a "capital light" growth strategy, looking for partners to help finance projects that amount to more than \$2 billion in total.

The authority, which has about \$1.7 billion in debt outstanding, has refinanced its borrowings on multiple occasions since the 2008 recession, extending maturities and removing lender restrictions that limited capital spending.

In Massachusetts, where it is one of two contenders, along with Wynn Resorts Ltd., for a Boston-area casino, Mohegan has partnered with the New York-based hedge fund Brigade Capital Management LLC, which would own 60 percent of the proposed \$1 billion project. Mohegan would own half of the proposed Catskills resort, along with developer Louis R. Cappelli.

### **Casino Central**

Etess said he's confident Mohegan can come up with its share of the costs.

"We're not doing anything we can't afford," he said.

The expansion strategy is far from a sure thing.

Within a few years, nine new casinos could be battling for gamblers in New York, Massachusetts and Pennsylvania. Already two bidders, Wynn and Penn National Gaming Inc., have dropped out the contest for the downtown Philadelphia project, citing potential saturation. Mohegan, with a 16 percent interest in a \$500 million proposal there, is one of four remaining bidders, according to regulatory filings.

Mohegan has proven to be a solid casino operator, with a per-slot machine win of \$304 a day in 2013, or 24 percent more than Foxwoods, according to Dennis Farrell, an analyst in Charlotte, North Carolina, with Wells Fargo Securities.

The company has also focused on non-gambling amenities, he said. Its 10,000-seat arena in Uncasville hosted rocker Bruce Springsteen for two concerts in May, and welcomed pop singer Katy Perry this week.

The ability to draw top acts could give Mohegan a leg up against other bidders, Farrell said.

"If you want a premium experience, Mohegan is a frontrunner for that," he said.

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**Announcement: Moody's changes outlook on US gaming industry to negative from stable**

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Global Credit Research - 30 Jun 2014

New York, June 30, 2014 -- Moody's Investors Service has revised its outlook on the US gaming industry to negative from stable. The negative outlook reflects recent declines in comparable monthly gaming revenue for most jurisdictions, as well as the flat revenues that preceded them, outside Nevada, over the last year and a half.

"The fact regional gaming revenues excluding Nevada remained flat, despite further improvement in the economy and additional regional casinos throughout the US, is a strong indication that US consumers will continue to limit their spending to items more essential than gaming, even as the US economy continues to improve," says Moody's Senior Vice President Keith Foley in the report "Outlook Update US Gaming Industry: Moving to Negative Outlook on Weaker-than-Expected Gaming Revenue."

The recent overall decline in total gaming revenue was not severe -- 1.8% in April and 0.8% May for the 15 out of 18 jurisdictions that have released May results. Moody's had expected, all else equal, that the month-on-months comparisons would post small gains.

Moody's currently estimates that total US gaming revenues reported by state gaming authorities will decrease at a rate of between 3.0% and 5.0% over the next 12 to 18 months, translating to a decrease in overall industry earnings before interest and taxes (EBIT) of between 4.5% and 7.5%. Because gaming involves relatively large fixed assets and costs, Moody's expects earnings to decline at a faster rate than revenues. Moody's had previously expected gaming revenue to increase between 0% and 2% and for EBIT to increase between 0% and 4%.

Moody's says the Las Vegas Strip continues to perform relatively well in terms of gaming revenue, a trend the rating agency expect to continue. Although a large market -- Las Vegas Strip gaming revenue for the latest 12-months ended April 30, 2014 was about \$6.4 billion -- it accounts for less than 20% of total gaming US gaming revenue. Therefore, it is not the primary driver of the US gaming industry outlook.

The outlook expresses Moody's expectations for the fundamental business conditions in the industry over the next 12 to 18 months.

For more information, Moody's research subscribers can access this report at [http://www.moody.com/viewresearchdoc.aspx?docid=PBC\\_172269](http://www.moody.com/viewresearchdoc.aspx?docid=PBC_172269).

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Article published Jul 22, 2014

## **Report: Casino industry not likely to rebound any time soon**

By [Brian Hallenbeck](#) Day Staff Writer

### **Credit-rating firm Fitch sees bleak future ahead for 'bricks-and-mortar'**

Another credit-rating agency paints a grim picture of much of the casino industry's future, finding that "long-term, robust same-store growth in U.S. bricks-and-mortar regional gaming is unlikely."

Fitch Ratings, in a report released Monday, attributes its pessimism to saturation across regional markets; stagnant wages among lower-tier players who spend less than \$100 per casino visit; reprioritization of disposable income; younger generations' potentially lower propensity to gamble; proliferation of online/social gaming; and baby boomers' lowered preparedness for retirement.

The Fitch report comes three weeks after Moody's Investors Service downgraded its outlook on the U.S. gaming industry from "stable" to "negative." Moody's cited recent declines in gaming revenue.

While its report focuses on all U.S. casino-based gaming, with the exception of the Las Vegas Strip, Fitch says its analysis is applicable, for the most part, to tribal gaming, too. Fitch says it excludes the Las Vegas Strip because that market's operating performance is largely driven by nongaming amenities while its gaming revenues are driven by foreign players.

In southeastern Connecticut, Foxwoods Resort Casino and Mohegan Sun are tribal casinos, owned and operated by the Mashantucket Pequot and Mohegan tribes, respectively. Both tribes' Connecticut casinos have experienced significant declines in gaming revenue in recent years and both tribes have sought commercial casino licenses in other states.

"The U.S. regional gaming supply has largely met demand, with most states now having some form of casino-based gambling," the Fitch report says. However, it adds, some "pockets of opportunity" exist, one of them being the "Boston-area license that could have attractive return on investment prospects."

Mohegan Sun is competing for the Boston-area license with Las Vegas-based Wynn Resorts. The license would be the second of three that Massachusetts gaming regulators could eventually grant. The first of the three has been awarded to MGM Resorts International, which plans to build in Springfield.



None of the Massachusetts projects would move forward if voters there support a repeal of the state's casino law in a November referendum.

Fitch estimates that gaming revenues derived from slot machines in regional markets will decline to roughly 75 percent of total revenue by 2030 from the current 85 percent.

"The shift largely reflects the younger generations' preference for table games," the report says.

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Article published Jul 29, 2014

## Amid earnings decline, Mohegan authority committed to expanding

[Brian Hallenbeck](#)

**Editor's note:** *This version corrects the total amount of earnings before interest, taxes, depreciation and amortization.*

**Mohegan** — Despite reporting dramatic declines in earnings and profit for the quarter that ended June 30, Mohegan Tribal Gaming Authority executives said Tuesday they'll aggressively continue to pursue out-of-state gaming licenses and expect to break ground by the end of the year on a \$110 million hotel at Mohegan Sun.

Prior to a conference call with gaming analysts, the authority announced its net income, or profit, for the quarter was \$13.9 million, a 37.7 percent decrease over the same three-month period in fiscal 2013. Adjusted EBITDA — earnings before interest, depreciation, amortization and other payments — was \$69.1 million, down 18.7 percent.

The authority, the gaming arm of the Mohegan Tribe, owns and operates Mohegan Sun and Mohegan Sun at Pocono Downs in Wilkes-Barre, Pa. It also includes Mohegan Gaming Advisors, which manages Resorts Casino Hotel in Atlantic City. Mitchell Etes, the authority's chief executive officer, called the quarterly results "mixed" and attributed declines in gaming revenues at Mohegan Sun to the state's sluggish economic recovery and competition.

"We face the same challenges as many of our peers," he said.

Mohegan Sun derives 59 percent of its "gaming trips" from state residents who also provide 53 percent of the casino's gaming revenue. The casino's quarterly EBITDA of \$63.7 million was down 14.8 percent. Slot revenue, the largest single source of casino revenue, was down 9.1 percent.

At Pocono Downs, adjusted EBITDA was \$13 million, a 17.3 percent decline.

The authority's corporate expenses increased significantly during the quarter, a reflection of costs incurred in pursuing casino projects with partners in Revere, Mass., Philadelphia and New York's Catskills region.

"If MTGA were to win even one of these licenses, that would go a long way toward helping us achieve our goal of diversifying," Kevin Brown, the tribe's chairman, told analysts.

Closer to home, Mohegan Sun is on the verge of finalizing an agreement with a partner to develop a 400-room hotel at the casino, a \$110 million project that would require little capital investment by the Mohegans, said Mario Kontomerkos, the authority's chief financial officer.

"It will be built and financed by a third party and leased back to MTGA," he said.

Asked about a timetable, Kontomerkos said construction would begin by the end of the year, with the hotel expected to open 18 to 20 months thereafter. The hotel would bear the Mohegan "flag," he said.

Mohegan Sun already has 1,200 hotel rooms.

REVERE

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Plans to add a \$50 million nongaming addition to the casino also are advancing, according to Etes. The so-called "Downtown District" project, featuring space devoted to retail, entertainment and dining, would be owned by the developers.

b.hallenbeck@theday.com

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21 Jul 2014 11:35 AM

### U.S. Regional Gaming Weakness to Persist

**Link to Fitch Ratings' Report:** [U.S. Regional Gaming: Long-Term Headwinds Abound \(A Study of Secular Trends in U.S. Regional Gaming\)](#)

Fitch Ratings-New York-21 July 2014: The long-term same-store growth in U.S. bricks-and-mortar regional gaming revenues will remain challenging, according to Fitch Ratings.

We attribute this pessimism to longer term structural macroeconomic and secular factors. Notable factors include saturation across regional markets; stagnant wages among the lower tier players; reprioritization of disposable income; proliferation of online/social gaming; potentially lower propensity to gamble among younger generations; and lowered preparedness for retirement by baby boomers.

The U.S. regional gaming supply has largely met demand, with most states now having some form of casino-based gambling. Only a handful of states that have meaningful prospects of legalizing casinos over the next several years (e.g. Kentucky, New Hampshire) remain, with Texas a longer term possibility. Results could be lackluster, even if more states allow casinos, as is the case in Ohio, which we estimate cannibalized roughly one-third of its revenues from surrounding states.

Casino-themed social games are a net negative for the U.S. regional casino operators. We believe there is meaningful overlap between casino and social game players, and spending on social games, along with lotteries and other low-cost, convenient alternatives, eats into the customers' casino and other recreational budgets. We are less concerned about online gaming legislation, which we do not expect to pass on the federal level in the near- to medium term.

Baby boomers make up a critical core of the existing gambler base. Low interest rates are dampening seniors' incomes in the near term. Longer term, the solvency of Social Security funds could be a factor, as some combination of new revenues and lower benefits is required to keep the Social Security funds solvent, according to the Social Security's trustee reports.

Out of the four main U.S. pure-play regional operators, Isle of Capri Casino, Inc. is most vulnerable to a long-term moderate same-



**Rating Action: Moody's withdraws Chukchansi's ratings (senior debt at Ca)**

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Global Credit Research - 27 Jan 2014

**Approximately \$260 million of rated debt affected**

New York, January 27, 2014 -- Moody's Investors Service withdrew its ratings on Chukchansi Economic Development Authority's ("Chukchansi" or "the Authority") including its Corporate Family Rating of Ca and Probability of Default Rating of D-PD.

**RATINGS RATIONALE**

Moody's has withdrawn the rating because it believes it has insufficient or otherwise inadequate information to support the maintenance of the rating. Please refer to the Moody's Investors Service's Policy for Withdrawal of Credit Ratings, available on its website, [www.moodys.com](http://www.moodys.com).

Chukchansi has been unable to file audited financial statements for its fiscal year-ended December 31, 2012 because of ongoing governance disputes at the Tribal level.

The following ratings were withdrawn:

Corporate Family Rating at Ca

Probability of Default Rating at D-PD

\$260 million senior notes due 2020 at Ca (LGD 4, 50%)

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Regulatory disclosures contained in this press release apply to the credit rating and, if applicable, the related rating outlook or rating review.

Please see [www.moodys.com](http://www.moodys.com) for any updates on changes to the lead rating analyst and to the Moody's legal entity that has issued the rating.

Please see the ratings tab on the issuer/entity page on [www.moodys.com](http://www.moodys.com) for additional regulatory disclosures for each credit rating.

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Item 12. Security Ownership of Certain Beneficial Owners and Management and ~~REVERSE~~ Stockholder Matters

The following table sets forth certain information regarding the beneficial ownership of TER Common Stock as of the close of business on March 30, 2011 by (i) each currently employed executive officer named in the Summary Compensation Table under "Executive Compensation," (ii) each director, (iii) each person deemed to be the beneficial owner of more than five percent (5%) of any class of our voting securities, and (iv) all of our currently employed executive officers and directors as a group. In the case of persons other than our executive officers and directors, such information is based solely upon a review of the latest Schedules 13D or 13G, as may be amended, or Section 16 reports which have been filed by such persons with the SEC. Unless otherwise indicated, each person named in the following table is assumed to have sole voting power and investment power with respect to all shares listed as owned by such person. Unless otherwise noted, the address for each reporting person below is c/o Trump Entertainment Resorts, Inc., 1000 Boardwalk at Virginia Avenue, Atlantic City, New Jersey 08401.

Name of Beneficial Owner	Common Stock		Preferred Stock	
	Number of Shares	Percent of Class (1)	Number of Shares	Percent of Class
Robert F. Griffin <i>(Chief Executive Officer and Director)</i>	31,250	(2)	*	—
David R. Hughes <i>(Chief Financial Officer)</i>	22,322	(2)	*	—
Daniel M. McFadden <i>(Interim Chief Financial Officer)</i>	—	—	—	—
Eugene Davis <i>(Director)</i>	—	—	—	—
Jeffrey Gilbert <i>(Director)</i>	—	—	—	—
Marc Lasry (3) <i>(Director)</i>	—	—	—	—
David Licht (12) <i>(Director)</i>	—	—	—	—
Stephen McCall <i>(Director)</i>	—	—	—	—
Robert Symington (13) <i>(Director)</i>	—	—	—	—
Avenue NJ Entertainment, LLC	2,329,633	(3)	21.7%	—
Brigade Capital Management, LLC	794,519	(4)	7.4%	—
Contrarian Capital Management, L.L.C.	1,449,783	(5)	13.5%	—
Donald J. Trump	1,071,428	(6)	9.5%	—
GoldenTree Asset Management, LP	800,475	(7)	7.5%	—
Interstate 15 Holdings, L.P.	1,019,851	(8)	9.5%	—
Kings Road Holdings XIV Ltd.	1,540,293	(9)	14.4%	—
Manulife Asset Management (U.S.) LLC	775,439	(10)	7.2%	—
Northeast Investors Trust	910,628	(11)	8.5%	—

\* Represents less than 1%.

- (1) Based on 10,714,286 shares of Common Stock, issued and outstanding as of the close of business on March 30, 2011 . Pursuant to Rule 13d-3 promulgated under the Exchange Act, any securities not outstanding which are subject to warrants, rights or conversion privileges exercisable within 60 days are deemed to be outstanding for purposes of computing the percentage of outstanding securities of the class owned by such person but are not deemed to be outstanding for the purposes of computing the percentage of any other person. Shares shown in the table include shares held in the beneficial owner's name or jointly with others, or in the name of a bank, nominee or trustee for the beneficial owner's account.
- (2) Represents vested restricted stock units. Each vested restricted stock unit represents an unfunded and unsecured promise of the Company to deliver on November 16, 2012, subject to the terms of the respective award agreement, at the Company's option, either one share of common stock or cash equal to the then-current fair market value of one share of common stock of the Company.
- (3) Based upon a Schedule 13D filed with the SEC on July 27, 2010 by Avenue NJ Entertainment, LLC ("Avenue NJ"). Address of principal executive office listed as 535 Madison Avenue, New York, NY 10022. Avenue NJ is the economic beneficiary of a New Jersey grantor trust effective July 14, 2010 (the "Trust") and has voting and dispositive power over the shares of our common stock held by the Trust, subject to the terms of the Trust Agreement and the

regulatory authority of the CCC and the Division of Gaming Enforcement of the Office of the Attorney General of the State of New Jersey. The Trust was created to hold our common stock on behalf of Avenue NJ, Avenue NJ Entertainment Holdings, LLC ("Avenue NJ Holdings"), Marc Lasry and Sonia Gardner in accordance with the regulatory requirements of the New Jersey Casino Control Act. Avenue NJ has two classes of membership interests, Class A Voting Interests (the "Class A Interests") and Class B Non-Voting Interests (the "Class B Interests"). The Class A Interests are held by Avenue NJ Holdings. The Class B Interests are held by Avenue Investments, L.P., Avenue International Master, L.P., Avenue CDP Global Opportunities Fund, L.P., Avenue Special Situations Fund IV, L.P. and Avenue Special Situations Fund V, L.P. (collectively, the "Funds"). Avenue Capital Management II, L.P. serves as the investment advisor to the Funds. Mr. Lasry, one of our directors, serves as the principal control person (directly or indirectly) of Avenue Capital Management II, L.P. Avenue NJ Holdings has one class of membership interests, all of which are held by Ms. Gardner and Mr. Lasry.

- (4) Based upon a Schedule 13G filed with the SEC on July 23, 2010, Brigade Capital Management, LLC, Brigade Leveraged Capital Structures Fund Ltd. and Donald E. Morgan, III beneficially own 794,519 shares of our common stock. Address of principal executive office listed as 399 Park Avenue, New York, NY 10022.
- (5) Based upon a Schedule 13G/A filed with the SEC on July 26, 2010, Contrarian Capital Management, L.L.C., address of principal executive office listed as 411 West Putnam Avenue, Greenwich, CT 06830, beneficially owns 1,449,783 shares, or 13.53%, of our common stock, with sole power to vote or to direct the vote of 473,958 shares, solely in its capacity as investment adviser to certain funds, including Contrarian Capital Fund I, L.P. which owns 975,825 shares, or 9.11%, of our common stock, with sole power to vote or to direct the vote of zero shares.
- (6) Based upon a Schedule 13D/A filed with the SEC on July 22, 2010 by Mr. Trump. Address of principal executive office listed as 725 Fifth Avenue, New York, NY 10022. The number of shares beneficially owned consists of (i) 535,714 shares of our common stock held directly by Mr. Trump and (ii) 535,714 shares of our common stock issuable upon exercise of the DJT Warrant.
- (7) Based upon a Schedule 13G filed with the SEC on February 14, 2011. Address of principal executive office listed as 300 Park Avenue, 21st Floor, New York, NY 10022.
- (8) Based upon a Schedule 13G filed with the SEC on February 14, 2011. Address of principal executive office listed as c/o Oaktree Capital Group Holdings GP, LLC, 333 South Grand Avenue, 28th Floor, Los Angeles, California 90071.
- (9) Based upon a Schedule 13G filed with the SEC on March 10, 2011, 1,540,293 shares of our common stock are directly held by Kings Road Holdings XIV Ltd. ("KRH"). Address of principal executive office listed as 4 Sloane Terrace, London SW1X 9DQ, United Kingdom. KRH is a wholly-owned subsidiary of Polygon Recovery Fund L.P. ("PRF"), the general partner of which is Polygon Recovery Fund GP ("PRFGP"). PRFGP, Polygon Management L.P. (the "Manager"), Polygon Equities Partners LLP (the "UK Investment Manager"), Polygon Global Partners LP (the "US Investment Manager"), and Polygon Management Ltd. (the "General Partner") have voting and dispositive control over securities owned by KRH and PRF. Messrs. Reade E. Griffith and Patrick G. G. Dear control the General Partner, the US Investment Manager, the UK Investment Manager, the Manager and PRFGP.
- (10) Based upon a Schedule 13G filed with the SEC on February 11, 2011. Address of principal executive office listed as 101 Huntington Avenue, Boston, MA 02199.
- (11) Based upon a Schedule 13G filed with the SEC on February 14, 2011. Address of principal executive office listed as 100 High Street, Suite 100, Boston, MA 02110.
- (12) Mr. Licht is a Senior Vice President of the Avenue U.S. Funds.
- (13) Mr. Symington is a Senior Portfolio Manager at Avenue.

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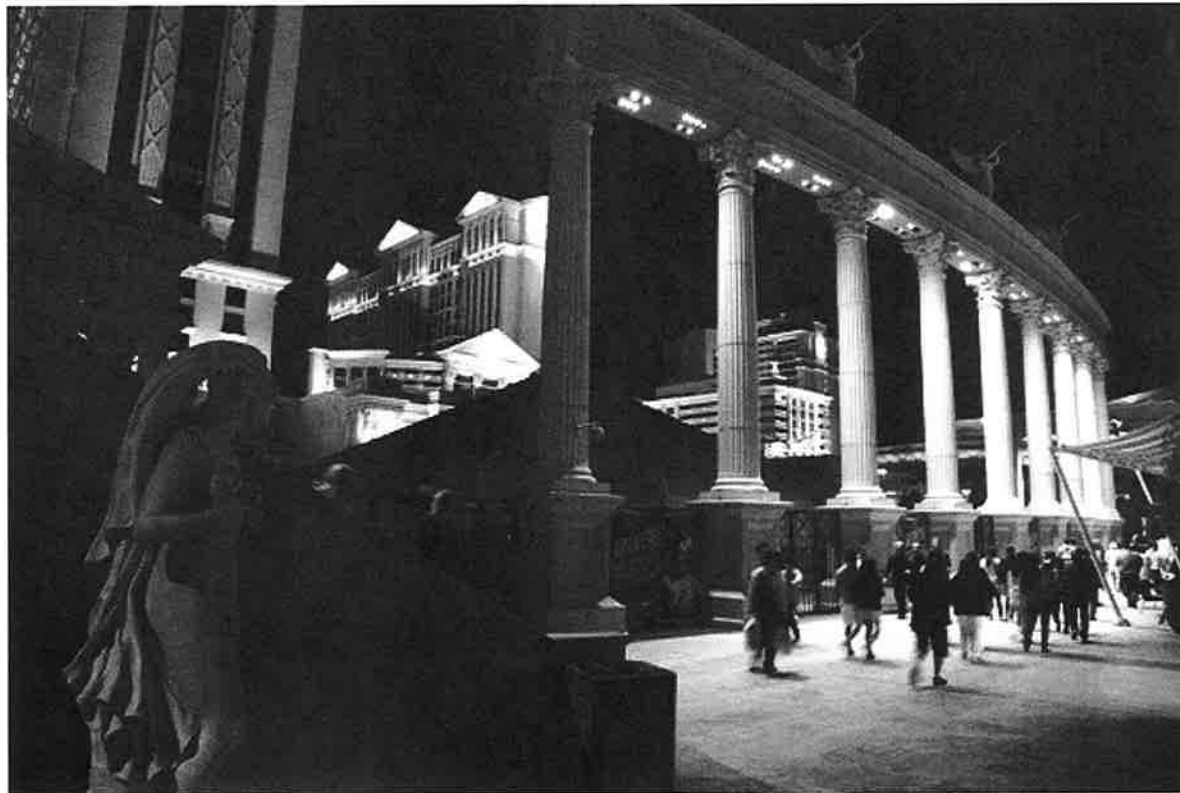
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BUSINESS

# Caesars's Lenders Ready Push to Modify Loans

By EMILY GLAZER and ALEXANDRA BERZON

May 28, 2013 4:37 p.m. ET



Pictured, Caesars Palace in Las Vegas. A unit's debt comes due in 2015. *European Pressphoto Agency*

Hedge funds holding chunks of Caesars Entertainment Corp. debt are forming a group in hopes of renegotiating loan terms with the casino giant.

The lenders' efforts to organize themselves is the latest in what some credit analysts believe will be a series of restructuring discussions around some of Caesars's \$24 billion debt load. Analysts have long said that Caesars's debt load is unsustainable despite continuing efforts from the company to push off a reckoning.

Company executives have said they expect to boost revenue and have other options for dealing with debt, including a planned spinoff of some businesses it says will help bolster its balance sheet.

Of concern to the hedge funds is \$4.6 billion of debt held at a Caesars subsidiary that is coming due February 2015. How Caesars handles that debt could affect the rest of the company's financial security, analysts have said.

The hedge funds, including Brigade Capital Management LLC, Third Point LLC, Silver Point Capital LP and Omega Advisors Inc., are starting to form an ad hoc committee and want to begin negotiating with Caesars's owners, Apollo Global Management LLC and TPG, people familiar with the situation said. Paulson & Co. is also an owner.

The hedge funds make up a minority of the debt holders in the subsidiary, which holds debt on Caesars casino buildings, people familiar with the matter said. The hedge funds are concerned that Caesars may not be able to refinance that debt when it comes due, and want to explore alternatives for addressing the obligations, the people said.

Still, the hedge funds may not be able to wield much power. So far, they haven't had formal discussions with Caesars's owners, these people said.

The group, while not yet formalized, has retained law firm Milbank, Tweed, Hadley & McCloy LLP, these people said. They are also in early talks with at least one investment bank though no official engagement letter has been signed yet, they added.

At least one hedge-fund creditor decided against joining the group amid doubts Caesars would address the debt or negotiate with the lenders anytime soon, according to a person familiar with the fund.

Caesars was taken private by Apollo and TPG in a 2008 leveraged buyout. Some portion of its debt is contained in an operating company, while mortgage loans are in the separate subsidiary.

Caesars, which operates casinos across the U.S., with hubs in Las Vegas and Atlantic City, N.J., piled on debt in the buyout just before the financial crisis.

The U.S. gambling markets soon went south, and Caesars was left in a particularly bad position because, unlike its Las Vegas-based casino rivals, it didn't have licenses to operate in the thriving Asian gambling markets.

Since then, the company's private-equity owners have made a variety of moves to manage its debt, including changing debt agreements while extending maturities. It also did a small initial public offering to try to create a way for some of its equity holders to sell stakes.

In a report released last week, Fitch Ratings estimated that the operating company has enough cash to last through around 2016, provided the company fulfills certain actions.

Caesars recently announced that it would spin off some of its growth businesses—including online gambling ventures and some new casino projects—into a separate entity with the majority owned by Caesars. The transaction is expected to raise around \$500 million to \$1.2 billion in fresh funds.

—Mike Spector contributed to this article.

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IN THE SUPREME COURT OF THE STATE OF NEVADA

BRIGADE LEVERAGED CAPITAL  
STRUCTURES, FUND, LTD.;  
BATTALION CLO 2007-I LTD.;  
CANPARTNERS INVESTMENTS IV,  
LLC; CASPIAN CAPITAL PARTNERS,  
L.P.; CASPIAN SELECT CREDIT  
MASTER FUND, LTD.; MARINER LDC;  
CASPIAN ALPHA LONG CREDIT  
FUND, L.P.; CASPIAN SOLITUDE  
MASTER FUND, L.P.; OLYMPIC CLO I  
LTD.; SHASTA CLO I LTD.; WHITNEY  
CLO I LTD.; SAN GABRIEL CLO I  
LTD.; SIERRA CLO II LTD.; ING  
PRIME RATE TRUST; ING SENIOR  
INCOME FUND; ING  
INTERNATIONAL (II)-SENIOR LOANS  
NOW KNOWN AS ING (L) FLEX-  
SENIOR LOANS; ING INVESTMENT  
MANAGEMENT CLO I, LTD.; ING  
INVESTMENT MANAGEMENT CLO II,  
LTD.; ING INVESTMENT  
MANAGEMENT CLO III, LTD.; ING  
INVESTMENT MANAGEMENT CLO  
IV, LTD.; ING INVESTMENT  
MANAGEMENT CLO V, LTD.;  
PHOENIX CLO I, LTD.; PHOENIX CLO  
II, LTD.; PHOENIX CLO III, LTD.;  
VENTURE II CDO 2002 LIMITED;  
VENTURE III CDO LIMITED;  
VENTURE IV CDO LIMITED;  
VENTURE V CDO LIMITED;  
VENTURE VI CDO LIMITED;  
VENTURE VII CDO LIMITED;  
VENTURE VIII CDO LIMITED;  
VENTURE IX CDO LIMITED; VISTA  
LEVERAGED INCOME FUND; VEER

No. 60085

**FILED**

**JAN 29 2014**

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CASH FLOW; CLO LIMITED;  
MONARCH MASTER FUNDING LTD.;  
NORMANDY HILL MASTER FUND,  
L.P.; GENISIS CLO 2007-1 LTD.;  
SCOGGIN CAPITAL MANAGEMENT II  
LLC; SCOGGIN INTERNATIONAL  
FUND LTD; SCOGGIN WORLDWIDE  
FUND LTD; SPCP GROUP, LLC; SOLA  
LTD; SOLUS CORE OPPORTUNITIES  
MASTER FUND LTD; AND VENOR  
CAPITAL MASTER FUND, LTD.,  
Appellants,  
vs.  
UNION LABOR LIFE INSURANCE  
COMPANY,  
Respondent.

*ORDER OF REVERSAL AND REMAND*

This is an appeal from a district court order, certified as final under NRCP 54(b), dismissing a construction-loan-related tort action. Eighth Judicial District Court, Clark County; Mark R. Denton, Judge.

Appellants Brigade Leveraged Capital Structures Fund, Ltd., et al. are hedge fund lenders that participated in a syndicate funding the credit for the development and construction of the now-defunct Fontainebleau Resort and Casino in Las Vegas, Nevada. The project was funded by three distinct loan facilities: (1) a \$1.85 billion credit agreement (the Credit Agreement Facility), (2) a \$675 million second mortgage note offering,<sup>1</sup> and (3) a \$315 million financing of the retail portion of the project (the Retail Facility). The Credit Agreement Facility was funded by

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<sup>1</sup>The second mortgage note is not implicated in this appeal.



a syndicate of lenders including Bank of America (BofA), who also operated as the disbursement agent of the syndicate. Likewise, the Retail Facility was funded by a similar but distinct syndicate of lenders including Lehman Brothers, who acted as the agent of the retail syndicate. Brigade was a participating lender in the BofA syndicate funding the Credit Agreement Facility, while respondent Union Labor Life Insurance Company (ULLICO) was a participating lender in the Lehman syndicate funding the Retail Facility.

In order to access the funds to build the facility, the project developer, Fontainebleau Las Vegas, LLC (FBLV), was required to submit to BofA advance funding requests that contained a representation that each of the Retail Facility lenders had made all monthly advances required of them. The purpose of this certification was to reassure the Credit Agreement Facility lenders that the total funds pledged to the project were actually being committed, thereby reducing the risk that the project would not be completed. Therefore, if FBLV failed to provide certification to BofA that the Retail Facility was fully funded for a particular month, then the funding from the Credit Agreement Facility would halt. However, the Retail Facility lenders were permitted under their co-lending agreement to step in and fund any deficient amounts resulting from a co-lender's default.

In 2008, Lehman filed for bankruptcy protection and failed to make the required September 2008 Retail Facility advance. In an effort to keep the Lehman default from halting the flow of funds, FBLV, contrary to the terms of the Credit Agreement Facility, directly provided the necessary funds to cover Lehman's September 2008 advance to the Retail Facility. Lehman then paid its share of the funding obligations for

October and November 2008. However, in December 2008, Lehman informed FBLV that it would cease further funding of the Retail Facility altogether. Thereafter, ULLICO, as allowed by the co-lending agreement, agreed to fund Lehman's portion of the monthly retail advances for December 2008 and January, February, and March 2009. In exchange, FBLV and certain of its principals executed guaranty agreements in favor of ULLICO for repayment of the advances. However, in April 2009, construction on the project was halted and, in June 2009, FBLV filed for bankruptcy protection.

In June 2009, Brigade and other lenders of the Credit Facility Agreement commenced litigation against BofA in the United States District Court. They alleged that BofA, as their agent, breached its duties by failing to protect their interests. Specifically, they argued that BofA received notice of Lehman's default in September and October 2008 and did nothing. They asserted that BofA improperly approved advances to the Credit Agreement Facility after September 2008. The court granted summary judgment in favor of BofA in March 2012.

In March 2011, Brigade and other credit lenders brought this action alleging fraud/aiding and abetting fraud, negligent misrepresentation, and conspiracy to commit fraud/aiding and abetting fraud against ULLICO for its decision to fund Lehman's portion of the monthly advances and its execution of the associated guaranty agreement. ULLICO filed a motion to dismiss with prejudice, asserting failure to state a claim and the defense of judicial estoppel. The district court granted ULLICO's motion as to the judicial estoppel defense and dismissed the case with prejudice. Brigade now appeals the ULLICO dismissal.

On appeal, we address whether to take judicial notice of the United States District Court's decision in the BofA case. We then address whether the district court erred in granting ULLICO's motion to dismiss.<sup>2</sup>

*Standard of review*

This court rigorously reviews a district court order granting an NRCP 12(b)(5) motion to dismiss, accepting all of the plaintiff's factual allegations as true and drawing every reasonable inference in the plaintiff's favor to determine whether the allegations are sufficient to state a claim for relief. *Sanchez v. Wal-Mart Stores, Inc.*, 125 Nev. 818, 823, 221 P.3d 1276, 1280 (2009).

*Judicial notice of the BofA decision*

Brigade requests that this court take judicial notice of the order granting summary judgment in the connected BofA case. We conclude that judicial notice of the BofA decision is warranted in this case because the order is a matter of public record and is a reliable source. *See Mack v. Estate of Mack*, 125 Nev. 80, 91, 206 P.3d 98, 106 (2009). We also take judicial notice of the facts in the order because the cases are connected—they concern the same parties involved in a similar pattern of behavior. *See id.* at 91-92, 206 P.3d at 106. Moreover, the BofA decision is relevant to the judicial estoppel claim as it demonstrates that the court

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<sup>2</sup>In a footnote, ULLICO asserts that Brigade lacked standing to assert its claims since it was merely an assignee of the original lenders and assignment of tort claims was prohibited. This claim, while asserted by other parties below, was not raised by ULLICO at the trial level. Given ULLICO's failure to raise the issue in their motion to dismiss, we consider this argument waived. *See Mason v. Cuisenaire*, 122 Nev. 43, 48, 128 P.3d 446, 449 (2006) (“[F]ailure to raise an argument in the district court proceedings precludes a party from presenting the argument on appeal.”).

IN THE SUPREME COURT OF THE STATE OF NEVADA

BRIGADE LEVERAGED CAPITAL  
STRUCTURES, FUND, LTD.;  
BATTALION CLO 2007-I LTD.;  
CANPARTNERS INVESTMENTS IV,  
LLC; CASPIAN CAPITAL PARTNERS,  
L.P.; CASPIAN SELECT CREDIT  
MASTER FUND, LTD.; MARINER LDC;  
CASPIAN ALPHA LONG CREDIT  
FUND, L.P.; CASPIAN SOLITUDE  
MASTER FUND, L.P.; OLYMPIC CLO I  
LTD.; SHASTA CLO I LTD.; WHITNEY  
CLO I LTD.; SAN GABRIEL CLO I  
LTD.; SIERRA CLO II LTD.; ING  
PRIME RATE TRUST; ING SENIOR  
INCOME FUND; ING  
INTERNATIONAL (II)-SENIOR LOANS  
NOW KNOWN AS ING (L) FLEX-  
SENIOR LOANS; ING INVESTMENT  
MANAGEMENT CLO I, LTD.; ING  
INVESTMENT MANAGEMENT CLO II,  
LTD.; ING INVESTMENT  
MANAGEMENT CLO III, LTD.; ING  
INVESTMENT MANAGEMENT CLO  
IV, LTD.; ING INVESTMENT  
MANAGEMENT CLO V, LTD.;  
PHOENIX CLO I, LTD.; PHOENIX CLO  
II, LTD.; PHOENIX CLO III, LTD.;  
VENTURE II CDO 2002 LIMITED;  
VENTURE III CDO LIMITED;  
VENTURE IV CDO LIMITED;  
VENTURE V CDO LIMITED;  
VENTURE VI CDO LIMITED;  
VENTURE VII CDO LIMITED;  
VENTURE VIII CDO LIMITED;  
VENTURE IX CDO LIMITED; VISTA  
LEVERAGED INCOME FUND; VEER

No. 60085

**FILED**

**JAN 29 2014**

TRACIE K. LINDEMAN  
CLERK OF SUPREME COURT  
BY *R. Malm*  
DEPUTY CLERK

CASH FLOW; CLO LIMITED;  
MONARCH MASTER FUNDING LTD.;  
NORMANDY HILL MASTER FUND,  
L.P.; GENISIS CLO 2007-1 LTD.;  
SCOGGIN CAPITAL MANAGEMENT II  
LLC; SCOGGIN INTERNATIONAL  
FUND LTD; SCOGGIN WORLDWIDE  
FUND LTD; SPCP GROUP, LLC; SOLA  
LTD; SOLUS CORE OPPORTUNITIES  
MASTER FUND LTD; AND VENOR  
CAPITAL MASTER FUND, LTD.,  
Appellants,  
vs.  
UNION LABOR LIFE INSURANCE  
COMPANY,  
Respondent.

*ORDER OF REVERSAL AND REMAND*

This is an appeal from a district court order, certified as final under NRCP 54(b), dismissing a construction-loan-related tort action. Eighth Judicial District Court, Clark County; Mark R. Denton, Judge.

Appellants Brigade Leveraged Capital Structures Fund, Ltd., et al. are hedge fund lenders that participated in a syndicate funding the credit for the development and construction of the now-defunct Fontainebleau Resort and Casino in Las Vegas, Nevada. The project was funded by three distinct loan facilities: (1) a \$1.85 billion credit agreement (the Credit Agreement Facility), (2) a \$675 million second mortgage note offering,<sup>1</sup> and (3) a \$315 million financing of the retail portion of the project (the Retail Facility). The Credit Agreement Facility was funded by

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<sup>1</sup>The second mortgage note is not implicated in this appeal.

a syndicate of lenders including Bank of America (BofA), who also operated as the disbursement agent of the syndicate. Likewise, the Retail Facility was funded by a similar but distinct syndicate of lenders including Lehman Brothers, who acted as the agent of the retail syndicate. Brigade was a participating lender in the BofA syndicate funding the Credit Agreement Facility, while respondent Union Labor Life Insurance Company (ULLICO) was a participating lender in the Lehman syndicate funding the Retail Facility.

In order to access the funds to build the facility, the project developer, Fontainebleau Las Vegas, LLC (FBLV), was required to submit to BofA advance funding requests that contained a representation that each of the Retail Facility lenders had made all monthly advances required of them. The purpose of this certification was to reassure the Credit Agreement Facility lenders that the total funds pledged to the project were actually being committed, thereby reducing the risk that the project would not be completed. Therefore, if FBLV failed to provide certification to BofA that the Retail Facility was fully funded for a particular month, then the funding from the Credit Agreement Facility would halt. However, the Retail Facility lenders were permitted under their co-lending agreement to step in and fund any deficient amounts resulting from a co-lender's default.

In 2008, Lehman filed for bankruptcy protection and failed to make the required September 2008 Retail Facility advance. In an effort to keep the Lehman default from halting the flow of funds, FBLV, contrary to the terms of the Credit Agreement Facility, directly provided the necessary funds to cover Lehman's September 2008 advance to the Retail Facility. Lehman then paid its share of the funding obligations for

October and November 2008. However, in December 2008, Lehman informed FBLV that it would cease further funding of the Retail Facility altogether. Thereafter, ULLICO, as allowed by the co-lending agreement, agreed to fund Lehman's portion of the monthly retail advances for December 2008 and January, February, and March 2009. In exchange, FBLV and certain of its principals executed guaranty agreements in favor of ULLICO for repayment of the advances. However, in April 2009, construction on the project was halted and, in June 2009, FBLV filed for bankruptcy protection.

In June 2009, Brigade and other lenders of the Credit Facility Agreement commenced litigation against BofA in the United States District Court. They alleged that BofA, as their agent, breached its duties by failing to protect their interests. Specifically, they argued that BofA received notice of Lehman's default in September and October 2008 and did nothing. They asserted that BofA improperly approved advances to the Credit Agreement Facility after September 2008. The court granted summary judgment in favor of BofA in March 2012.

In March 2011, Brigade and other credit lenders brought this action alleging fraud/aiding and abetting fraud, negligent misrepresentation, and conspiracy to commit fraud/aiding and abetting fraud against ULLICO for its decision to fund Lehman's portion of the monthly advances and its execution of the associated guaranty agreement. ULLICO filed a motion to dismiss with prejudice, asserting failure to state a claim and the defense of judicial estoppel. The district court granted ULLICO's motion as to the judicial estoppel defense and dismissed the case with prejudice. Brigade now appeals the ULLICO dismissal.

On appeal, we address whether to take judicial notice of the United States District Court's decision in the BofA case. We then address whether the district court erred in granting ULLICO's motion to dismiss.<sup>2</sup>

*Standard of review*

This court rigorously reviews a district court order granting an NRCP 12(b)(5) motion to dismiss, accepting all of the plaintiff's factual allegations as true and drawing every reasonable inference in the plaintiff's favor to determine whether the allegations are sufficient to state a claim for relief. *Sanchez v. Wal-Mart Stores, Inc.*, 125 Nev. 818, 823, 221 P.3d 1276, 1280 (2009).

*Judicial notice of the BofA decision*

Brigade requests that this court take judicial notice of the order granting summary judgment in the connected BofA case. We conclude that judicial notice of the BofA decision is warranted in this case because the order is a matter of public record and is a reliable source. *See Mack v. Estate of Mack*, 125 Nev. 80, 91, 206 P.3d 98, 106 (2009). We also take judicial notice of the facts in the order because the cases are connected—they concern the same parties involved in a similar pattern of behavior. *See id.* at 91-92, 206 P.3d at 106. Moreover, the BofA decision is relevant to the judicial estoppel claim as it demonstrates that the court

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<sup>2</sup>In a footnote, ULLICO asserts that Brigade lacked standing to assert its claims since it was merely an assignee of the original lenders and assignment of tort claims was prohibited. This claim, while asserted by other parties below, was not raised by ULLICO at the trial level. Given ULLICO's failure to raise the issue in their motion to dismiss, we consider this argument waived. *See Mason v. Cuisenaire*, 122 Nev. 43, 48, 128 P.3d 446, 449 (2006) (“[F]ailure to raise an argument in the district court proceedings precludes a party from presenting the argument on appeal.”).



did not adopt Brigade's position in the BofA litigation. *See In re Amerco Derivative Litig.*, 127 Nev. \_\_\_, \_\_\_ n.9, 252 P.3d 681, 699 n.9 (2011) (requiring a valid reason for taking judicial notice of facts in a different case). Accordingly, judicial notice is warranted here.

*Propriety of the grant of ULLICO's motion to dismiss*

On appeal, the parties disagree as to the basis for the district court's decision. Brigade contends that the district court based the dismissal solely on ULLICO's arguments regarding judicial estoppel. ULLICO, conversely, contends that the district court expressly rejected the judicial estoppel argument and instead based its dismissal on ULLICO's remaining contentions.

While the district court stated that the doctrine of judicial estoppel was not "fully applicable," its analysis dismissing the case entirely concerned the allegations against BofA. Because the discussion concerning BofA could have only concerned the judicial estoppel claim, we conclude that the district court's dismissal of this case was based on judicial estoppel.

We review the propriety of this application of judicial estoppel de novo. *NOLM, LLC v. Cnty. of Clark*, 120 Nev. 736, 743, 100 P.3d 658, 663 (2004). Generally, judicial estoppel applies when:

- (1) the same party has taken two positions;
- (2) the positions were taken in judicial . . . proceedings;
- (3) the party was successful in asserting the first position (i.e., the tribunal adopted the position or accepted it as true);
- (4) the two positions are totally inconsistent; and
- (5) the first position was not taken as a result of ignorance, fraud, or mistake.

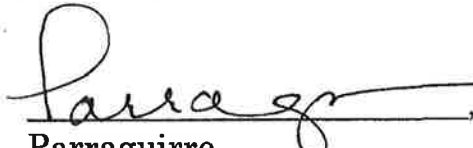
*Mainor v. Nault*, 120 Nev. 750, 765, 101 P.3d 308, 318 (2004) (internal quotations omitted).

We conclude that the district court erroneously applied the doctrine of judicial estoppel in this case as the positions taken by Brigade here are <sup>not</sup> inconsistent and the tribunal <sup>has not adopted</sup> ~~did not adopt~~ Brigade's position concerning the BofA case. The allegations against BofA and against ULLICO concern different time periods and different conduct—the BofA action concerned BofA's alleged knowledge that FBLV paid Lehman's share of the retail advances in September 2008 after knowing of the default and bankruptcy filing, whereas the allegations against ULLICO involve its participation in FBLV's resulting cover-up of FBLV's payments made on behalf of Lehman in and after December 2008. ~~Moreover, and most importantly, the BofA action was unsuccessful.~~

Accordingly, we<sup>3</sup>

ORDER the judgment of the district court REVERSED AND REMAND this matter to the district court for proceedings consistent with this order.

  
\_\_\_\_\_, J.  
Hardesty

  
\_\_\_\_\_, J.  
Parraguirre

  
\_\_\_\_\_, J.  
Cherry

<sup>3</sup>Because we resolve this case on judicial estoppel grounds, we decline to reach the parties' remaining contentions.

Order modified per order filed 3/10/14.

7 RM

cc: Hon. Mark R. Denton, District Judge  
Robert F. Saint-Aubin, Settlement Judge  
McKool Smith P.C.  
Randolph Law Firm, P.C.  
Lionel Sawyer & Collins/Las Vegas  
Klehr Harrison Harvey Branzburg LLP  
Eighth District Court Clerk

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 11:29 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Paula Vogel

**Email**

[paulajanevogel@gmail.com](mailto:paulajanevogel@gmail.com)

**Phone**

(617)593-3165

**Subject**

Resort casino in Boston

**Questions or Comments**

To whom it may concern:

I have been doing much research and given a lot of thought to the casino's in Massachusetts, and in particular in Boston, and felt that it is my civic duty to contact you to let you know what this one particular resident (and tax payer) thinks about this.

I live in Danvers, MA and my work is based in Beverly, but I work across the North Shore. Based on the community thoughtfulness, workforce development and educational information, provided by both Wynn and Mohegan Sun, I would like to give my full support to Mohegan Sun. I have been thoroughly impressed by their outreach to the community, not to communicate what it is that they are going to do, but inviting the community to be a part of their planning. It's clear that Mohegan Sun has thought at length about how to make a casino in the greater Boston area an asset, both to the immediate and surrounding communities. They are interested in growing the community that they will be investing in, both economically, through employment and through infrastructure.

I hope that you will consider all voices in this process, please consider this voice wholeheartedly in favor of Mohegan Sun, which I believe will be a true asset to the entire community.

Best,

Paula Vogel

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 9:53 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

domenic giglio

**Email**

[d.giglio@comcast.net](mailto:d.giglio@comcast.net)

**Phone**

(781)640-2389

**Subject**

revere casino

**Questions or Comments**

Hi,  
I live directly accross the street to the Suffolk downs entrance in Revere and I am very much in favor of having a casino built in that location! I am originally from Italy and worked at suffolk downs. My father, father in law, my sister and I all worked there and many friends are still working there now. A beautiful casino in Revere will bring the city back to what it used to be and bring jobs to the city. Yesterday I walked on revere beach and there were so many people it felt like the city was becoming alive again. If we don't get the casino suffolk downs will close and a great oppurtunity for the city will be lost for ever along with many jobs.

Thank you

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 9:36 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Roger Froilan

**Email**

[rfroilan@earthlink.net](mailto:rfroilan@earthlink.net)

**Phone**

(781)929-9819

**Subject**

Proposal for Region A Gaming Casino

**Questions or Comments**

I fully endorse the Gaming Casino proposal by Mohegan Sun for Suffolk Downs. I live in the Suffolk Downs area in East Boston and am looking forward to the jobs that will be created by the presence of Mohegan Sun.

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 9:38 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Sandra Heaphy

**Email**

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

**Phone**

(617)680-8127

**Subject**

Mohegan Sun

**Questions or Comments**

I am in favor of the Mohegan Sun proposal and feel it will be a good thing for Massachusetts and for the North Shore in particular. I am a resident of Salem

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 9:22 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

john lopes

**Email**

[jlopes140@yahoo.com](mailto:jlopes140@yahoo.com)

**Phone**

(781)632-8280

**Subject**

revere casino

**Questions or Comments**

This project would greatly benefit the revere community and its surrounding communities. As of today it is nothing but an eye sore. A resort build there would definitely be a major improvement. So please vote in our favor we want it and need it. Thank you.



**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 12:15 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Diane Modica

**Email**

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

**Phone**

(617)567-7200

**Subject**

Mohegan Sun at Suffolk Downs

**Questions or Comments**

I am writing in support of Mohegan Sun's proposal to operate a casino on the Revere portion of the Suffolk Downs site. As a lifelong resident of East Boston, and former President of the East Boston Chamber of Commerce, I am well aware of the legislative and community history of the East Boston proposal and was involved for a long period of time in the neighborhood and city hall meetings that related to that project. The close connections of many East Boston and Revere residents through family and business relationships make this a realistic collaboration with that city and with Mohegan. Plus the fact that this project will save hundreds of jobs at the adjacent Suffolk Downs Race Track ...jobs that have employed many East Boston and Revere families for at least three generations ....is critical factor for your consideration of the Mohegan proposal. I have remained committed to a resort casino project at the Suffolk Downs site in Revere because I still believe there are many benefits that will accrue to East Boston if the Mohegan proposal for Revere wins the Commission's approval. I believe that it will provide a substantial local economic catalyst that will enhance our growing East Boston waterfront development. The recent Surrounding Community Agreement between Mohegan Sun and the City of Boston reflects Mohegan's continuing commitment to Boston, and East Boston specifically. This is essential for the anticipated benefits to reach those who literally abut the back yard of this project. Mohegan sat down and worked it out with Boston without resorting to a protracted arbitration. I believe that this is a reflection of Mohegan Sun's institutional values and the leadership that drives and motivates their local business partnership practices and relationships. For all these reasons, I endorse this project and would urge the Commission to select this site for the license in this Eastern Massachusetts region.

Thank You

Diane J. Modica  
East Boston resident

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 6:28 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

James Casey

**Email**

[james.casey@earthlink.net](mailto:james.casey@earthlink.net)

**Phone**

(617)776-4572

**Subject**

Pro Mohegan Sun Casino

**Questions or Comments**

As a long time patron of Suffolkdowns Racetrack I would like to have Mohegan Sun Casino be awarded the license to operate in Revere . More jobs would be created at the track ,not just saved . Vendors to Suffolkdowns would continue to benefit . With an existing MBTA Subway station already located at Suffolkdowns expected automobile traffic congestion would be aided in mitigating an obvious problem . Boston would not lose another part of her culture . A piece that contributes to making Boston one of the great cities of the world to live in and travel to .  
Mohegan Suns development and management group appear to be more trust worthy , as well as more community oriented . Please choose Mohegan Sun as the developer of the Boston Casino License .  
Jim Casey

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 6:42 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Leslie Enroth

**Email**

[leslieenroth@mcttelecom.com](mailto:leslieenroth@mcttelecom.com)

**Phone**

(603)927-4569

**Subject**

Mohegan Sun casino

**Questions or Comments**

I have supported their casino in Revere since the beginning, both because of the quality of their application and because it will accomplish two things, since it will also allow Suffolk Downs to continue. Recently I have become worried about the possibility of a Wynn casino apart from my support for Mohegan Sun. They have been almost contemptuous. They refused to go into mediation with Boston knowing that Boston would also refuse to produce an alternate plan. This does not bode well for the future - and supervising Wynn would be your problem. The recent news concerning political donations, while legal, maybe, is a red flag. They will use political influence whenever possible. Who will be responsible for enforcing any commitments they make? Mohegan Sun has been above board and cooperative. As have you. Thank you for you even tempered hearings. I! hope you will decide on Mohegan Sun and Revere.

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 6:45 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

michael deangelis

**Email**

[michaelmpd@verizon.net](mailto:michaelmpd@verizon.net)

**Phone**

(617)567-8239

**Subject**

casino proposal

**Questions or Comments**

I am totally in agreement with Mohegan Suns proposal for Revere, East Boston and the surrounding communities. It is time to put this controversy to bed and move forward, notwithstanding all the negative publicity about casino gambling, people want to gamble, same as me, and so I say let them gamble at least Massachusetts will get something out of this .  
Thank you

Michael Deangelis

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 7:06 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Thomas Young

**Email**

[tom@quartershardware.com](mailto:tom@quartershardware.com)

**Phone**

(781)910-4591

**Subject**

Casino License

**Questions or Comments**

Commissioners,  
Quick and to the point. As a lifelong Revere resident, Mohegan Sun & Suffolk Downs is the best choice for the Casino License. The location and ease of access to Logan Int'l Airport, Mass Turnpike, and Public Transportation.  
Thank you for your consideration!  
Respectfully,  
Thomas Young

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 7:12 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Patrick Quirke

**Email**

[IDO32@HOTMAIL.COM](mailto:IDO32@HOTMAIL.COM)

**Phone**

(781)883-5375

**Subject**

Casino

**Questions or Comments**

Thank you for taking the time to read this, i just wanted to add my name as a resident of Revere Mass that i hope the Mass Gaming Commission will approve a Casino for the City of Revere. As a Resident this would be such a wonderful oppturnity to have such a Resort here in the Boston Area and create much oppertunity for much needed Employment in this uncertain times we live in. Thank you all for your input and time and good luck.  
Patrick Quirke.

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 7:18 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

AL AND ROSE SORRENTINO

**Email**

[ALANDCHIC@AOL.COM](mailto:ALANDCHIC@AOL.COM)

**Phone**

(781)248-6021

**Subject**

CASINO

**Questions or Comments**

MOHEGAN SUN IS GIVEING THE MOST MONEY TO ALL THE TOWNS AND CITYS AND IS SAVEING SUFFOLK DOWNS  
JOBS THANKS AL AND ROSEMARY

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 8:06 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Susan Devico

**Email**

[s.devico@comcast.net](mailto:s.devico@comcast.net)

**Phone**

(617)257-9730

**Subject**

Casino

**Questions or Comments**

I think the casino would be a great idea, the fact that this casion would create a lot of new jobs for the residents of Revere (and I hope that holds true and not let illegal immigrants in) would be greatly appreciate it.



**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 8:26 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Daniel Salvati

**Email**

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

**Phone**

(781)367-3352

**Subject**

Region A Proposal

**Questions or Comments**

To The Massachusetts Gaming Commission

I don't get to Suffolk Downs as much as I used too, I now live in Framingham. I am 72, so I go way back and I have seen many changes at the Track. I feel the current management is the best I can remember, and I follow tracks all across the country. I have been to many tracks East And West Coast. The advent of (Racinos) brings in added revenue witch means better jobs, pay and benefits, better purse structure for the Horsemen. Mohegan Suns Proposal for a class A Resort Casino License is in my opinion is best for the community. I have been to Mohegan Sun since it opened. Its a first class operation. I have spoken to employees and management and they are the best and love their jobs. I have visited many Casinos across the country I can say they Mohegan sun is one of the best. The Best on the East Coast Thank You, Daniel R. Salvati SR

**Bresilla, Colette (MGC)**

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**From:** Sean Calista <scalista11@gmail.com>  
**Sent:** Monday, August 11, 2014 9:04 AM  
**To:** MGCcomments (MGC)  
**Subject:** Revere IS the right choice!



I'm writing you this email in support of the casino proposal at Suffolk Downs.

As an East Boston resident, I have no doubt in my mind that Revere is the best place for a casino in the greater Boston area. The rich history at Suffolk Downs, close proximity to public transit along with a thriving local business community are just a few reasons why I think the casino should be located in Revere.

Please do what's right, put the hard working people of Revere back to work and bring a casino to Suffolk Downs. The benefits won't just stay in Revere, they would be felt all throughout the city including my neighborhood of East Boston.

Thanks,

Sean M. Calista  
402 Meridian St. #1 E. Boston, MA 02128

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, August 11, 2014 9:06 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Ramona Giuffre

**Email**

[rgiuffre1@comcast.net](mailto:rgiuffre1@comcast.net)

**Phone**

(617)257-6087

**Subject**

Mohegan Sun

**Questions or Comments**

As a long time resident of Revere I think the Mohegan Sun proposal will have a positive impact on the community. Revere is the perfect place for a casino as it can become one of the countries biggest tourist spots. With Boston just a 10 minute ride by T and a beautiful beach within walking distance I think the Mohegan Sun proposal is a win win.

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 11:59 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Jack McGee

**Email**

[jjmcgee@verizon.net](mailto:jjmcgee@verizon.net)

**Phone**

(978)460-1090

**Subject**

Support for Mohegan Sun and the Revere Casino Location

**Questions or Comments**

Thank you for your great and fair work of navigating through the state and local politics surrounding your upcoming casino license decision. I want to vocie my opion that the decision to make Rever as the location of the casino is the corrct one for both the future of gaming in Massachusetts and the the preservation of the throughbred racing indusry. Please choice Revere.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 12:03 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Ralph Venezia

**Email**

[rmvenezia1@comcast.net](mailto:rmvenezia1@comcast.net)

**Phone**

(781)629-5172

**Subject**

Suffolk Downs Casino

**Questions or Comments**

Please agree that a Casino at Suffolk Downs truly makes sense. Mohegan Suns agreement with surrounding communities and location to airport. Lets save a race track that is slowly dyeing. I do hope the commission will give this consideration.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 12:06 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Susan Wright

**Email**

[Susanw2001@comcast.net](mailto:Susanw2001@comcast.net)

**Phone**

(413)665-4985

**Subject**

Mohegan Sun

**Questions or Comments**

Both my husband and I support Mohegan Sun at Revere. Here at western ma we are anxiously awaiting the development of the casino. We are both racehorse owners with our horses currently at Suffolk Downs Racetrack. If the Casino passes job opportunities will be beneficial in all aspects of construction and employees for the casino operations itself. Please help to keep Suffolk Downs as the only historical racetrack alive in Ma not only for all the employees of the track but for racehorse owners like ourselves. We need to bring back the days when famous horses raced there and only with the passing of the Mohegan Sun casino can we bring all this to fruition. Thank you for your time and please vote YES for Mohegan Sun.

Retired MA elem teacher- Susan Wright

Retired union heavy equip operator-Ed Chmyzinski

Thoroughbred racehorse owners from Sunderland Ma/ Robin Tree Farm

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 12:44 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Robert Lucido

**Email**

[bobbusbkr@comcast.net](mailto:bobbusbkr@comcast.net)

**Phone**

(508)878-2900

**Subject**

Mohegan Sun Vs. Wynn

**Questions or Comments**

Dear Commissioners,

Massachusetts has been a corrupt place to conduct business for a long time. I'm reading there are ownership questions regarding the property to be used for the Wynn Casino Project. While I have a high regard for Mr. Wynn, if there is any doubt as to the integrity of his proposal, I believe the long standing good citizenship of Suffolk Downs and the reputation of Mohegan Sun combined with the enthusiasm Revere's citizens have demonstrated for the project warrant the License to be awarded to them. At 68 Y.O. I've been waiting to play poker in a local casino for 40 years. Please move this project along so I can realize my dream. THANK YOU.

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 1:07 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Cynthia Tollen

**Email**

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

**Phone**

(781)641-4052

**Subject**

save Suffolk Downs

**Questions or Comments**

From: ctollen@hotmail.com  
To: ctollen@hotmail.com  
Subject: Suffolk Downs  
Date: Fri, 8 Aug 2014 17:14:10 -0400

To the Massachusetts Gaming Commission:

I am writing to ask for your vote to save Suffolk Downs and to award the casino license to Suffolk Downs/Mohegan Sun. I am not affiliated with Suffolk Downs in any financial or official way, but I am someone who cares deeply about the future of thoroughbred racing in New England. The hundreds, if not thousands, of people who are part of the Suffolk Downs family, who have dedicated their lives to enabling these equines to manifest their potential, have spoken more eloquently and passionately about preserving their livelihood and way of life, than I ever could.

I'm not a gambler other than an occasional small bet. I'm either not smart enough, or dumb enough, nor rich enough or poor enough, to expect to make much money from the track. If I do place a bet, it's with a calculated risk, and to enjoy the thrill of the race with an added interest. I just love watching those magnificent creatures run. I'm not talking about the jockeys and trainers, I am referring to the horses. There's not a more beautiful place to spend an afternoon than at Suffolk Downs.

But there is one bet that I believe in 100%- that if you vote for Suffolk Downs and keep this storied track alive, you will have a winner. And you will never regret this bet.

We are a country built on agricultural traditions, but we are fast losing our connections and animal husbandry. In 1785, Thomas Jefferson wrote: "From breakfast, or noon at the latest, I am mostly on horseback, attending to my farm or other concerns, which I find healthful to my body, mind, and affairs." Every time we are removed from our farming heritage, we are poorer as a result.

For the thousands affected by your decision, Suffolk Downs deserves your vote. Yes, we do not have the fortune of having a patron such as Queen Elizabeth, "who adores breeding race horses" in our midst, but we do have a Massachusetts breeding industry that is hoping to grow and the promise of renewed investment in Massachusetts agriculture.

The track's history is steeped with legendary names, and for New England, which practically invented American history, Suffolk Downs has played an important role. When it was built in the depths of the Depression, Suffolk Downs gave people hope, and a place to escape from ordinary cares, as well as see first hand a horse that was to become a national icon: Seabiscuit. Seabiscuit was discovered here at Suffolk Downs, and was ridden by Red Pollard here. War Admiral, who was bested by Seabiscuit in the "race of the century", also came to this track.

The roster of horses who have raced here is full of household names, from the two just mentioned to Whirlaway, Cigar, Funny Cide, and Riva Ridge, who was ridden by Ron Turcotte to victory in the 1973 Mass. Cap, the same year he rode Secretariat to his Triple Crown. Legendary jockeys such as Eddie Arcaro, John Velazquez, Jerry Bailey, Gary Stevens, and Boston born



Chris McCarron, as well as many others, but none more important than our own Tammy Piermarini, who has achieved the rarified status of only a handful of female jockeys, or any jockey, by having well over 2000 wins.

It's not just the famous names, though, that make Suffolk Downs. It's the everyday horses and trainers and all those affiliated with bringing a horse to the track who teach us how to compete even against the odds, to keep running even when there seems to be no chance, to triumph.

Another legend who started at Suffolk Downs when he wasn't cutting classes at Harvard is Andrew Beyer, who developed a system of analyzing a horse's speed by taking into consideration track variances which gives a more accurate method of comparing horses comparable speeds. Beyer Speed figures are in integral part of handicapping and are now a standard in the industry. As he proved, some things are more interesting than Harvard.

But Suffolk Downs is also about leadership. It was the first track in the country to ban any owner whose horse had been sold to a slaughterhouse. If a horse is found to end up in one of these unfortunate facilities, the owner is banned for life from racing at Suffolk Downs. No medications other than furosemide (Lasix) may be administered to a horse within 24 hours of racing.

Clearly, Suffolk Downs is an integral part of Boston's remarkable sports institutions. It must have your support to survive.

If the Boston Garden were in financial trouble, would you say no to the Bruins and the Celtics?

If Gillette Stadium faced closure for economic reasons, would you say no to the New England Revolution and the Patriots?

Heaven Forbid, if Fenway Park did not have the backing to continue, would you say no to the Boston Red Sox?

Will you say YES to SUFFOLK DOWNS?

Thank You.

Sincerely,

Cynthia Tollen  
50 Fairmont St.  
Arlington, Ma. 02474-9718

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 1:14 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

louis Rizzo

**Email**

[louisrizzo@yahoo.com](mailto:louisrizzo@yahoo.com)

**Subject**

Suffolk Downs Casino

**Questions or Comments**

This is clearly the only logical site for an entertainment and gambling Casino. Not only will it help out the Revere economy, but it will save for posterity the historic track . Revere has the first public beach, and one of the finest views on the east coast. Revere is already an historic vacation and recreational center. lets not mince words with the obvious. I Thank you all for your time.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 1:24 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Glenn Howard

**Email**

[glenzo79@verizon.net](mailto:glenzo79@verizon.net)

**Phone**

(781)477-1823

**Subject**

Mohegan Sun proposal

**Questions or Comments**

I support the Mohegan Sun proposal to build a casino at Revere and Suffolk Downs. I believe it is the best choice for eastern Massachusetts. It will support jobs, economic growth, tax revenue, and help Suffolk Downs as an Institution in the region.

Thank you.

Glenn Howard  
21 Southside Ave.  
Lynn, Ma. 01905

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 1:51 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Robert Taglieri

**Email**

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

**Subject**

Revere Casino

**Questions or Comments**

Lived in Revere all my life, worked at bell circle during wonderland suffolk dwn days. I think impact on Revere and surrounding cities would be minimal.

With the mass pike ending at the airport, and the blue line right there traffic I don't think would make a big impact on the local area. But it will bring jobs 1 or thousand it is still jobs and increase for personnel for police and fire.

Think about it mass pike right there,blue line,make a stop for commuter rail a track close by how could you not pick Revere. It's the perfect spot

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 1:54 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Candy Lowd

**Email**

[Candy.lowd@yahoo.com](mailto:Candy.lowd@yahoo.com)

**Phone**

(617)633-8708

**Subject**

Revere Casino

**Questions or Comments**

Massachusetts is rated highest in healthcare. We have the best schools in the world. We have some of the most livable neighborhoods in the country. Giving Revere the casino license would also lower the unemployment rate. It would bring in needed tax dollars. Because if the location Revere has (as compared to Everett), a Revere location would bring in more travelling people who would visit the casino. With the coming improvements in East Boston there will be more facilities for people coming into town. I live in East Boston. My whole family and I support the Revere casino 1000000000%!

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 1:55 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Anthony Muollo

**Email**

[Tony@damdartdepot.com](mailto:Tony@damdartdepot.com)

**Phone**

(617)768-7063

**Subject**

Mohegan Sun

**Questions or Comments**

Revere needs this employment opportunity and as a business owner I'm looking forward to it coming here .

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 2:04 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

marie lamattina

**Email**

[mariemyfairlady@gmail.com](mailto:mariemyfairlady@gmail.com)

**Phone**

(617)539-1853

**Subject**

Moghen Sun

**Questions or Comments**

If you attend any casino and look in the parking lot you see a majority of Mass plates. A casino in Revere would be a great improvement. There will be shows to see gaming and lets not forget about the majority of jobs. Please consider the good it will bring

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 3:28 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

elaine antonucci

**Email**

[duchessa@comcast.net](mailto:duchessa@comcast.net)

**Phone**

(781)289-7057

**Subject**

casino in revere

**Questions or Comments**

I am a resident of revere for 53 years and I am in favor of having a casino in revere.



**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 3:46 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Catherine Sexton

**Email**

[Kaysexton@me.com](mailto:Kaysexton@me.com)

**Phone**

(617)567-0020

**Subject**

Mohegan sun casino proposal for Suffolk d

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 4:37 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Joanne Fusco

**Email**

[Joannefusco@yahoo.com](mailto:Joannefusco@yahoo.com)

**Phone**

(781)874-1788

**Subject**

Casino in Revere, yeah!!!!!!

**Questions or Comments**

Please hurry & get a casino in Mass. It's too far to drive to Mohegan Sun in Conn.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 4:41 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

James Olson

**Email**

[holeinoneman2@g.mail.com](mailto:holeinoneman2@g.mail.com)

**Phone**

(617)889-2728

**Subject**

Casino for Mohegan

**Questions or Comments**

I believe Revere is the perfect city for casino gaming.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 5:16 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Sean O'Neil

**Email**

[soneil@salemacademycs.org](mailto:soneil@salemacademycs.org)

**Phone**

(978)998-1734

**Subject**

Resort A Casino License

**Questions or Comments**

Please support Mohegan Sun's proposal for a Resort A Casino License at Suffolk Downs in Revere. Suffolk Downs is an established, socially accepted, and appropriate location. Revere and the surrounding communities are desperately in need of the economic development that would result, and Mohegan Sun is a proven operator with integrity and Massachusetts roots.

Thank You,  
Sean O'Neil

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 5:33 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Pauline Schaefer

**Email**

[pollyschaefer@comcast.net](mailto:pollyschaefer@comcast.net)

**Phone**

(508)285-5597

**Subject**

Casino/horse racing

**Questions or Comments**

I'm am all for Mohegan Sun Casino And HORSE RACING. Don't let these people down. Lets make sure that the last horse racing track in New England becomes the best that racing has to offer by offering stakes comparable to the rest of the country and bringing in the quality of thoroughbreds that excite people and bettors. Follow in the footsteps of Penn National that has combined horse racing and casinos all over the country and save the livelihoods of thousands of New England horsemen and their farms and their employees that have dedicated their lives to horses and racing. Why offer in- creased economic and job opportunities at the expense of thousands of others that are involved in the horse racing industry when you can have it all.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 5:50 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Chris wales

**Email**

[chriswales1@aol.com](mailto:chriswales1@aol.com)

**Phone**

(781)286-5323

**Subject**

Revere casino

**Questions or Comments**

My wife and I and all of our neighbors here in Oak Island are mostly retirees. We find the prospect of a high-stakes gambling casino at Suffolk Downs will entice retirees to toss their hard-earned savings into the maw of a no-win con game; a scam that will leave them homeless and destitute. We strongly oppose the imposition of any unwanted casino in our fair city!

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 6:04 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Denise Benavides

**Email**

[djbena70@hotmail.com](mailto:djbena70@hotmail.com)

**Phone**

(781)231-0183

**Subject**

Revere Casino License

**Questions or Comments**

I just want to let you know that I believe the Mohegan Sun's proposal for a casino license in Revere is much better than the other proposal in Everett. At least the land is not on contaminated soil. Although I don't consider myself a gambler, the thoughts of the combination of both the race track and a casino will create a great vibe for the community and the surrounding area. Those people that are considered as NIMBYS are the very same people you see going to either Connecticut or Rhode Island. I am saying this because I know a number of people who are 'technically' against the casino license for Revere but they are always going down to CT to either Foxwoods or Mohegan Sun. I have yet to go to either of those two places but I can say that I will certainly find the time to go to the Casino in Revere

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 6:07 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

MaryPat McNally

**Email**

[chriswales1@aol.com](mailto:chriswales1@aol.com)

**Phone**

(781)286-5323

**Subject**

Revere gambling casino

**Questions or Comments**

The thought of a casino in Revere will destroy all thoughts of improving our city!  
Who wants to influence young children with a casino within one-quarter mile of an elementary school (Beachmont)? Do we want our impressionable children to see hung-over broken drunks staggering from a casino after a night of drinking and losing all of their money? Do we want our children to witness the actions of the pimps, prostitutes, drug dealers and their agents soliciting money from passersby so that they can continue their awful habits?



**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 6:29 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Charles Brock

**Email**

[Brckchrls@gmail.com](mailto:Brckchrls@gmail.com)

**Subject**

Moheghan Sun in Revere

**Questions or Comments**

I can't tell you the money I have spent in Connecticut enjoying the retaraunts and gaming at Moheghan Sun. Let's get some of those jobs there and money spent back to the state that can benefit . Bring MS to Massachusetts.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 6:43 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Joanne Bonura

**Email**

[annjobee@comcast.net](mailto:annjobee@comcast.net)

**Phone**

(781)910-2454

**Questions or Comments**

NOW is the time for Revere to be awarded the casino that they have worked so hard and so long for. Revere was one of the first communities to put together their program and plan for a Casino at Mohegan Sun. The competitive community in the area has JUST begun to get ready and appears to be laden with issues of environmental concern. REVERE is the best location and the community who went to work immediately to win a casino. REVERE IS READY!!! NOW IS THE TIME FOR REVERE!

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 7:11 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

diana leblanc

**Email**

[dleblanc846@comcast.net](mailto:dleblanc846@comcast.net)

**Phone**

(781)558-1416

**Subject**

casino in revere

**Questions or Comments**

i just wanted to say that it is important to us that it goes through . my husband works at suffolk downs , and we fear that with out this he will become unemployed . it is also a benefit for the city as far as the police, fire and schools that the revenue will bring please say YES

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 7:18 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Thomas Kowalewski

**Email**

[tpkov@comcast.net](mailto:tpkov@comcast.net)

**Phone**

(617)846-9877

**Subject**

Vote yes for the casino in Revere

**Questions or Comments**

I live in Winthrop and it would good for the Town to receive benefits from this Projet ! Everet has not even contacted Winthrop !

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 7:26 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

charles cann

**Email**

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

**Subject**

suffol downs

**Questions or Comments**

I thought that the owners of Suffolk Downs would be true to their word that if one community rejected the casino that they would abandon the idea. Moheghan Sun's proposal will have the same negative effect on East Boston as the first proposal. Atlantic City was negatively affected by casinos and now Trump is closing theirs. There's no easy access to Suffolk Downs and is a bad location for a casino

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 8:26 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

JOHN STELLA

**Email**

[johnstella2@yahoo.com](mailto:johnstella2@yahoo.com)

**Subject**

support revere proposal

**Questions or Comments**

I STRONGLY SUPPORT SUFFOLK DOWNS PROPOSAL TO BUILD A CASINO AND THIS IS EXCELLENT CHOICE AND THIS IS ACCESS TO PUBLIC TRANSPORTATION REQUIRE FEDERAL LAW THAT HANDICAP PEOPLE SHOULD USE PUBLIC TRANSPORTATION ( BLUE LINE) WHEN THEY VISIT CASINO FACILITY AT SUFFOLK DOWNS.

I STRONGLY RECCOMEND YOU TO APPROVE A NEW LICENSE FOR SUFFOLK DOWNS APPLICATION.

THANK YOU FOR YOUR CONSIDERATION.

SINCERELY JOHN STELLA

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 8:36 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Sandra Guthrie

**Email**

[slmg5248@gmail.com](mailto:slmg5248@gmail.com)

**Phone**

(617)217-1872

**Subject**

Mohegan's Proposal

**Questions or Comments**

I have been 100% for the Proposal it's a great economic boost for East Boston! I'm asking for your help in achieving this great opportunity!! Thank You for your support!!!!!!!!!!!!!!!!!!!!!!

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 9:00 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

James Scholten

**Email**

[jrs443@comcast.net](mailto:jrs443@comcast.net)

**Subject**

Support Suffolk Downs

**Questions or Comments**

Suffolk Downs horse racing is a great asset to the state and its economy. Please keep it alive by approving the Mohegan Sun casino.



**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 9:57 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Marie Bright

**Email**

[catman922@aol.com](mailto:catman922@aol.com)

**Phone**

(781)289-6145

**Subject**

Revere vs Everett

**Questions or Comments**

Revere voted for this , so what is the problem?

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 9:57 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Karen Russell

**Email**

[kbr5675@gmail.com](mailto:kbr5675@gmail.com)

**Phone**

(781)438-6588

**Subject**

Mass Casino via Mohegan

**Questions or Comments**

I sure hope this passes. I love Mohegan Casino but I get tired of the drive down CT. It would be so nice if we have one in Revere. It would help the city so much financially. Be nice to keep the Horse track there as well. That would be so cool of both worlds.

**Bresilla, Colette (MGC)**

---

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

**Name**

jeff S.

**Email**

[jeff.r.stephens@gmail.com](mailto:jeff.r.stephens@gmail.com)

**Subject**

Mohegan in revere

**Questions or Comments**

This location makes the most sense and it is inevitable that a casino will come to mass. Just the tax implication alone staying in mass is reason enough. More importantly is the casino to be t accessible and close to the boson area. I am fully expecting this casino to be moving forward and i think the Mohegan people are handling it the best of the bunch. They know New England and already have a relationship with many of their future patrons.

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 10:05 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Jack Callahan

**Email**

[jackcallahan33@gmail.com](mailto:jackcallahan33@gmail.com)

**Phone**

(352)530-1515

**Subject**

APPROVE Suffolk Downs/Mohegan Sun

**Questions or Comments**

Many years ago a politician said "it is all about the economy Stupid"!!!

The same is true today for the Eastern MA casino at Suffolk Downs/Mohegan Sun !!

Help the economy, Help people get quality jobs from a quality employer Mohegan Sun !! It should be all about the Economy and Jobs, Don't be Stupid !!

APPROVE Suffolk Downs/Mohegan Sun ASAP!!!!!!

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 10:11 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Rich DiPrimio

**Email**

[richard\\_diprimio@yahoo.com](mailto:richard_diprimio@yahoo.com)

**Subject**

Mohegan Sun Casino Proposal

**Questions or Comments**

Please approve the Mohegan Sun Casino Proposal for Revere and the Suffolk Downs site. I think that this proposal is the most feasible and the most beneficial for the surrounding communities and for the state of Massachusetts. Appreciate your consideration. Thanks, R

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 10:14 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Michael Casoli

**Email**

[macasoli@comcast.net](mailto:macasoli@comcast.net)

**Phone**

(781)727-1568

**Subject**

Revere Casino proposal

**Questions or Comments**

I own and manage 3 properties in Revere and I am in support of the proposed casino in Revere.

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 10:28 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Joni Lawrence

**Email**

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

**Subject**

Mohegan Sun

**Questions or Comments**

Please, oh please, let gaming come to Massachusetts, especially at the Suffolk Downs location. This would be great, I live in Salem, the North Shore, and I am tired of driving to Connecticut or Rhode Island to lose my money. I would at least like to lose it to the State I live in. Thanks for listening.

**Bresilla, Colette (MGC)**

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

**Name**

velma Emery

**Email**

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

**Phone**

(603)648-2372

**Subject**

Mohegan Sun - Racetrack

**Questions or Comments**

I moved last month to NH in view of the uncertainty of the continuation of racing in Mass. My farm Pembury House of Sutton, MA. was used in the economic study and I have been a Massachusetts thoroughbred breeder since the 80's. I retained land in Sutton, MA. to return to in the event the Mohegan Sun/Suffolk is given the license. I have also bred my best mare to produce a Mass.-bred if racing can continue. I sincerely hope that Mohegan's proposal is accepted since it the only chance for racing to survive.



**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 10:45 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Jadah Carroll

**Email**

[jadahcarroll@yahoo.com](mailto:jadahcarroll@yahoo.com)

**Phone**

(212)393-1114

**Subject**

Casino License

**Questions or Comments**

We are hoping that you will approve the Casino License at Suffolk Downs. I grew up in Revere, had world class entertainment at Revere Beach, and now there is nothing like this. How great it would be to have a beautiful place to go have fun, see great acts, and reap the benefits of job creation in an area that just doesn't seem to get its fair share. Give Revere a good chance. Please.

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 10:49 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Robert Lucchesi

**Email**

[robertlucchesi@msn.com](mailto:robertlucchesi@msn.com)

**Subject**

Suffolk Downs Casino

**Questions or Comments**

I support a casino at Suffolk Downs. I live in the adjacent Beachmont neighborhood and while I think a casino will come with issues - traffic, drunk driving, irresponsible behavior. I recognize that in 2014, Beachmont already has these issues and they are worsening. A casino will give this community a chance at new jobs and a higher standard of living. Without it, we're Lawrence in 10 years. I realize your work will probably be undone by misguided voters in November (only in MA could we spend all the money and effort and insist on nothing to show for it), but I implore you to do what's best for this area and grant Mohegan Sun the casino license. Thank you!

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 11:09 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Emilio Serraino

**Email**

[e.serraino@yahoo.com](mailto:e.serraino@yahoo.com)

**Phone**

(617)306-0642

**Subject**

Mohegan Sun In Revere, MA

**Questions or Comments**

Comments are simple, jobs, jobs and more jobs. Keep money within our own state of Massachusetts instead of going out to other neighboring states. I do hope you read these emails commissioner.

Regards,  
Emilio

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 11:09 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Marge Alberti

**Email**

[Margealberti@gmail.com](mailto:Margealberti@gmail.com)

**Phone**

(781)286-0755

**Subject**

Potential Casino

**Questions or Comments**

Making a choice between the two candidates for the potential casino is relatively easy. Revere is NOT on contaminated landfill; The owner of Suffolk Downs has an excellent reputation...(I won't elaborate)

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 11:15 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

James Fenton

**Email**

[jfenton56@comcast.net](mailto:jfenton56@comcast.net)

**Phone**

(978)501-4123

**Subject**

Support Mohegan Sun & Suffolk Downs!

**Questions or Comments**

Save jobs and Thoroughbred racing in Massachusetts.  
Thanks.

Best Regards,

Jim Fenton

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 11:20 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

David Malaro

**Email**

[dmaloro24@comcast.net](mailto:dmaloro24@comcast.net)

**Phone**

(781)289-4643

**Subject**

Eastern MA Casino location

**Questions or Comments**

Commission Members:

I am writing to support locating the eastern Massachusetts casino in Revere, MA. I am a Revere resident with a home in the Beachmont area of Revere. Thus, I live within walking distance of where the casino would be located.

My wife and I are not gamblers and thus I doubt I will ever be in the casino except, perhaps, to look around and see what it looks like. But my wife and I do visit Suffolk Downs Racetrack numerous times during the summer. As I mentioned, we are not big gamblers. The last time at the track I bet only one race - two dollars to win. (Unfortunately, my horse came in fifth - out of six. You can see why I don't bet often!). But my wife loves horses and it is wonderful to have thoroughbred racing right here in Revere. This, as you know, will be lost if the casino is located in Everett, rather than Revere. Also, we have come to know a number of people who work at Suffolk Downs. They, and many others like them, will lose their jobs if the racetrack is forced to close.

I hope the continued existence of a historic racetrack, along with all the jobs attached to that endeavor, weighs heavily in your decision of casino placement and you choose Revere for the eastern Massachusetts site.

Sincerely,

David A. Malaro  
10 Nerious Ave., Revere, MA

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 11:25 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Gay Ryan

**Email**

[chickyryan@yahoo.com](mailto:chickyryan@yahoo.com)

**Subject**

Mohegan Sun proposal

**Questions or Comments**

I think the commission should consider the Mohegan Sun proposal for Suffolk Downs. We do not need another vacant business and 500 people out of jobs. We need jobs, and I believe the proposal will bring more business to the surrounding cities and towns.

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 11:28 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Greg Andrus

**Email**

[Greg.andrus08@gmail.com](mailto:Greg.andrus08@gmail.com)

**Phone**

(203)980-3038

**Subject**

Mohegan sun deserved the gaming license!

**Questions or Comments**

I frequently drive down to Mohegan sun in CT and I can't tell you how beneficial it would be for MA to have one. Between all the forms of shopping, concerts, games, and activities they offer in combination with all of the jobs they will be creating and the money they will be bringing in towards new construction and for schools in the area is phenomenal! On top of that, just think of all of the tourism the state of the art facility will bring in!  
Thank you!



**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 11:39 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

john rosselle

**Email**

[sunglo@windstream.net](mailto:sunglo@windstream.net)

**Phone**

(352)591-0824

**Subject**

horse racing

**Questions or Comments**

I believe horse racing will be good for Revere and Mass.

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 11:41 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

JoAnn Bertolino

**Email**

[Momjoann3@aol.com](mailto:Momjoann3@aol.com)

**Phone**

(617)646-9406

**Subject**

Suffolk Downs / Mohegan Sun

**Questions or Comments**

I am in total agreement of Mohegan Suns request to put a casino at Suffolk Downs. Their Casino in Conneticut is a pleasure to go to. They are a well run and is a highly respected company. I truly hope your decision is in favor of giving the Casino Licience to Mohegan Sun  
Sincerely JoAnn Bertolino

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 11:44 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Mary Robblee

**Email**

[mrobb48@aol.com](mailto:mrobb48@aol.com)

**Phone**

(781)231-0423

**Subject**

Mohegan Sun Resort

**Questions or Comments**

Dear Commissioners,  
As a life long resident of Lynn and Saugus I wish to show support for Mohegan Sun and the Suffolk Downs Race Track. I am neither a racing or gambling fan. With that said I wish to see the historic track remain open. Mohegan Sun has operated their gambling casino's and resorts with a minimum of negative newsworthy events. Mohegan Sun is a New England Company with Native American ties to all of the communities in New England. The impact of the casino will have no more impact than the new WalMart on Rt 1 or any new business or residence to be located in the Rt 1 corridor between Revere and Saugus or the empty Hilltop Steakhouse. Many jobs will be created from management to service workers and part time for recent baby boomer retirees,  
Please take these comments into your decision.  
Regards,  
Mary Robblee

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Sunday, August 10, 2014 11:51 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Ronda Ford

**Email**

[r.ford43@yahoo.com](mailto:r.ford43@yahoo.com)

**Phone**

(978)595-4017

**Subject**

VOTEING no to a casino

**Questions or Comments**

I believe the city of Revere is not a city FOR a casino it is a small family fun city A ALL SEASON STATE OF ART AMUSEMENT PARK AND IT WILL DRAW THE SAME MONEY TO REVERE IF NOT MORE FOR FAMILIES A CASINO WILL DESTROY THE CITY AND BANKRUPT THE CITY ONLY REASON IT GOT THIS FAR IS DUE TO THE MAYOR BEING A GAMBLER WHICH IS NOT A GREAT THOUGHT HE WOULD USE HIS STATUS TO FORCE THE RESIDENTS TO HAVE SOMETHING THEY DO NOT APPROVE OF AND GAMBLING IS A ADDICTION JUST LIKE DRUGS AND DRINKING SO THE COMBINATION OF ALL 3 IN A SMALL COMMUNITY IN THE MIDDLE OF 5 SCHOOLS AREAS AND AND YOU CAN DRESS IT UP ANY WHICH WAY YOU WOULD LIKE IT COMES BACK DOWN TO THE SAME THING LOSS FOR THE CITY OF REVERE THROUGH ENJOYMENT COMFORT SECURITY AND SAFETY PLEASE AS A PERSON THAT CARES FOR EAST BOSTON AND REVERE DO NOT ALLOW A CASINO THERE ARE LARGER AREAS CLOSER NOR! TH IF NEEDED OR WANTED EASTBOSTON AND REVERE NEEDS A PLACE THAT BRINGS FAMILIES TOGETHER NOT FURTHER APART THANK YOU

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Saturday, August 09, 2014 2:33 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Mark Cheever

**Email**

[cheeve@comcast.net](mailto:cheeve@comcast.net)

**Phone**

(978)621-2970

**Subject**

Mohegan Sun

**Questions or Comments**

I think Suffolk downs and Mohegan Sun are a perfect fit for Massachusetts with jobs and benefits for the surrounding cities.  
Please consider  
Mark Cheever  
8 ILA Rd  
Saugus, MA 01906



SMART GROWTH AND REGIONAL COLLABORATION

**MEMORANDUM**

**FROM: MARC DRAISEN, EXECUTIVE DIRECTOR  
METROPOLITAN AREA PLANNING COUNCIL**

**TO: MASSACHUSETTS GAMING COMMISSION**

**SUBJECT: COMMENTS ON PROPOSED BOSTON AREA (REGION A) CASINO LOCATIONS IN  
EVERETT (WYNN) AND REVERE (MOHEGAN SUN)**

**DATE: AUGUST 6, 2014**

The Metropolitan Area Planning Council (MAPC) regularly reviews development proposals deemed to have regional impacts. The purpose of such reviews is to promote consistency of the proposed development with the goals of *MetroFuture*, the regional policy plan for the Boston metropolitan area, which was adopted in 2008; the Commonwealth's Sustainable Development Principles; the GreenDOT initiative; as well as decreasing adverse impacts on the local and regional environment.

In this memorandum, MAPC does not take a position on the merits of casino gambling. Nor do we suggest a preference for either of the two proposals, since the Massachusetts Gaming Commission (MGC) must make that choice based on a wide array of issues that extend far beyond the land use and transportation impacts assessed in this memorandum. In addition, MAPC recognizes that the citizens of Massachusetts will have the ultimate decision-making power when they vote in referendum this fall to determine if expanded gaming, including casinos, will be allowed in the state.

For full disclosure, I note that MAPC has performed casino-related work for the municipalities of Chelsea, Somerville, and Winthrop at their request, in order to assist them in the development of Surrounding Community Agreements (SCAs) with one or both of the applicants. (We were remunerated for the work in Somerville and Winthrop, but not in the case of our work in Chelsea.)

MAPC seeks to inform the MGC's overall decision-making process by providing information and analysis in three ways:

- 1) assessing land use and transportation impacts of the two proposed developments;
- 2) assessing whether the proposals and community agreements thus far achieved will adequately mitigate those impacts; and, finally,
- 3) indicating whether the projects will interfere with existing development or preservation plans already adopted by the Host or Surrounding Communities.

Wynn MA LLC (Wynn) is proposing the construction of a resort casino in Everett, which will comprise approximately 1.4 million square feet of gross floor area, excluding structured parking. The project includes a 504-room hotel and a gaming facility with 4,160 gaming positions. Other features include retail space, eight restaurants, a nightclub, convention and meeting space, a spa and gym, as well as an atrium garden. The project is located on approximately 33.9 acres on Horizon Way off Lower Broadway (Route 99) in Everett and abuts Route 99, a major commuter route that provides connections to numerous regional and interstate highways. It is also located within a major transit corridor in close proximity to two MBTA Orange Line stations, Sullivan Square and Wellington, and a number of bus routes. The proposed Wynn site is currently a blighted and environmentally contaminated waterfront brownfield that has sat dormant for many years. The proponent will assume

responsibility for the brownfield cleanup, which will be completed before project occupancy and require remediation of contaminated soil.

Mohegan Sun MA LLC (Mohegan Sun) is proposing a resort casino that will include 5,000 gaming positions, 450-550 rooms in two hotels, meeting/entertainment space, restaurants, a spa, and retail on a 39.7 acre site. The project site is located off Route 1A and Winthrop Avenue in Revere, and is immediately adjacent to the MBTA's Blue Line Beachmont Station as well as the Suffolk Downs Racetrack. In total, the project will comprise approximately 965,000 square feet of gross floor area, excluding structured parking. Suffolk Downs Racetrack's horse stable barns currently occupy the majority of the land proposed for the Mohegan Sun development. These horse barns will be removed as part of site preparation. In a separate project, a new stabling area is proposed on the Boston portion of the Suffolk Downs property.

From a land use perspective, many aspects of the two proposals are comparable. The scale of the facilities, number of employees, gaming positions, hotel rooms, and parking spaces are within similar orders of magnitude. Both proponents are proposing to undertake significant on-site and off-site infrastructure and transportation improvements in order to mitigate the impacts of the proposed developments. While the two projects are sited within future storm surge zones, both address this issue by placing non-critical facilities on the lower levels of the development.

While there are many similarities between the two projects, there are some significant differences. This memorandum highlights the differences between these two proposals and encourages the MGC to consider seriously both land use and transportation impacts when determining which site (if either) will be granted the Category 1 Gaming License for Region A (Eastern Massachusetts).

MAPC includes in this analysis our opinion on whether the proponent will adequately mitigate the negative impacts of the development. It is one thing if a development generates negative impacts that largely will be mitigated by actions of the proponent; it is quite another if these negative impacts will not (or, in some cases, cannot) be mitigated. MAPC's purpose in laying out impacts that are mitigated insufficiently (or not mitigated at all) is two-fold:

- 1) to encourage the MGC to place conditions on the approval of the selected gaming facility requiring the proponent to improve or expand mitigation in specific and effective ways, and
- 2) to indicate issues that the MGC must be ready to address through the Community Mitigation Fund (CMF) once the selected casino opens.

We wish to emphasize that land use and transportation impacts are not minor and ancillary issues in approving a major development proposal; rather, they will have significant effects on the users of the facility, the Host and Surrounding Communities, the residents of those cities and towns, local businesses, and people who travel into or through those communities.

Furthermore, while it is common to suppose that mitigation can be left to the MEPA process, we emphasize that many categories of impact fall beyond the range of impacts covered under the MEPA statute (housing, public safety, and gambling addiction, to name only a few). Therefore, the responsibility for mitigation in regard to such impacts falls to the MGC.

We respectfully suggest that these impacts – especially negative impacts which might be insufficiently mitigated – should play a critical role in your deliberations.

What are the major transportation and land use impacts of the casino proposals?

**Impact #1: Traffic congestion. Advantage: Mohegan Sun**

The transportation network will shoulder the greatest impact of the proposed casinos. Acknowledging that the casino developments will increase roadway congestion, both projects have outlined steps to improve the roadway network, to reduce the number of single-occupant vehicles (SOV), to establish better transit connections, to provide private shuttle buses for patrons and employees, and to enhance water, bicycle, and pedestrian access to the sites.

The proposed casinos are at different stages in the MEPA process. However, in both cases the Secretary of Energy and Environmental Affairs has issued Certificates that contain detailed reviews and scopes outlining specific roadway improvements that must be designed and constructed by the proponents, as well as specific roadway projects to which the proponents must contribute design funds. Since the Wynn proposal is more advanced in the MEPA process, specific improvements and design-fund obligations are proposed in the recently-issued Final Environmental Impact Report (FEIR). While the improvements related to the Mohegan Sun proposal have yet to be finalized, additional details are presented in the recently-released Supplemental Draft Environmental Impact Report (SDEIR); in particular, the proponent is working closely with the Massachusetts Department of Transportation (MassDOT) on a design for improving the Route 1A and Boardman Street intersection.

From MAPC's perspective, congestion at the Exit 28 ramp on I-93 and congestion through Sullivan Square are the biggest concerns in terms of traffic impacts for the Wynn site. I-93, a major interstate highway, serves as the main access point in and out of Boston from the north, and also serves the Sullivan Square area, and major economic development sites in Somerville (Inner Belt and Assembly Square). Sixty-three percent of all automotive trips by patrons are projected to access the site via Sullivan Square. Much of the proponent's proposed traffic mitigation focuses on Route 16 (Santilli Circle, Wellington Circle, and Sweetser Circle), a critical corridor that provides regional and local connections. The proponent also proposes to make changes to Route 99. While the proponent does propose to reconstruct Cambridge Street between its intersection with Ramp C-L and its intersection with Sullivan Square/Maffa Way, we have serious concerns regarding the overall mitigation program for Sullivan Square and Rutherford Avenue.

Boston has developed a long-term vision for Sullivan Square in which both residential and commercial density will be increased, the Square will become more friendly to bicyclists and pedestrians, the area will be more walkable, and the intensity of connections with the Sullivan Square MBTA station will be increased and improved. This vision assumes a reduction in auto capacity on Rutherford Avenue, freeing up land for bike paths and green space. This urban land use vision was developed over several years through a comprehensive community-based planning process, in part funded by MAPC through the Sustainable Communities Regional Planning Grant awarded by the US Department of Housing and Urban Development.

Boston's vision for Sullivan Square – which is highly consistent with the regional plan, *MetroFuture*, and which will generate numerous benefits for Boston, Everett, and Somerville, will likely be compromised by the increase in vehicular traffic associated with the Wynn casino. The plans presented to date do not adequately mitigate these negative impacts, and MAPC considers it unlikely that any reasonable mitigation package could provide an adequate solution to this problem. We urge the MGC to consider the impacts on Sullivan Square very seriously in deliberating on the Wynn casino location.



To a lesser degree, similar impacts will affect the Assembly Row and Inner Belt development sites in Somerville. The Assembly Row development is well underway and the Inner Belt development is in the planning stages. Significant federal and state investments have already been made to support and enable these developments to come to fruition. These new investments include a new Orange Line station and the planned extension of the Green Line to Route 16.

For the Mohegan Sun site, a serious concern is whether congestion could back up into the Ted Williams Tunnel. If this occurs, there would be significant delays to access Logan Airport and for regional vehicular movements headed north of Boston. The SDEIR recognizes that the Tunnel currently experiences congestion during the PM peak period. At MassDOT's request, the proponent has proposed suggestions to improve tunnel performance. One proposal is to change the pavement marking plan within the section outside of the Tunnel (the Connector "Boat Section"), effectively extending the South Boston on-ramp lane. It is important that the proponent continue to work with MassDOT and the City of Boston to implement a mitigation program that will alleviate traffic entering the Ted Williams Tunnel. MAPC is concerned that the developer's SCA with the City of Boston does not outline any funded mitigation commitments related to traffic and delays at the Ted Williams Tunnel. Mohegan Sun's SDEIR also does not outline funding mitigation commitments to manage traffic at this location.

With almost 70 percent of vehicle trips projected to approach Mohegan Sun through the already congested and inefficient Boardman Street intersection, it is critical that roadway improvements be made to this section of Route 1A. This has been a focal point of the proponent, who has made commitments to improve Route 1A in their Host Community Agreement (HCA) with the City of Revere and in certain SCAs. Ongoing discussions with MassDOT are taking place to select one of two roadway improvement options – a flyover solution (Option 8N) or an at-grade solution (Option 11).

**Impact #2: Public transportation. Advantage: Mohegan Sun**

While both projects outline extensive public transportation programs as a means to lower SOV travel to the proposed development locations and intend to provide shuttle access to the MBTA for both employees and patrons, public transit access to the site is more advantageous for the proposed Mohegan Sun location.

Both projects outline extensive public transportation programs, forecast similar mode shares for public transit (bus and subway) access (an estimated 10% for patrons and 30% for employees), and have MBTA bus stops nearby. The Mohegan Sun proposal has the advantage of direct proximity to the Blue Line's Beachmont Station, which is immediately adjacent to the site. By contrast, users of the Orange Line will need to transfer to shuttles provided by the proponent at Wellington and Malden Stations in order to reach the site itself, most likely increasing travel times, and making the projected mode shares more difficult to attain.

**Impact #3: Proponent Funded Private Shuttles. Advantage: Wynn**

Both projects will dedicate most on-site parking to patrons, requiring most employees to access the casino sites by public transportation or shuttle services provided by the proponent. While both casino developments have presented shuttle programs for employees and patrons, the Wynn proposal is significantly more advanced.

Wynn's shuttle program proposes a comprehensive network of shuttle routes to serve patrons and employees while discouraging automobile use. Specifically, Wynn outlines four different types of shuttle services that will all run for extended periods of time and have frequent headways. The four

shuttle services are: Patron Orange Line Shuttle Service, Employee Shuttle Buses, Premium Park & Ride, and a Neighborhood Shuttle. As mentioned in the FEIR, the proponent commits to allocate over \$7 million annually to operate the four shuttles. Moreover, Wynn plans to designate spaces for employee parking at existing parking facilities in Medford and Malden, which is outlined in the SCAs. Wynn has also indicated that developing lease agreements for both locations is well underway. Designating off-site employee parking is also planned in Everett but details still need to be finalized.

To minimize automobile trips to the Mohegan Sun site, the proponent discusses a High Occupancy Vehicle (HOV) Shuttle Plan which will intercept employees commuting to the casino at key regional locations and transit hubs, such as commuter rail stations or park-and-ride locations, and at other yet-to-be-identified geographically dispersed satellite locations. Mohegan Sun acknowledges in their SDEIR that the HOV Shuttle Plan is still being developed.

In addition to and separate from the HOV Shuttle Plan, Mohegan Sun proposes a flexible shuttle system. Three separate routes have been preliminarily selected to comprise the flexible shuttle system: Maverick Square, Back Bay, and the Seaport/Theater Districts. Both the HOV Shuttle Plan and the flexible shuttle system will be implemented and operated by a third-party contractor. To ensure that the contractors select "interceptor" locations and schedule line runs effectively and seamlessly, the contracts will be performance-based.

Mohegan Sun's SDEIR also briefly mentions plans for a ground shuttle to and from Logan Airport. It is important to note that the SDEIR does not specify monetary commitments for any of these shuttle services in the SDEIR's Proposed Section 61 Findings and Mitigation Section.

Wynn proposes a robust water shuttle service. Specifically, the proponent plans to design and construct a water taxi/shuttle dock that will be available as a new stop for water transportation routes and will be located at the project site. The proponent proposes a water shuttle service with stops in Downtown Boston (Long Wharf or Rowe's Wharf) and South Boston (World Trade Center), with potential for expansion to other Boston Inner Harbor locations. Custom boats will be built by the proponent to ensure that they can pass under the Alford Street Bridge without requiring it to open. The Wynn FEIR forecasts that 6% of patrons and 3% of employees will initially use water transportation services to access the site. Even though there is no water transportation dock (existing or feasible) in proximity of the Mohegan Sun site, the proponent does outline some commitments to advance water transportation as an alternative mode.

Mohegan Sun supports the City of Boston's vision to enhance water transportation options to East Boston by instituting regular water shuttle service between the South Boston and East Boston (at Maverick Square) waterfronts. Mohegan Sun also plans to run a patron HOV shuttle between Maverick Square and the project site. The proponent will also support the Town of Winthrop's water shuttle transportation program and indicates that they will work with DCR to improve linkages between the Revere Beach Reservation and the Boston Harbor Islands.

#### **Impact #4: Transportation Monitoring and Reporting. Advantage: Wynn**

The Wynn FEIR outlines an extensive and thorough post-development transportation monitoring and reporting program. The proponent has committed to conducting regular monitoring and reporting of transportation mode shares and adjusting the project's alternative transportation services and transportation demand management (TDM) programs as necessary. Completed at the proponent's expense for a period of five years after full occupancy, the monitoring and reporting program will include annual data collection of traffic counts, parking, public transportation, and travel modes. The proponent indicates that the reporting structure will assist in measuring achievement of the project's

mode share goals, which are that no more than 71% of patrons and 41% of employees arrive by automobile. The proponent also proposes that corrective measures will be undertaken by the proponent if the monitoring indicates there are operational deficiencies and if either of the following conditions apply: 1) traffic volumes for the project exceed 110% of the projected values or 2) the distribution of project-related traffic from the project site entrance to the roadway network varies by more than 10% of the trip assignment assumed for the project.

On the other hand, Mohegan Sun's monitoring and reporting program is less advanced. While the SDEIR mentions conducting transportation monitoring and issuing an annual report, no details are provided. The SDEIR does state that TDM commitments, including specific elements of a traffic and transportation monitoring program, will be developed in collaboration with MassDOT and committed to in the Section 61 findings. The proponent also acknowledges that employee and patron mode share will be evaluated and monitoring of assumptions and effectiveness of TDM strategies will be discussed with MassDOT.

#### **Impact #5: Economic and Community Benefits. Advantage: Mohegan Sun**

Both casino proponents outline a series of measures that are meant to mitigate potential negative economic impacts caused by the gaming facilities, and to provide an array of community benefits. Such commitments can be important in a number of ways, but especially to off-set some of the potential adverse impacts of the gaming facilities on the economy of Host and Surrounding Communities.

##### *Local Business Expenditures*

Each proponent has pledged to purchase goods and services from local businesses. However, these commitments are somewhat vague for a variety of reasons. First of all, in regard to Mohegan Sun, it is not possible, with certainty, to sum the amounts pledged, because we do not know if local commitments are *part of or in addition to* regional commitments. Wynn has also included \$15 million in local business expenditures as part of its Best and Final Offer (BAFO) to Boston, but this Offer awaits action by the MGC to establish the terms of an agreement between Wynn and Boston. Finally, all of the commitments (for both proposals) pledge to use best efforts to expend funds within these communities; they are not formal firm commitments.

Nevertheless, if one sums the local (not regional) expenditures committed to each community in the HCAs and SCAs, along with Wynn's separate written commitment to purchase \$10 million from vendors located in Everett, and Wynn's BAFO commitment to Boston, then the totals appear to be on the same order of magnitude, at \$62.5 million for Mohegan Sun and \$57.5 million for Wynn.

MAPC therefore suggests that, first of all, the MGC should ascertain the exact amount of the commitments by resolving the issues described above. Secondly, in its approval of the gaming license, the MGC should add conditions that would require the tracking and reporting of these expenditure commitments, and a means for the MGC to take action if the goals are not being met. Finally, MAPC also suggests that the MGC may wish to consider whether the gaming license approval should include any language to ensure that these pledges for local purchasing would include not only the proponent, but also any partners or subsidiaries that might be involved in meeting these commitments.

##### *Local and Minority Hiring*

Of the two proponents, Mohegan Sun is more specific on local hiring preference as well as its commitment to market to and hire minority, women-owned and veteran-owned businesses, stating percentages for hiring from Revere and Chelsea for construction jobs as well as ensuring that 25% of

the construction jobs will go to minorities and 10% will go to women. Mohegan Sun also ensures that specific percentages of permanent jobs will be filled by residents of Revere, Chelsea, and the 15-mile region around Revere City Hall. Wynn provides a hierarchy of preference for hiring local workers and states it will use union labor for construction and will make an effort to utilize Minority Business Enterprises and Women Business Enterprises. MAPC is aware that a draft diversity plan has recently been developed by Wynn and we hope that it is finalized soon.

#### *Workforce Development*

Both proponents make various references to job training and local economic development. Wynn's agreements reference coordination with local Chambers of Commerce to help get the word out about job and vendor fairs. In its agreement with Cambridge, Wynn included a commitment to coordinate with the Cambridge Office of Tourism and Cambridge Local First. It also included a commitment to work with Cambridge Rindge and Latin School's culinary program. Wynn's commitments under the SCAs also included allocations for business development programs.

Mohegan Sun's agreements indicate a commitment to workforce development by referencing job readiness programs in Chelsea and Somerville. They also commit to supporting economic development by contributing to Winthrop's Business Improvement District. Most significantly, Boston's SCA with Mohegan Sun indicates that the Community Impact Fees can be spent on such issues as education partnerships with local community colleges, hospitality and other job training, projects of the Mayor's Office of Art and Tourism (especially for programs in East Boston), and other small and local business assistance. This SCA also designates funds from the up-front \$30 million Community Capital Projects Fee to be used to support local businesses through the East Boston Neighborhood Business Association.

#### *Ancillary Development*

A key question in analyzing the economic benefits of a development is the ancillary development it might help to spur, and the jobs and tax revenue that might be generated by that ancillary growth. As identified in a review of literature, ancillary commercial development around resort casinos is typically limited due to the business model/design of these developments, which typically provide a complete consumer experience with gaming, shopping, dining and lodging all incorporated within an enclosed space. However, according to the literature, some communities did experience ancillary hotel and convenience retail development, mostly along access routes to the facilities. Although both the Wynn and Mohegan Sun proposals offer some opportunities for ancillary redevelopment adjacent to the facilities, the Mohegan Sun proposal appears to have an advantage given its immediate access to public transit.

Should ancillary development occur in the vicinity of the Mohegan Sun proposal, customers could avoid potential roadway congestion via direct transit service to and from the casino facility, Logan Airport, the City of Boston, and Revere Beach. Additionally, while land directly adjacent to the Mohegan Sun project, both in Revere and Boston, presents an opportunity for ancillary development, additional opportunities are also found along nearby Revere Beach. As highlighted earlier, ongoing planning by the City of Revere has identified numerous sites for potential development, including retail and hotel development less than one mile (and one or two Blue Line stops away) from the proposed casino, including at Southern Revere Beach and the former Wonderland Race Track. The Mohegan Sun development could serve as a catalyst for redevelopment of these areas.

For the Wynn development, although access concerns including congestion and lack of direct public transit would not preclude additional development adjacent or proximate to the Wynn site, it could alter the type of opportunities in Everett, and potentially limit opportunities in neighboring Boston. While the Wynn project is generally consistent with the City of Everett's vision for a mixed-use Lower

Broadway Corridor, it would likely change the opportunities in areas directly adjacent to the site (e.g., more hotels, less neighborhood-serving retail or employment). However, as highlighted earlier in this memorandum, Boston's vision for nearby Sullivan Square as a more walkable, bicycle-friendly, better connected area with increased residential and commercial densities would likely be compromised due to increased traffic and congestion, thus diminishing the economic potential of the area.

#### *Community Benefits*

Mohegan Sun has negotiated roughly twice as many agreements as Wynn, and the total amount of annual payments to the communities under these agreements is significantly higher for Mohegan Sun (approximately \$50 million) versus Wynn (approximately \$31 million), even including Wynn's BAFO to Boston. On the other hand, while all of the HCAs and SCAs tend to assign money to broad categories of activities, Wynn's agreements tend to have more specificity than those of Mohegan Sun. Generally speaking, MAPC believes that many of the payments in these agreements – whether they are made to the municipalities or other entities – will have a positive economic benefit, either direct or indirect, on the Host and Surrounding Communities.

#### **Impact #6: Environmental impacts. Advantage: Wynn**

From an environmental perspective, Wynn's proposed design scenario would have significant environmental benefits. The first is the redevelopment of a brownfield site, which in its current state, is an impediment to any redevelopment and negatively impacts the Mystic River's water quality due to environmental toxins and pollutants. The regional importance of eliminating this major brownfield site should not be underestimated, especially because it has remained undeveloped for so many years. Any future developer would need to devote major resources to the clean-up, or to depend at least in part upon government subsidy.

Redevelopment of the Wynn site also has the beneficial result of constructing required public access on the Chapter 91 tidelands: a trail will connect with other existing and proposed trail segments to produce a continuous network along the lower Mystic, bringing a significant resource (the river) to an urban population that has a lack of existing parks and open space and access to natural resources. The proposed establishment of an oyster reef in the Mystic River as part of the Wynn proposal would, if successfully established, also benefit water quality. Proposing to establish private dockage and providing a direct water shuttle service to the casino will further activate both the waterfront and river and help to improve the image of the Mystic River as more of a community asset.

While the Wynn project is located outside the 100-year floodplain, Mohegan Sun proposes to construct its facility within the 100 year flood plain and proximate to Sales Creek and Rumney Marsh, areas which include a portion of the Rumney Marshes Area of Critical Environmental Concern (ACEC). The Mohegan Sun project plans to provide compensatory flood storage in accordance with the Wetlands Protection Act regulations to offset and mitigate work in the 100-year floodplain. Furthermore, the Mohegan Sun project fully complies with the applicable Wetlands Protection Act performance standards relative to construction work in an ACEC.

#### **Impact #7: Bicycle and pedestrian infrastructure. Advantage: Both proposals equally advantageous**

MAPC is a consistent promoter of alternative modes of transportation, including bicycle and pedestrian facilities, as a means of lessening dependence upon SOV. MAPC is pleased that both proposals incorporate significant, and comparable, improvements to bicycle and pedestrian facilities in and around their proposed gaming facilities. The roadway improvements proposed by both proponents include changes that will accommodate pedestrians and bicyclists. In general these

changes include improvements to crosswalks, signal timings, bicycle lanes, and the installation of medians along key roadways and at critical intersections and rotaries.

Mohegan Sun plans to provide on-street bicycle accommodations to connect Constitution Beach, Belle Isle Marsh, and Revere Beach along the Bennington Street corridor. Wynn plans to provide a bicycle and pedestrian path along the waterfront, connecting the project site to existing trails in DCR's Gateway Park, which is located on the west side of the commuter rail tracks. The Wynn project's harborwalk will also connect to the proponent's planned pedestrian and bicycle facilities along Broadway (Route 99). If determined to be feasible, MAPC is pleased that Wynn intends to provide one Hubway bicycle sharing station on-site and Mohegan Sun has committed to provide accommodations for two.

**Impact #8: MBTA Maintenance Facility. (This is a concern regarding the Wynn proposal, and not a comparable matter.)**

The MBTA's Bus Maintenance Facility adjacent to the Wynn site is an essential back shop for MBTA services and operations. The MEPA Certificate points out the importance of the Maintenance Facility, which is also acknowledged in the proponent's FEIR. The FEIR outlines two proposed vehicular access plans – a Primary Site Access Plan and an Alternate Site Access Plan. The Primary Site Access Plan will necessitate vehicular access changes, land acquisition, and other infrastructure improvements at the Maintenance Facility that will need to be coordinated with the MBTA. The Alternate Site Access Plan would locate the project's driveway along the existing Horizon Way and would require minor modifications to the MBTA Maintenance Facility's access. The FEIR has indicated that discussions among the proponent, the MBTA, MassDOT, and the City of Everett regarding the design of a final Site Access Plan are ongoing. Regardless of which Site Access Plan is selected, it is imperative that the MBTA Maintenance Facility remain accessible and available at all times for MBTA use and that truck and shuttle bus connections to the project site be mitigated and not hinder area MBTA bus service and vehicular access.

**What impacts are left unmitigated or inadequately mitigated, and might therefore cause a future request to the Community Mitigation Fund?**

Both proponents, of course, have reached HCAs with their Host Communities. Mohegan Sun has reached accord on 12 SCAs, all of which were achieved voluntarily between the municipalities and the proponent. Wynn has executed 5 SCAs, two of which required arbitration. Collectively, these agreements reflect the proponents' efforts to address impacts of their facilities on nearby communities. (At this time, Wynn has put forward a BAFO for an SCA with Boston, but Boston is opting to allow the MGC to determine a community impact arrangement outside of the formal arbitration process.)

While we are pleased that so many communities have entered into HCAs and SCAs, the reality is that the agreements themselves frequently lack specificity in regard to mitigating individual impacts. Most of the agreements focus on payments to municipalities or third parties, without clearly explaining how and when these funds will be used, and whether they are even tied to the mitigation of negative impacts. This lack of specificity is especially problematic in regard to impacts that may occur over a long period of time and are not amenable to a "one shot" solution at the point of development, and in regard to unidentified impacts, which may crop up during development or further down the road.

This section of MAPC's memorandum provides information on areas where the HCAs and SCAs are lacking in providing for appropriate mitigation. We encourage the MGC to examine the agreements and to add more specific conditions to the Category 1 Gaming License, to ensure that the best provisions are implemented for all communities, and/or to otherwise be ready to utilize the Community Mitigation Fund (CMF) to address non-mitigated impacts. Since Mohegan Sun has reached agreements with more communities, more communities will be at the table when and if disbursements from the CMF are discussed for impacts that were either unanticipated or inadequately mitigated.

### ***Public Safety and Gambling***

A few of the agreements address public safety (police, fire, EMS) issues specifically (e.g., Revere HCA, Winthrop SCA). The Boston SCA with Mohegan Sun also specifies that the one of the potential uses for the \$18 million annual Community Impact Fee is public safety, including a long list of potential uses for the Police Department, Fire Department and Emergency Medical Services. Most agreements, however, do not address public safety in any significant way.

Similarly, although there is a separate fund to address problem gambling established by statute, most of the agreements did not provide significant specificity on this issue. One exception was Chelsea's agreement with Mohegan Sun, which included reference to services that would be tailored to the cultural and geographic needs of the city, including the provision of services in Spanish.

Another exception was the Boston SCA with Mohegan Sun, which included construction of a new Addiction Resource Center in East Boston, as well as funding to supplement existing anti-addiction programs, as potential uses for the \$18 million annual Community Impact Fee. Boston's SCA also includes a series of actions that the proponent will undertake to address the issue of problem gambling. Wynn's SCA with Cambridge also references access to responsible gambling resources for Cambridge residents. Mohegan Sun's SCA with Somerville addresses Somerville's casino development concerns by agreeing that no shuttle stops and mass mailings from the casino would occur in Somerville. However, as with public safety, most of the remaining agreements do not address compulsive gambling in any significant way.

The MGC should not allow these significant gaps to stand. Either through conditions placed on the approval of the License, or through the CMF (or through both mechanisms), the MGC should require the successful proponent to address public safety and gambling addiction concerns through specific mitigation measures, backed up by actual monetary commitments, in both Host and Surrounding Communities.

### ***Housing***

MAPC notes that only two of the SCAs address in any significant manner the issue of impacts to the availability of housing, including housing affordable to casino employees. The development of major facilities such as casinos, along with ancillary development that the casinos are likely to spur, will have an overall inflationary impact on the rents and sales prices in the Host and Surrounding Communities.

We recognize that in many parts of the country, increased sales prices and rents are seen as a positive, especially in depressed markets where many casinos are located. However, in Eastern Massachusetts, housing prices are already inflated, and major developments almost always contribute to further price escalation, which causes low and moderate income renters to lose their

apartments, and makes it virtually impossible for low and moderate income homebuyers to purchase a home in these communities.

It is essential that the successful casino licensee contribute a reasonable amount of funds to help preserve existing affordable housing and/or spur the development of additional deed-restricted affordable housing in the Host and Surrounding Communities.

Without such efforts at preservation and increased production, housing costs will continue to rise and displacement of working families will accelerate. This is an economic and social impact factor as great as any other being addressed by the MGC. The casino proponents have made only very limited commitments to assist in the preservation or creation of affordable housing for existing or future residents of the communities, or even for casino employees. One example is the commitment in the Winthrop SCA for Mohegan Sun to provide \$100,000 annually to Community Action Programs Inner City (CAPIC) for social services programs. Although CAPIC is primarily a housing support organization, job readiness programs are specifically cited in the commitment, so it is unclear whether any of these funds will assist in the housing arena. In any event, the amount committed is very small.

The other effort to address affordable housing is found in the Boston SCA with Mohegan Sun, which sets aside \$500,000 annually for a Housing Fund to provide \$10,000 grants (repayable upon future sale of the house) to East Boston residents for purchase of their first home in East Boston.

There are numerous other ways in which the successful casino licensee could help to assist in the preservation or creation of affordable housing. MAPC would be glad to discuss these mechanisms with the MGC, and we hope the Commission will stand ready to ensure that this critical issue is addressed.

### ***Public Transportation***

MAPC believes strongly that transportation impact mitigation should not be limited solely to roadways. Each casino proposal has a public transportation component as part of their site design, which will result in increased demand on MBTA service. While the proponents have conducted analyses that indicate MBTA service will not significantly exceed capacity, that is hardly an assurance of optimal performance. MAPC believes these services will be strained by the substantial addition of new passengers, especially at peak times. To off-set this impact, each proponent should partner with the MBTA by contributing to the both the operating and maintenance costs of area bus and subway lines in amounts that are reasonably related to the additional demand of the project.

Since such a partnership is not apparent in existing commitments, the MGC should use its influence to assure such a commitment on the part of the successful licensee.

### ***Roadway Improvements***

In the case of roadway improvements, Wynn intends to contribute some funds for study, design and construction of Wellington Circle, Santilli Circle, Sweetser Circle, Bell Circle, I-93 Exit 28 off-ramp, and to contribute to the study of the Sullivan Square design. However, additional funds are needed for final design and construction at each of these locations. Although the need for these improvements is not entirely related to the casino development, the need is increased due to the casino, and some additional portion of the cost should be borne by the proponent.

In the case of the roadway improvements associated with the Mohegan Sun proposal, the specifics are less defined at this time as the proponent is still working with MassDOT to refine the preferred



alternative for the Route 1A improvements. Therefore, we do not yet know the degree to which the proponent will contribute to design or build the improvements. Mohegan Sun traffic will also impact Route 16 and Route 60, and therefore the proponent has committed to making improvements intended both to off-set project-generated impacts and to address longstanding regional traffic problems at locations which include, but are not limited to the Route 1/Route 16 interchange, Revere Beach Parkway (Route 16/Route 145), Donnelly Square, Bell Circle, and Copeland Circle. Mohegan Sun will not fund the construction of all these intersections, so as with Wynn, the need for additional public funds to address these concerns will be increased due to the casino development.

While Mohegan Sun proposes to mitigate increased traffic on Bell (Mahoney) Circle by improving traffic flow, this goal and the current configuration do not address the need for pedestrian and bicycle improvements. Residents are able to use buses to reach Broadway and nearby destinations, and the MBTA Blue Line provides service to the larger metro area. For closer destinations, however, many take perilous shortcuts across Bell Circle, including middle and high school students on a daily basis. In the long term, the redesign of Bell Circle should balance pedestrian, transit, bicycle, and automobile improvements, along the lines of a "Complete Streets" approach, where all users have equal access and status within an intersection or along a corridor.

Since the Wynn site has less advantageous direct transit access, Wynn should also include improvements to facilities for bus service as part of their existing commitments to the Route 99 corridor. Route 99 provides access to the project site, downtown Boston, and the interstate highway system. The Route 99 corridor also provides a significant amount of bus service. On an average weekday, over 2,900 passengers board MBTA buses at stops along Route 99, accounting for about 61% of total bus boardings in Everett alone. Even though Wynn does propose to widen the roadway to add more auto capacity and enhance bus stops near the project site, additional roadway design changes are needed to improve bus service along this corridor. The proponent should add design elements that include signal priority for buses, dedicated bus lanes, mixed-flow lanes with queue jumps, enhanced bus shelters, real-time message boards, and other bus rapid transit features that will improve bus service.

**What might happen to the each of the sites if the site is not selected for a casino development?**

The Wynn site is zoned for future mixed-use development, but the high cost of remediation to the brownfield site would mean one of three things would likely occur: the site would either remain vacant for a significant length of time due to remediation costs, or significant public investment could be made to clean up the site so that it could be brought back into productive use (and thereby generate more local tax revenues), or the site would need to be very densely developed in order to yield enough return to pay for the private investment in the cleanup of the site. In the first case, none of the environmental benefits of the redevelopment of the site (e.g., publicly accessible space along the river's edge, re-activation of the water surface for recreational and transportation uses) would occur; in the latter two cases some of the items are required (public access along the filled tidelands) but others currently proposed (dockage, water shuttle, and oyster reef establishment) would not necessarily be incorporated into future designs for the site.

The Mohegan Sun site, as well as the remainder of Suffolk Downs (which may not stay in operation if the casino is not located there), is a very large site with significant redevelopment potential. Even though portions of the site are within flood and storm surge zones and other portions of the site are wetlands and buffers, the majority of the site is already impervious and available for potential redevelopment. The location immediately adjacent to two Blue Line stations makes this site a potential suitable location for future commercial or mixed-use development.

In both cases, the impacts of the future alternative development would be mitigated through the MEPA process, but additional benefits to the Host and Surrounding Communities as required under the Expanded Gaming Act might not be provided. The Host Community is more likely to seek more robust mitigation and benefits through a community benefits agreement with the proponent, but the Surrounding Communities are unlikely to receive many benefits.

**What are the likely impacts on other plans that have been adopted by the Host or Surrounding Communities?**

**Wynn**

After a four-year planning process with significant public input, the City of Boston has adopted a transportation and redevelopment vision for the Sullivan Square/Rutherford Avenue part of Charlestown which involves scaling down traffic along Rutherford Avenue so that it becomes less of a highway and more of an urban boulevard, with dedicated bicycle and pedestrian paths adjacent to the roadway. Additionally, Sullivan Square itself will be redesigned as a gridded street network facilitating new development oriented to the Sullivan Square MBTA station. Similar to Rutherford Avenue, the goal is for an area with less auto traffic and more walking, biking, and transit use. These plans call for new residential and commercial development that will provide much needed housing, add jobs to bolster the economy, and take advantage of the proximity of the MBTA station to encourage residents and workers to use transit rather than drive to all of their destinations.

This effort to create a “new neighborhood” in the City of Boston is highly consistent with the Commonwealth’s Sustainable Development Principles, the regional plan *MetroFuture*, and MassDOT’s mode-shift goals and GreenDOT programs.

Unfortunately, the traffic impacts projected for the Wynn site would seriously damage this vision for Sullivan Square and Rutherford Avenue, because the vast majority of traffic to and from the site will utilize this corridor. To date, a comprehensive mitigation program has not been determined, and it is not clear that such mitigation is even practical. MAPC does acknowledge that Wynn’s BAFO to Boston includes a \$15 million contribution to implement transportation infrastructure improvements for Sullivan Square (\$1 million per year over 15 years). This contribution is in addition to the \$5 million in improvements it will make per MEPA requirements. However, as of this writing, an agreement has not been formalized between Wynn and the City of Boston.

Typically, traffic mitigation takes the form of creating more capacity by widening intersections, roadways, or improving signal timing. But the City of Boston’s plan for the Sullivan Square area is to decrease auto capacity in order to facilitate mixed-use development around an existing transit station. Signal timing alone will not address the congestion. The additional traffic generated by the Wynn site and the vision for Sullivan Square are at odds with each other, a contradiction that no reasonable traffic mitigation package can resolve. Therefore, it is highly likely that development of the casino at the Wynn site will preclude the redevelopment plans for Sullivan Square, as well as the quality of life improvements (safer walking and biking along a landscaped greenway) that would come from the redesigned Rutherford Avenue.

One interesting question is whether these problems could be solved by rebuilding the Rutherford Avenue underpass instead of creating a 4-lane surface street. Our assessment is that they could not. First of all, a new underpass would have to be built from scratch; rebuilding the existing underpass is not a viable option. So the expense would be formidable. Secondly, although the

underpass might handle somewhat more traffic than the surface option, the difference would not be significant, and it would certainly not be sufficient to make a meaningful difference in the capacity of the area to handle casino-related traffic.

Furthermore, the underpass would reduce "public realm" improvements in significant ways. The presence of access and egress ramps would reduce available space for the proposed greenway, as well as bicycle and pedestrian infrastructure, harming the objective of encouraging more people to walk and bike in the area. In addition, it would use up some of the land available for residential and commercial development, and several parcels bordering the ramps would become less valuable and more difficult to market.

Beyond the Sullivan Square/Rutherford Avenue area in Boston, the City of Somerville is undergoing significant development in close proximity to the proposed Wynn site. The Somerville side of Sullivan Square will serve as one of the main access points to the new Assembly Square development, which will become one of the state's largest mixed-use developments, centered on a new Orange Line Station, Assembly Station. Further west of Sullivan Square is Somerville's Inner Belt, another site for mixed-use Transit Oriented Development (TOD). The congestion generated by the Wynn proposal at the Exit 28 I-93 off-ramp would hinder planned redevelopment of Somerville's Inner Belt area. Left hand turns off of the I-93 ramps at Exit 28 will be the main auto access to the Inner Belt area. Inner Belt has long been planned by Somerville as a mixed-use site, made possible by the extension of the Green Line. It is important to note that both the new Assembly Station and the Green Line extension represent considerable public investments following extensive planning and review processes, in part to generate mixed-use development that includes homes, jobs, and tax revenue. It would be highly inappropriate for one private development, i.e., the Wynn Casino, to preclude or damage these plans and objectives.

The Commission should give very serious consideration to these largely unmitigated negative impacts on economic development sites that have undergone years of planning and commitment of federal, state, and municipal funds.

Less dramatic impacts on nearby development plans also deserve mention. The use of the perceived "excess parking" at Malden Center and in Medford near Wellington Station as locations for Wynn satellite parking may preclude the future use of those parking resources to support additional future development for housing or mixed-use at these transit-oriented locations.

On the other hand, the Wynn development could have salutary impacts on the Commercial Triangle in Everett (between Route 16 and the Commuter Rail to the east of Santilli Circle), which has been identified as a regionally-significant Priority Development Area in the ongoing MetroNorth Priority Mapping project, which is a joint project of MAPC, the Executive Office of Housing and Economic Development, and the urbanized municipalities north of Boston. Development of this area, which is proposed to include housing near the existing neighborhoods and a mix of office and retail, may benefit from the remediation of the Monsanto/Wynn site and the associated improvements to Broadway and Santilli Circle that are proposed as part of the Wynn casino development. MAPC also recognizes that the Wynn project is consistent with both Everett's Lower Broadway Master Plan and the recently approved Everett Municipal Harbor Plan.

### ***Mohegan Sun***

The Mohegan Sun proposal will have a number of impacts on recent and ongoing planning efforts. The ongoing redevelopment of the Revere Beach area, in particular the Southern Revere Beach district identified as regionally-significant Priority Development Area during the MetroNorth project

(mentioned above), is proposed to include significant retail and hotel space related to, and benefited by, the casino development. Other community-level priorities, such as the Wonderland Station area of Revere, may also benefit from the casino development.

However, a number of real estate projects that are adjacent to Revere Beach are also adjacent to the lowest-income neighborhood in Revere, Shirley Avenue, which has also been the site of recent community planning activity. These projects, coupled with the potential casino, will have impacts on the limited supply of market-rate affordable housing in the neighborhood. Priority issues for the Shirley Avenue neighborhood in relation to the potential casino include: advocating for the redesign of Bell Circle to serve multi-modal transit in a better way, pedestrian and bicyclist needs, as well as cultivating funding for a business support organization for Shirley Avenue that builds local business skills, provides resources, and offers engagement and promotional activities. There is also, as noted elsewhere in this memorandum, the need to preserve and build additional, permanently deed-restricted/subsidized affordable housing in this area to prevent displacement of current residents.

The MGC should make efforts to ensure appropriate support and assistance for these critical efforts in the Shirley Avenue neighborhood, either through conditions on any license to Mohegan Sun and/or through assignment of resources from the CMF.

### **Conclusion**

MAPC encourages the MGC to take into account the transportation, land use, economic, social and other impacts of the proposed casinos, including but not limited to those listed in this memorandum, when making a decision regarding which proposal, if any, will receive the Category 1 Gaming License for Region A. We hope that you will concur that some of these impacts are large enough that their mitigation, beyond what is found in the Host and Surrounding Community Agreements, should be a condition of approval of this Gaming License. We also encourage the MGC to be ready to address the broader range of transportation, land use, housing, economic development and social impacts through disbursements from the CMF.

Thank you for providing the opportunity to share our perspective on one of the most important land-use decisions in Metro Boston in recent years. Should you have any questions or would like additional information, please do not hesitate to contact myself ([mdraisen@mapc.org](mailto:mdraisen@mapc.org); 617-451-2770) or Mark Racicot, Director of Land Use Planning ([mracicot@mapc.org](mailto:mracicot@mapc.org); 617-933-0752).

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Wednesday, August 06, 2014 11:43 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

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**Subject**

Casino

**Questions or Comments**

I think Mohegan Sun would be great for Massachusetts. With our governor and our legislators constantly raising our taxes, fees and finding other ways to diminish our disposal income the revenue from the casino will give us some relief. I hope the commission expedites this protracted process and Mohegan Sun is the winner.

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
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(617)277-2243

**Subject**

Support for Mohegan Sun

**Questions or Comments**

I would like to submit my preference that Mohegan Sun be selected to receive the Casino License for Eastern Massachusetts. I am not a gambler, but have observed numerous Casinos, in operation, over the years, and believe that Mohegan Sun is the best of all I have visited. Theirs is a user friendly atmosphere, where all can relax and enjoy, with no sense of pressure, nor the decadence that many associate with such venues. During my numerous visits to their facility in Connecticut, motivated by concerts, restaurant openings, and social events, I have enjoyed each and every experience, thanks to their hospitality. I would be proud to know that they would be the new neighbor, in my back yard!

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Tuesday, August 05, 2014 2:02 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Leigh Arnold

**Email**

[f250xl@aol.com](mailto:f250xl@aol.com)

**Phone**

(781)878-4358

**Subject**

Revere Casino

**Questions or Comments**

Mohegan Sun is by far the best choice. I go to Conn. Mohegan frequently. Lets do it.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Tuesday, August 05, 2014 1:16 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Marie Chianca

**Email**

[mcrie81200@comcast.net](mailto:mcrie81200@comcast.net)

**Phone**

(339)532-9503

**Subject**

casino in Boston

**Questions or Comments**

I would like to see the communities benefit from having Mohegan Sun build a casino here. I think it would bring a great deal of revenue to Boston and the surrounding communities. There is so much to see in Boston, as well as the history. There is also so much to do. Mohegan Sun in Connecticut is absolutely beautiful. Very classy and I do believe it would be the same here. This would also improve our roads as they would be willing to work with the improvements for our transportation. I realize that it could be tempting for many people to gamble, but for the most, people are going to travel anyway to gamble wether it's here or Connecticut or Atlantic City. There would also be many jobs available and where you work, you cannot play at a casino. Thank you, Marie Chianca



**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Saturday, August 02, 2014 7:25 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

judith chudigian

**Email**

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

**Phone**

(781)862-9382

**Subject**

allowing casino in Revere

**Questions or Comments**

Yes a casino in Revere would be a good thing all around. I like Mohegan Sun and the way they run there casino, Good luck.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Saturday, August 02, 2014 12:15 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Gail Hannon

**Email**

[gbh0603@aol.com](mailto:gbh0603@aol.com)

**Phone**

(781)275-2893

**Subject**

Mohegan Sun

**Questions or Comments**

To have Mohegan Sun built around theNorth Shore (Suffolk Downs or even Wonderland would be the best thing for me and everyone else. We've been Waiting for a long time for this to happen.  
It is pretty stupid for us to drive 2hours to spend or win money. Plus we all Should help our state not give money to Connecticut.  
So, please build a new casino in our area.  
Thank you for listening to me.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Friday, August 01, 2014 9:50 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

ALBERT TASSONE

**Email**

[ALTASS@COMCAST.NET](mailto:ALTASS@COMCAST.NET)

**Phone**

(508)864-3533

**Subject**

CASINOLICENSE

**Questions or Comments**

I have not heard of any wrong doings by the Mohegan Sun . I hope you take this into consideration. They have three or four casinos that they run and I have heard that every one of them are run in a very professional manner. I hope that the license is given to the Mohegan Sun. It will also help keep the race track open and keep many people working. It doesn't make sense to not give them the license. If they don't get it you will lose all the people who work at the track and gain only the casino employees. Most of the casino employees will be fro Las Vegas and a small amount from the local area.

Thank you  
Albert R. Tassone

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Friday, August 01, 2014 9:53 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Categories:** Green Category

**Name**

KEVIN McKelvey

**Email**

[kbmassociates13@gmail.com](mailto:kbmassociates13@gmail.com)

**Phone**

(781)273-5857

**Subject**

SUPPORT FOR MOHEGAN SUN

**Questions or Comments**

Dear Commission Members,  
To be sure there are millions of dollars at stake and whoever wins the casino license will enjoy profits many times over their investment. However, the fact remains that Mohegan Sun has;  
>Signed the most generous mitigation packages in the US. casino industry with more than a dozen communities.  
>Partnered with close to 400 businesses in efforts to build mutual support.  
>Will make available 4,000 plus jobs for the region.

While Mohegan Sun is in the game to make money, they have gone the extra mile to demonstrate their willingness to give to get. They have made a loud statement about how far they will go to fit into the community, contribute to it's also benefiting from this endeavor and backed it up with thousands of dearly needed jobs for the region.

I respectfully support and ask that you award them the casino license.

**Bresilla, Colette (MGC)**

---

**From:** brown jug <info@TheBrownJug.comcastbiz.net>  
**Sent:** Friday, August 01, 2014 7:29 AM  
**To:** MGCcomments (MGC)  
**Subject:** mohegan sun revere mass

Mass Gaming Commission; My name is Michael Matrinko and I am the owner of the Brown Jug Restaurant @ 1014 Revere Beach Parkway Chelsea Mass. 02150. I plan on attending the hearing on August 11 in Revere to testify for my support for Mohegan Sun to build a casino at Suffolk Downs. As a local independent restaurant owner I need all the help I can get to compete with the big boys (ie Dominos, Pizza Hut, Papa Johns ) I cannot afford the cost of TV advertisement or Prime Time radio but with the Mohegan Sun Point Partnership I will be able to use their direct marketing and internet advertising to reach out to new customers as well as have access to 500 hotel rooms for delivery service. Thank you for your consideration.

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Friday, August 01, 2014 6:29 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Vincent J Monaco

**Email**

[vjmonaco@yahoo.com](mailto:vjmonaco@yahoo.com)

**Phone**

(978)475-6095

**Subject**

Mohegan Sunn at Suffolk

**Questions or Comments**

Folks,

I would simply like to urge you to allow the corporation that runs Mohegan Sun to run the operation at Suffolk Downs. From all that I have read, they seem concerned with establishing and maintaining healthy relationships with all people and interests involved.

Thanks,  
Vincent Monaco

**Bresilla, Colette (MGC)**

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**From:** Anthony Zizza <anthony.zizza@gmail.com>  
**Sent:** Thursday, July 31, 2014 4:04 PM  
**To:** MGCcomments (MGC)  
**Subject:** Mohegan Sun MA, LLC  
**Attachments:** MGC\_Statement\_-\_Anthony\_Zizza - July 31, 2014.docx

Dear Massachusetts Gaming Commission,

My name is Anthony Zizza. I am a physician specializing in Geriatric medicine at the Beth Israel Deaconess Medical Center and Harvard Medical School. I would like to thank the commission in advance, for taking the time to read my statement. I trust that you have heard all of the arguments, passionate pleas, business plans, and thoughtful reasons why one location should be granted the license over the other. You have heard, I am sure, about what you will “save” if the casino is located on the Suffolk Downs property, that is, JOBS - Jobs at the track, at the farms, at the feed stores, in the associated professions including veterinarians, trainers, jockeys, blacksmiths etc. This is all true and quite important actually, and I support wholeheartedly the appeals made by my friends and colleagues in the thoroughbred industry.

We know the survival of the horse industry in Massachusetts squarely depends on your decision. We know that jobs will be not only saved and but many more created when the industry flourishes as it has in other states. It is impossible in this short amount of time to review the tremendous benefits casinos have brought to the horse industry in other states and how it has improved the lives of not only the people in our industry but the horses as well. Just yesterday an article was published in the [bloodhorse.com](http://bloodhorse.com), a popular online journal for our industry that stated that the Pennsylvania Horse Breeders Association said its program, largely funded through revenue from its Casinos, is offering more than 550 restricted races valued at a total of 14.5 million dollars in 2014.

I do not write today to repeat what you already know, however, as your time is too valuable for this as is mine. I have taken the time out from my work at the hospital to be here to share my PERSONAL story with you. Not because I am so important or unique but rather because I am NOT unique. My story is shared by many residents of Massachusetts, and across the nation who love the sport of horse racing.

I would like to begin by telling you a little bit about myself, who I am, what is important to me in life, and my passion for the thoroughbred horse racing and breeding business. I was raised in Revere, Massachusetts, a stone's throw away from Suffolk Downs. My family is deeply rooted in the city and Suffolk Downs to my great-grandparent's generation. In fact, my great grandmother was a cook at the track and my grandfather, before he began his own printing business was a hot walker. I had the blessing of growing up with many of my elderly Italian relatives who have taught me the meaning of life, faith, family, honesty, integrity and loyalty. Seeing the love and devotion that my extended family had for each other, especially in times of illness sparked my interest in medicine and gave me a noble example to follow. It was my dad however, who

instilled in me the passion for this wonderful and majestic animal, the horse! He was an owner and breeder of horses who ran at Suffolk Downs. I spent many mornings with him there enjoying our horses train. Even as a child, I saw the joy that this sport brought to him, and to everyone who participated in it. The feeling of seeing your horse, whom you love, cross the finish line first is indescribable. My family and I love horse racing, and more importantly we love the horses.

Although my career path did not lead me directly into the racing world, I always knew that I would one day return. I embarked on a career in medicine that took me to Boston College, followed by a several year hiatus caring for my elderly relatives who were ill and doing research at the Brigham and women's hospital, before embarking on medical school at UMass, Internal medicine residency at Tufts medical center and eventually geriatric fellowship at Beth Israel Deaconess Medical Center, where I am now.

But despite this path, my heart always yearned for the excitement of owning a thoroughbred. I shared my passion with everyone I could. Eventually, I started my first thoroughbred racing partnership with one horse. Several years later it grew to 10 horses. Being in medical school I realized that the task of managing a 10 horse racing stable and the intense training required to become a physician were not going to mix, at least for the time being so I dispersed of my stable except for one special mare named Immaculata who would become my foundation mare for my entry into the Massachusetts breeding program.

I brought my mare to a local farm called Indian Rock Stables in Saugus in 2011 where we were welcomed with open arms into the barn family. My daughter, Angelica, 3 years old at the time, and I delivered our first foal together! He is now in training preparing for a return to Suffolk Downs as a two year old this summer! I think it was then that Angelica fell in love with horses. In fact, she is now an avid rider and was second in the state of Massachusetts for her age group in her category. She felt that same spark that I did when I shared these special moments around horses with my Dad. My Dad passed away from pancreatic cancer several years ago but this gift he has given me, has given my daughter and me will live on forever. You see, these are the moments, these are the memories, these are some of the reasons why I am here, asking for you to keep thoroughbred racing and the horse industry alive in Massachusetts. The ripple effects are huge. It's about jobs, yes. But it's also about lives! About the horse, the people, the families and the lives that are made better, richer, and more fulfilled every day.

This past year, I also started a partnership named Veritas Stable. In less than 1 year, we now have 14 partners. They are doctors, lawyers, accountants, business people, teachers, and even 2 hairdressers, all coming together to support our industry in Massachusetts. The potential for growth is exponential. We can make our racing and breeding program in Massachusetts one of the best in the country. We will with your support and I look forward to being part of that growth and development of the Massachusetts racing and breeding industry.

When you decide, remember the facts, yes, but remember, most of all, the stories! Thank you!

Anthony Zizza, MD

12 Parkway Drive



Saugus, MA 01906

Cell: 617-347-1380

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Anthony M. Zizza III, M.D.  
12 Parkway Drive  
Saugus, MA 01906

"When you are finished changing, you are finished!"  
~Benjamin Franklin

"In our time more than ever before, the chief strength of the wicked, lies in the cowardice and weakness of good men..."  
~Pope St. Pius X

"The government's view of the economy could be summed up in a few short phrases: If it moves, tax it. If it keeps moving, regulate it. And if it stops moving, subsidize it."  
~Ronald Reagan

"There is something about the outside of a horse that is good for the inside of a man".  
~Winston Churchill

"It is better to be silent and be thought a fool, than to speak and remove all doubt."  
~Abraham Lincoln

"Our Constitution was made only for a moral and religious people. It is wholly inadequate to the government of any other."  
~John Adams

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 31, 2014 9:48 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Edward Pedranti

**Email**

[ejped@msn.com](mailto:ejped@msn.com)

**Subject**

Mohegan Sun

**Questions or Comments**

My wife, Diana and I have been going to Mohegan Sun for more than ten years. We have also been customers at Foxwoods, and casinos in Newport and Twin Rivers. Mohegan is by far the best. The benefits are outstanding--great restaurants, top-notch entertainment. In our opinion, these far exceed Foxwoods. We go several times per year and get free lounge access, with good food and drinks. Going mostly Sunday through Thursday, we get a free room and have a host who caters to our specific needs. We never got this level of service at Foxwoods over the years, so now we go to Mohegan almost exclusively. It is a great short vacation for us. I am retired and so these great free benefits in a gorgeous casino really fit the bill for our two-day vacations.

I do feel Mohegan should receive priority as they are a class act at all times!

Ed and Diana Pedranti  
Brockton, MA 02302

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 31, 2014 8:53 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Roger Shepherd

**Email**

[Yourlookingood2@aol.com](mailto:Yourlookingood2@aol.com)

**Phone**

(781)335-9397

**Subject**

New Casino

**Questions or Comments**

I support the Mohegan Suns Casino bid in Massachusetts.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 31, 2014 7:02 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

DONNA DONOVAN

**Email**

[dvany9k@yahoo.com](mailto:dvany9k@yahoo.com)

**Phone**

(781)246-7582

**Subject**

Mohegan

**Questions or Comments**

I would rather spend my money in MA instead of Ct or RI. Revere is a perfect location. Close to the train, airport and beach. The area is perfect.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 31, 2014 5:19 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Anthony Gigante

**Email**

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

**Phone**

(978)657-3819

**Subject**

Casino Suffolk Downs

**Questions or Comments**

Please let this go through to bring back Revere Beach and Suffolk Downs. Why do I have to travel 2 hours to go to a Casino?  
Why can't workers of MA benefit?

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 31, 2014 5:10 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

frank carey

**Email**

[fdcarey13@Comcast.net](mailto:fdcarey13@Comcast.net)

**Phone**

(781)842-4042

**Subject**

revere casino

**Questions or Comments**

is strongly endorse the ac ceptance of the Revere Casino which will provide more jobs in our area

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 31, 2014 4:57 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Vincent Savill

**Email**

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

**Phone**

(508)326-9573

**Subject**

Casino license

**Questions or Comments**

I was a huge supporter of Raynham Park attempt to get the slot parlor. Unfortunately, the state went in a different direction. I am a supporter of the Suffolk Downs/Revere proposal for the same reason. We have an established industry(Thoroughbred racing) which needs this to continue. It does no good to create a new industry(casino) and end an other(Thoeoughbred racing). This is a no brainer also Mohican Sun is first class operation.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 31, 2014 3:53 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Rita Frankel

**Email**

[gutzie@msn.com](mailto:gutzie@msn.com)

**Phone**

(617)787-9033

**Subject**

Mohegan Sun

**Questions or Comments**

I support Mohegan Sun's casino coming to the Greater Boston area.  
Please vote for the casino.



**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 31, 2014 3:47 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

ROBERTA FABRIZIO

**Email**

[robertaybr@yahoo.com](mailto:robertaybr@yahoo.com)

**Phone**

(781)331-2368

**Subject**

Mohegan Sun

**Questions or Comments**

Great revenue for MA, why give it all away to other states?

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 31, 2014 3:45 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Joan Kelly

**Email**

[jc\\_ke51@yahoo.com](mailto:jc_ke51@yahoo.com)

**Phone**

(617)327-5514

**Subject**

Mohegan Sun

**Questions or Comments**

Mohegan Sun does run their casinos in a very professional manner. They run a nice clean facility and their customers are treated with much care and concern. I have never had a problem that was not dealt with in a timely manner . As a long time visitor I have always felt safe and have enjoyed every visit. I would love to see them closer to home! Sincerely, JK

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 31, 2014 3:59 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Barbara Adams

**Email**

[badams1634@comcast.net](mailto:badams1634@comcast.net)

**Phone**

(978)686-2438

**Subject**

Revere Casino Proposal

**Questions or Comments**

Hoping the Commission will approve the proposal for Mohegan Sun to build a casino in Revere. Ct. Is benefitting from Mohegan Sun and Foxwood and a huge number of Massachusetts residents are visiting there every day. Wouldn't it be better funding Massachusetts rather than Connecticut? Please consider approval of the first casino in Mass.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 31, 2014 3:59 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Burt Peretsky

**Email**

[peretsky@verizon.net](mailto:peretsky@verizon.net)

**Phone**

(781)828-4714

**Subject**

Greater Boston resort casino license selection

**Questions or Comments**

To the Commission:

As you consider which of the two applicants should be awarded the Greater Boston casino resort license, please know that I favor awarding it to Mohegan Sun/Suffolk Downs. Full disclosure -- I do not have any connection to either Wynn Resorts or Mohegan Sun, except that I have patronized resorts owned by each, and I do have a players club card for Mohegan Sun's Connecticut casino. My interest in writing this letter to the MGC is in seeing that the candidate company selected is the best fit for Massachusetts and the most likely to make a success of its business in this area.

I have senior gaming industry experience, having served at high levels in two Las Vegas-based casino resort companies, and I follow the industry very closely. Wynn Resorts is an excellent operator, as is Mohegan Sun -- both are reasonably well situated financially. But, only Mohegan Sun is affiliated with a racetrack, and the Expanded Gaming Act of Massachusetts would have the MGC act to preserve and enhance our state's horseracing industry. Further, Mohegan Sun has executed a host community agreement and surrounding communities agreements second to none in the industry -- I am especially impressed with its agreement with Boston -- and I am impressed with Mohegan Sun's proposed players club arrangement that would allow casino patrons to "spend" their players club points with merchants outside of the resort, in the community. I know of no other such arrangement at any casino in the US.

I have real questions and concerns with regard to Wynn Resorts plan, among these are 1) the controversial arrangement with the current and recent Everett landowners, 2) whether an environmental cleanup on the Everett property, as planned by Wynn, would be sufficient, 3) whether an urban casino should cater principally to "high rollers," as Wynn foresees, or to a more local broad-based customer, including some high rollers, and 4) whether the Wynn traffic mitigation plan offers Charlestown true mitigation.

As a public relations person of some accomplishment (my Website, [www.peretsky.com](http://www.peretsky.com), has my background and qualifications listed) and as, some would say, an expert on community outreach, I am also impressed with the outreach work done by Mohegan Sun in Revere and by Suffolk Downs in East Boston.

So, please consider all of the above, and for the benefit of the Commonwealth and its citizens, please award the Greater Boston casino resort license to Mohegan Sun.

Burt Peretsky, 781-828-4714. [www.peretsky.com](http://www.peretsky.com)

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 31, 2014 3:29 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Tina Ly

**Email**

[Tienlys2003@yahoo.com](mailto:Tienlys2003@yahoo.com)

**Phone**

(508)308-7788

**Subject**

Hope get a job at casino

**Questions or Comments**

I am interesting if moghesum build in mass will a lot tax and more jobs for residents

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 31, 2014 3:11 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Richard Shafer

**Email**

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

**Phone**

(978)852-9086

**Subject**

Suffolk Downs & Mohegan Sun

**Questions or Comments**

I have been to Mohegan Sun's Casino and hotel. It is a class operation. One of the reasons I support the Revere Casino is that it will preserve horsrs racing in Massachusetts. This means Hundreds of jobs, horse farms and stables.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 31, 2014 3:13 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Paul Christoforo

**Email**

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

**Phone**

(617)365-3122

**Subject**

Casino Comments

**Questions or Comments**

Stop dragging your feet. Suffolk Downs is the ideal place. Everett will be a nightmare. We all want a casino just not in our own backyard. Without getting into the politics SD gets the license hands down. There will be changes, no doubt. My main concern would be bell circle traffic, getting to and from Logan and Boston and keeping the traffic flowing

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 31, 2014 3:12 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Janice Salamone

**Email**

[jansalamone@yahoo.com](mailto:jansalamone@yahoo.com)

**Subject**

Mohegan in Revere, Ma.

**Questions or Comments**

I feel Revere would be the right place for Mohegan Sun. I think adults and Seniors need a nice place close to home for a little entertainment. We seniors are at an age that driving 2 1/2 hours for adult entertainment is much to long. Please give us some nice relaxing entertainment.



**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 31, 2014 3:03 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

ROBERT SCRIMA

**Email**

[BOBS0143@YAHOO.COM](mailto:BOBS0143@YAHOO.COM)

**Phone**

(781)727-1974

**Subject**

CASINO

**Questions or Comments**

WITH THE CASINO AT SUFFOLK DOWN,JUST THINK OF HOW MANY BUSINESSES CAN BE BUILT DOWN THE BEACH-HOW MANY JOBS CAN BE CREATED-GIVES US A LOT TO THINK ABOUT

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 31, 2014 3:01 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Caroline Moretti

**Email**

[Blumun4u@aol.com](mailto:Blumun4u@aol.com)

**Phone**

(781)246-4024

**Subject**

Casino @ Suffolk

**Questions or Comments**

I think that we should allow this site to be purchased by Mohican Sun Casino. I think that it would add jobs, income to the state and cities. I have been going there for about ten years. they run a good organization, seems that they maintain their properties in excellant condition. All the people that drive their from MA/NH/ME/VT/and CT would come here to play, enjoy Boston, and maybe stay and tour our beautiful city.

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Tuesday, July 29, 2014 11:01 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Ann Elliott

**Email**

[aelliott51@comcast.net](mailto:aelliott51@comcast.net)

**Phone**

(781)284-1152

**Subject**

Suffolk Downs/Mohegan Sun

**Questions or Comments**

I wanted to add my thoughts to the many that you have already received. I grew up in Revere on Washburn Ave, the street that abuts the Suffolk Downs stable area. My grandfather was one of the workers that built Suffolk Downs . My father also worked there and that is how he came to meet my mother. Suffolk Downs is an intricate part of my life and it's history is precious. Granting Mohegan Sun a casino license will allow Suffolk Downs to continue and hopefully flourish. In my heart, I believe that Revere is the obvious and best location for the Mohegan Sun casino. Revere Beach, Suffolk Downs, Wonderland Dog Track....all part of Revere's history waiting t be revived by this new and exciting project. PLEASE, give Revere serious consideration and grant the license.  
Thank you...Ann Elliott, 136 Vinal St, Revere.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, July 28, 2014 9:07 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Paul Vivnoli Jr

**Email**

[dlrespaul@yahoo.com](mailto:dlrespaul@yahoo.com)

**Subject**

Suffolk Downs Casino

**Questions or Comments**

My family has lived on Waldemar Avenue in East Boston since my grandfather built our house. My father sold drinks to the workers who built the track when he was 12 years old and I worked in the track kitchen while in Junior and Senior High School. My neighbors have had similar experience with the track. Granting the casino license to Suffolk Downs would create about the same number of new jobs and financial impact as a casino in Everett. The difference between would be negligible. A Suffolk Downs casino, however, would have a HUGE impact that Everett CAN NOT match. Suffolk Downs would preserve 800 EXISTING racing jobs...Everett would destroy them. Suffolk Downs would preserve hundreds of breeding and horseman jobs in Massachusetts...Everett would destroy them. Suffolk Downs would finally build the Rt. 1A/Boardman St. Flyover that has been promised to our Orient Heights neighborhood for over 40 years and they would complete the Rt. 1/Rt. 16 interchange...Everett would not. The Logan/East Boston traffic is far worse than the Rt. 99/Parkway/Wellington Circle traffic because there are many more roads in the area to handle the traffic volume. The entire North Shore drives on a single road by the end of our street to get to Logan or Downtown Boston. The City of Boston and the surrounding communities have always considered East Boston to just be where Logan Airport is located. We will never get these road improvements and hundreds of Union jobs with good pay and real benefits will be lost unless Suffolk Downs is awarded the casino license. My family sincerely hopes you will grant the license to Suffolk Downs/Mohegan Sun.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Monday, July 28, 2014 8:56 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Suzanne Morrison

**Email**

[omgtdt45@hotmail.com](mailto:omgtdt45@hotmail.com)

**Subject**

Casino

**Questions or Comments**

Dear Gaming Commission:  
I am writing to ask that you award the casino license to Revere. It would seem that Suffolk Downs would be the ideal location for such a casino because of their location, infrastructure, and experience with gaming-related activities.  
Thank you for your consideration and good luck!  
Suzanne Morrison

**Bresilla, Colette (MGC)**

---

**From:** Bob White <user746001@aol.com>  
**Sent:** Sunday, July 27, 2014 12:32 PM  
**To:** MGCcomments (MGC)

To Whom it may concern, I confident Revere would grow the community and make Revere Beach a tourist destination over the years to come by placing the Mohegan Sun Casino at Suffolk Downs. The track would also bring in larger horse racing events that would inject the surrounding communities with extra revenue. The city has a great leadership team to make this work  
Bob White  
40 Allston St, Revere, Ma

**Bresilla, Colette (MGC)**

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**From:** Jack Callahan <jackcallahan33@gmail.com>  
**Sent:** Friday, July 25, 2014 7:50 PM  
**To:** MGCcomments (MGC)  
**Subject:** Approve Mohegan Sun Suffolk Downs

Dear Gaming Commissioners,

I strongly urge you to approve the Suffolk Downs/ Mohegan Sun casino project.

The Mohegan Sun people are quality employers and will provide great JOBS and Careers for many people. This is extremely important and will change people lives both in the short term and long term. Many will talk about the tax revenue that is being lost to CT. and RI. Which is also important but I also believe that people DO NOT want government jobs and hand outs but to ability to WORK for a quality employer and create a career that they can be proud of this is Extremely important. No one else including the government can create as many quality jobs from a quality company.

Mohegan Sun is such and employer. Steve Wynn is NOT.

Sincerely, a concerned citizen.

Jack

Jack Callahan  
352 530-1515

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Friday, July 25, 2014 7:39 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Jack Callahan

**Email**

[jackcallahan33@gmail.com](mailto:jackcallahan33@gmail.com)

**Phone**

(352)530-1515

**Subject**

APPROVE Suffolk Downs/Mohegan Sun

**Questions or Comments**

Dear Gaming Commissioners,

I strongly urge you to approve the Suffolk Downs/ Mohegan Sun casino project. The Mohegan Sun people are quality employers and will provide great JOBS and Careers for many people. This is extremely important and will change people lives both in the Short term and long term. Many will talk about the tax revenue that is being lost to CT. and RI. but I believe that people DO NOT want government jobs and hand outs but to ability to WORK for a quality employer and create a career that they can be proud of is Extremely important.

Mohegan Sun is such and employer. Steve Wynn is NOT.

Sincerely,  
Jack Callahan



**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Friday, July 25, 2014 10:46 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

John Kokot

**Email**

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

**Subject**

Revere Casino License

**Questions or Comments**

Dear Commission Members:

Thank you for the opportunity to comment on the City of Revere's opportunity to bring jobs and tax revenue to Massachusetts. Revere is the best location for a casino for a number of reasons. The Suffolk Downs location is ideal. Locating the casino at Suffolk Downs will enable the horse racing to continue, a benefit that will save almost 1,000 jobs and preserve an important part of New England's sports history. Having voting to approve the casino twice, the residents of Revere fully support a casino in their community. The existing infrastructure and the proximity to Logan Airport will minimize access problems. As a result, the Revere location will minimize the traffic challenges accompanying this development. I respectfully urge the Commission to select Revere as the ideal location for a resort casino in Massachusetts.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Friday, July 25, 2014 1:58 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Dolores Fitzgerald

**Email**

[Farm112@comcast.net](mailto:Farm112@comcast.net)

**Phone**

(508)822-0956

**Subject**

Casino in Revere

**Questions or Comments**

I have been following the news regarding the selection of a site for a casino. I hope that the commission will award the license to the group in Revere as I believe that the Mohegan Sun group is the best choice. The people in Revere want the Casino and it will also ensure that racing continues at Suffolk Downs.

Thank you.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Friday, July 25, 2014 10:52 AM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Anne-Marie Fitzgerald

**Email**

[fitzberg@comcast.net](mailto:fitzberg@comcast.net)

**Phone**

(617)407-2722

**Subject**

Revere

**Questions or Comments**

Please vote to house the casino in Revere. Everett is a terrible choice and Wynn is corrupt. The people of Revere need these jobs and they have voted repeatedly to have them.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 24, 2014 12:44 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Trent Mutchler

**Email**

[trent@bostonbusinessprinting.com](mailto:trent@bostonbusinessprinting.com)

**Phone**

(617)482-7955

**Subject**

Comments about Mohegan Sun

**Questions or Comments**

My name is Trent Mutchler. I live in Revere. I own a company in Boston named Boston Business Printing. We are Union printers. We have been blessed by doing many jobs for Mohegan Sun over the past several months. Mailings, large format printing etc. etc. I just want to let you know that Mohegan does support local businesses and I hope very much that the casino resides in Revere, Ma. I also would like to say that I have met many people who work at the Horse track at Suffolk Downs and they fear for their jobs in the event that the Casino is not awarded to Revere (and Boston). Please save the jobs at Suffolk Downs and help support local jobs. It really is the proper place for the Casino!

Trent Mutchler  
Boston Business Printing  
115 Broad Street  
Boston, Ma 02110

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 24, 2014 12:39 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Michael Kravchuk

**Email**

[Mkravchu1@comcast.net](mailto:Mkravchu1@comcast.net)

**Phone**

(978)548-7815

**Subject**

Casino's in Mass

**Questions or Comments**

Comment: Despite the upcoming ballot question Casinos in Massachusetts make sense not only for the revenue to be generated (which will be needed to pay for the pending infusion of Illegals) but with the numbers of jobs which will result from the construction and operations of the casinos.

I am also recommending that the Mohegan proposal seems to be the most viable for the Boston location in that they have taken exceptional strides to keep the communities involved in their process and have submitted the most beneficial proposal to the Commission in support of their bid.

I (and many of my friends and family) am hoping that casinos do come to Massachusetts and that Mohegan Sun be the selected company for the Suffolk Downs location.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 24, 2014 12:35 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Catherine Costa

**Email**

[dcosta@7gables.org](mailto:dcosta@7gables.org)

**Phone**

(978)744-0991

**Subject**

Mohegan Sun

**Questions or Comments**

I believe that Mohegan Sun has been very outgoing and trying to get to know the communities that will be impacted by a casino. They are also trying to establish beneficial relationships with the communities and businesses in the host communities.

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 24, 2014 12:32 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

James Calabrese

**Email**

[jipaca@yahoo.com](mailto:jipaca@yahoo.com)

**Phone**

(617)823-7864

**Subject**

Casino at Suffolk Downs area

**Questions or Comments**

The casino location at Suffolk Downs area is an ideal place. You already have a subway system on the premises that will bring in the public and tourists an easy way in. The location is also a great opportunity for employment and being near the oldest beach in the United States. Revere Beach. This area will generate more hotels and businesses in the area. From top of the line luxury at hotels all the way down to the napkins. I enjoy the e-mails and hard work from Peter Schultz and Chip Tuttle with the updates. Their hard work and credit should not go un noticed. Thanks for reading my comment.  
-James Calabrese, A supporter for Casinos in Massachusetts

**Bresilla, Colette (MGC)**

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**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 24, 2014 10:06 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

JOANN SHETRON

**Email**

[STRYEN10@AOL.COM](mailto:STRYEN10@AOL.COM)

**Phone**

(413)344-3956

**Subject**

SUFFOLK DOWNS

**Questions or Comments**

I WAS AND WOULD LIKE TO CONTINUE TO BREED AND RACE HORSES AT SUFFOLK DOWNS, I AM A MASS RESIDENT ALL MY LIFE AND WHEN EVER POSSIBLE I AND MY FATHER WOULD DRIVE TO BOSTON JUST TO WATCH OUR HORSES RUN, WE HOPE TO CONTINUE OUR DREAM OF RAISING A GOOD ONE.



**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 24, 2014 3:46 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

Thomas Dwyer

**Email**

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

**Phone**

(203)753-8249

**Subject**

casino/mohican sun

**Questions or Comments**

I think that granting a casino license to mohican sun is in the best interest of revere and boston and mass. It certinley would help the horsemen at suffolk downs! The extra money will make them stay because of financial security. As a horse owner i am asking to please give a positive vote to the "mohicans" in their quest for the operation of the casino. thanking you in advance Thomas Dwyer

**Bresilla, Colette (MGC)**

---

**From:** MGC Website <website@massgaming.com>  
**Sent:** Thursday, July 24, 2014 3:33 PM  
**To:** MGCcomments (MGC)  
**Subject:** Contact the Commissioner Form Submission

**Name**

FRANKLIN G. JEFFREY

**Email**

[PJFJ@COMCAST.NET](mailto:PJFJ@COMCAST.NET)

**Phone**

(781)284-7543

**Subject**

CASINO AT REVERE BEACH

**Questions or Comments**

THE GAMING COMMISSION SHOULD AWARD THE CASINO LICENSE TO THE CITY OF REVERE BEACH DUE TO THE FACT THAT REVERE BEACH CAN HANDLE THE CROWDS AS EVIDENCED BY THE WAY THE POLICING AUTHORITIES WORKED TOGETHER TO MANAGE THE TRAFFIC AND THE CROWDS AT THE SAND CASTLE FESTIVAL RECENTLY. DOES THE GAMING COMMISSION REALIZE THAT THERE ARE AT LEAST 4 GOVERNMENTAL AUTHORITIES ALREADY IN PLACE TO HANDLE THE CASINO CROWDS AND OVERFLOW? WE HAVE THE DCR (MASS DEPT OF CONSERVATION AND RECREATION) WHICH CONTROLS THE BEACH AND OCEAN FRONT THEY NOT ONLY MONITOR THE WATER FOR POTENTIAL DROWNING SITUATIONS, AND SAVE DROWNING VICTIMS, BUT THEY POLICE THE SHORE FOR IMPROPER BEHAVIOR, DRUGS AND ALCOHOL USE; THEN WE HAVE THE REVERE POLICE BECAUSE THE BEACH IS IN REVERE. THEN WE HAVE THE MASS STATE POLICE BECAUSE THE BEACH IS A STATE RESERVATION. ALL WORK TOGETHER TO MANAGE THE WATER, CROWD CONTROL, AND VEHICULAR TRAFFIC. AND LASTLY WE HAVE THE MBTA POLICE AROUND THE TRAIN STATIONS, BOTH IN REVERE AND EAST BOSTON. REVERE IS READY FOR THE CASINO

**Bresilla, Colette (MGC)**

---

**From:** steve <steve@rentatool.com>  
**Sent:** Tuesday, July 22, 2014 11:46 AM  
**To:** MGCcomments (MGC)  
**Subject:** In support of Mohegan Sun @ Suffolk

To Whom It May Concern;

Let this serve as full support for the operators and management team of Mohegan Sun for the way they have represented themselves in and around Revere over the last year. The joint venture between Mohegan Sun and Suffolk Downs to construct and operate a casino in Revere has been admirable. The Mohegan Sun operation has maintained a vibrant approach to the situation even with the confrontation of approval elections, neighboring community packages and public hearings. They have maintained a close line of communication with not only the residents of the Revere community but also the business's.

Being a Corporation that's family has operated in Revere for 60 years this is a perfect endorsement for their project showing Mohegan Sun's concern for the back ground and history of the community. Not only am I the President of Rent-A-Tool Inc., but I am also the manager of North Shore Road LLC and a partner in Now City Tours. All three companies look forward to welcoming Mohegan Sun into Revere, as a neighbor and a business partner. Thank You for your time.

Steve Williams-President  
Rent-A-Tool Inc.-Established 1954  
777 North Shore Road  
Revere, MA 02151  
Ph: 781-289-3800  
Fax: 781-286-3800



Massachusetts Gaming Commission  
84 State Street  
10th Floor  
Boston, Ma. 02109  
Attention Commissioners

July 17, 2014

Dear Commissioners:

I am a longtime Revere resident ,homeowner, and supporter of the Mohegan Casino project in Revere.

I reside on the Revere Beach Parkway in Revere otherwise known as route 16.

One of the reasons that I voted (twice) for the casino in Revere was the traffic mitigation along route 16 in Revere, as the host community, by Mohegan Sun should the MGC award the Region A license to Revere.

However, if the MGC awards the Region A license to the Wynn project in Everett the residents of Revere who live on (such as myself) or in close proximity to route 16 in Revere will get no relief to the increase in traffic generated by the Everett project due to the fact that the MGC has not designated Revere a surrounding community to the Everett casino project.

What makes this situation most unfair is that in March of this year the MGC designated Everett as a surrounding community to the Revere project based on the increase in route 16 traffic for the residents of Everett generated by the Mohegan project in Revere.

Mohegan Sun has agreed to pay the city of Everett approximately \$500,000 annually plus \$600,000 in traffic studies/improvements along route 16 in Everett.

I spoke at the MGC hearing in Revere on 7/15/14 and briefly stated the above unfair scenario to the commissioners.

I am following up my statements on this situation with a more thorough analysis of the facts.

Therefore, I am now requesting in writing that the MGC designate Revere as a surrounding community to the Wynn project in Everett before the MGC awards the Region A license.

This will force the Wynn project in Everett to negotiate mitigation for the increase in route 16 traffic to the residents of Revere caused by a casino in Everett.

I would also like to point out to the commissioners that route 1, route 1A, route 60 and route 107 all feed into Revere along route 16 both east and westbound.

On 4/3/14 I sent a letter to Mayor Dan Rizzo of Revere requesting that he petition the MGC for surrounding community status to the Everett project to date the Mayor has refused to do so.

I have enclosed a copy of said letter to the MGC with this mailing for the Commissions review.

Again, it's only fair that the MGC designate Revere as a surrounding community to the Everett project based on increased route 16 traffic in Revere generated by the Wynn project in Everett much like the MGC designated Everett as a surrounding community to the Revere project based on increased route 16 traffic to the residents of Everett.

Thanking the Commission in advance for their consideration

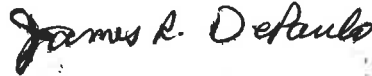
James DePaulo

849 Revere Beach Parkway

Revere, Ma. 02151

Tel. 781-289-1749

E-Mail- jammydee@ Verizon.net



Certificate of Mailing- 7/17/14

Mayor Dan Rizzo  
Revere City Hall  
281 Broadway  
Revere, Ma. 02151

April 3, 2014

RE.: Revere's surrounding community status with the  
Wynn/Everett casino project

Dear Mr. Mayor

I've attended most of the community meetings and gaming  
commission hearings(MGC) on the proposed Mohegan Sun/  
Revere casino project.

I think you've done a great job in trying to bring a  
destination resort to our community.  
However, I disagree with your handling of Revere's surrounding  
community status with the Wynn/Everett project.

The MGC recently approved Everett as a surrounding community  
to the Mohegan/Revere project thus forcing Mohegan Sun to  
negotiate with the city of Everett. The MGC stated that the  
increased traffic on route 16 in Everett due to the Revere  
casino was the reason for this designation.

Meanwhile, you/Revere still haven't requested surrounding  
community status for Revere from the MGC to the Wynn/Everett  
project. Thereby putting Revere at a strategic disadvantage  
to the Everett project for maximum mitigation potential.

If Everett doesn't like the Mohegan Sun offer of mitigation  
they can appeal to the MGC prompting the MGC to look  
unfavorably on the Mohegan/Revere project.

This is precisely what happened at the 3/25,2014 MGC  
hearing at the convention center in Boston when the town of Winthrop  
vehemently opposed the Revere project stating Mohegan Sun had  
been unfair with Winthrop in it's mitigation as a surrounding  
community.

MGC commissioner James McHugh went on the record stating  
that Mohegan Sun should negotiate fairly with Winthrop.  
I, like many Revere citizens live on or in close proximity  
to route 16 and would be greatly impacted by a casino in  
Everett much like the city of Everett residents to a casino  
in Revere.

In past community meetings on this subject you stated that  
you could request surrounding community status for Revere  
on the Everett project "at a later date" and that some sort  
of allegiance to Suffolk Downs is dictating this strategy.

however, you are doing a disservice to the citizens of Revere who live in proximity to route 16 by not seeking surrounding community status from the MGC on the Wynn/ Everett project prior to the MGC granting of the Boston area license. If the Wynn casino people won't bargain in good faith with you on surrounding community status you can appeal to the MGC prior to the issuance of the Boston area license much like the town of Winthrop did.

Therefore, as a Revere resident who supported you and voted for the Revere/Mohegan project I am requesting that you file an application to the MGC, without delay, for surrounding community status for Revere to the Wynn/ Everett project. This would put Revere on the same playing field as Everett's designation as surrounding community status.

This would be the right thing to do to protect Revere's citizens who live in close proximity to route 16 and maximize surrounding community mitigation.

Finally, Everett has just as good a chance at getting the Boston area license as Revere does and at the moment if Everett gets the license in June 2014 Revere gets nothing out of it.

Negotiating for surrounding community status after the license by the MGC is awarded makes no sense.

This is a no brainer.

I have enclosed an article from the Boston Herald dated 3/23/14 stating the MGC has awarded surrounding community status to Everett based on increased route 16 traffic for your review.

Also an article from the Boston Herald quoting Robert DeLeo, speaker of the house calling on Mohegan Sun to play fair with it's negotiations with Winthrop on surrounding community status.

Respectfully,

James DePaulo

849 Revere Beach Parkway

Revere, Ma. 02151

Resident/homeowner/Friends of Suffolk Downs

*James DePaulo*

Certificate of Mailing

AUG 23, 2014

# Everett gets casino neighbor status

By Kathy McCabe  
GLOBE STAFF

The Massachusetts Gaming Commission voted Thursday to name the city of Everett as a surrounding community to Mohegan Sun's \$1.3 billion resort casino proposed for Suffolk Downs in Revere, but denied Saugus's request for the designation for the competing \$1 billion Wynn casino project planned in Everett.

The five-member panel limited the scope of Everett's designation to the impact that traffic generated from the casino would have on Route 16, a state highway that cuts through Everett.

"Traffic is most relevant to this designation," Commissioner Enrique Zuniga said during a live Web broadcast of the panel's meeting.

Mohegan Sun and Wynn are locked in a high-stakes competition for the one license to operate a resort casino — with hotels, upscale shops, restaurants, and a 24-hour casino — available for Greater Boston.

The state's gambling law requires a developer to identify surrounding communities that would be most impacted by a casino project, and to negotiate an agreement to address local concerns.

But the law also allows a community not chosen as a surrounding community to seek the designation from the gambling commission.

Under the law, Mohegan and Everett now have 30 days to reach an agreement or head to arbitration. In separate statements, Everett and Mohegan Sun indicated they were ready for tough negotiations.

"I will continue to remain focused on the people of Everett and mitigating any and all impacts to our city by this development," Everett Mayor Carlo de Maria Jr. said in a prepared statement. "We will continue to assess the true effects of a Mohegan facility on the city of Everett and encourage Mohegan Sun to begin negotiating with

the city in good faith."

Mitchell Etess, chief executive officer at Mohegan Sun, cited a "competitive dynamic" that will make for "uniquely challenging" negotiations.

"We remain prepared to discuss the flow of traffic on Route 16 as directed by the commission, as well as the significant benefits Mohegan Sun will bring to the residents and businesses of Everett," Etess said in the statement to the Globe.

The gambling commission rejected Saugus's assertion that the town would be negatively impacted by an increase in traffic and business competition from the Wynn development, which would be about 4 miles away.

But consultants hired by the commission to evaluate the impact discounted the arguments. "We believe that Saugus's concerns are not founded," said Lyle Hall, managing director of HLT Advisory, a Toronto-based hospitality consulting firm. "We don't feel there is any potential negative impact for the meals tax to Saugus."

Commissioner Gayle Cameron noted the Everett casino could generate more business for Saugus restaurants. "Rather than decrease [of patrons]... they will see an increase. They will do better," she said.

Saugus Town Manager Scott Crabtree did not return calls to the Globe seeking comment.

Everett and Saugus were among eight local communities

that applied in January to the commission to be designated as a surrounding community to one or both casino projects.

But all the others withdrew their applications after reaching agreements on their own with developers. Wynn is still negotiating with Medford and Somerville on agreements.

In January, Mohegan Sun agreed to pay \$3.7 million annually spread among seven communities — Cambridge, Chelsea, Lynn, Malden, Medford, Melrose, and Salem. The communities would receive annual payments and benefits, such as hiring preference for jobs and tourism promotion.

Somerville reached an agreement with Mohegan last week that includes \$100,000 in annual payments, some to be set aside for city residents to train for jobs at the casino, Mayor Joseph Curtatone said.

Curtatone, a staunch gambling opponent who is leading a statewide effort to repeal the state's casino law, said the pact also includes a ban on Mohegan Sun from aggressive advertising and recruiting patrons.

"One of my major concerns was that there be no advertising or incentives to promote gambling in our city," Curtatone said in an interview Friday. "Mohegan has been very professional to work with, despite my position on gambling."

Reach Kathy McCabe at [leatherine.mccabe@globe.com](mailto:leatherine.mccabe@globe.com).  
Follow her on Twitter @GlobeKMcCabe.



Bob Watts BC-HIS

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108 BEACH STREET  
REVERE, MA 02151



TEL (781) 289-8009

FAX (781) 289-2166

E-mail: [info@reverechamber.org](mailto:info@reverechamber.org)

July 16, 2014



VIA EMAIL & REGULAR MAIL

[Holly.s.johnson@state.ma.us](mailto:Holly.s.johnson@state.ma.us)

Secretary Maeve Valley Bartlett  
Executive Office of Environmental Affairs  
100 Cambridge Street – Suite 900  
Boston, Massachusetts 02114  
Attention: MEPA Office – Holly Johnson, Analyst

Re: Mohegan Sun Massachusetts (EEA No. 15006)

Dear Secretary Bartlett:

Thank you for the opportunity to comment on the Supplemental Draft Environmental Impact Report (SDEIR) for the Mohegan Sun Massachusetts project. I am supportive of the project and also appreciative of the level of detail and information provided by the Proponent in the SDEIR filing.

As the Revere Chamber of Commerce President, I am particularly excited about the commitment to work with the local businesses as well as the commitment to work in partnership with the DCR to support and promote Revere Beach.

Both the Mohegan Sun and Suffolk Downs team have demonstrated a spirit of transparency, cooperation, and willingness to listen to the citizens and small business owners of Revere and the surrounding communities. I believe the SDEIR goes above and beyond in addressing all of the questions and concerns that we have raised in our interactions with them. To the extent that there are any remaining issues, I am confident that they will be addressed through the local permitting process, including site plan review.

I urge you to find that Mohegan Sun Massachusetts has fully and adequately responded to your scope so that the document can be considered final and Revere can

move forward and start to realize the multitude of public benefits that this project will provide not only to Revere but to the surrounding communities.

Very truly yours,

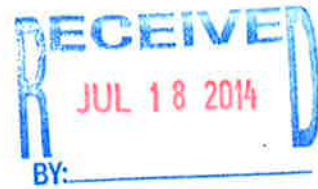
A handwritten signature in cursive script, appearing to read "Robert F. Upton, Jr.", written in black ink.

Robert F. Upton, Jr.

/ddw

cc: Massachusetts Gaming Commission  
84 State Street – 10<sup>th</sup> Floor  
Boston, Massachusetts 02109  
(via facsimile 617-725-0258 and email at  
[mgccomments@state.ma.us](mailto:mgccomments@state.ma.us))

June 24, 2014



Massachusetts Gaming Commission  
Hearing held at Revere High School  
Re: Surrounding Communities Testimony

Dear Chairman McHugh and members of the MA Gaming Commission:

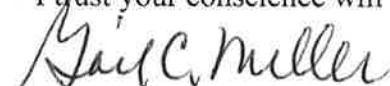
I am submitting remarks today from the former Secretary of Transportation, Fred Salvucci whose resume does not have to be illustrated here, and his work, namely with implementation of the Big Dig as one of his ideas and projects, goes without saying.

Former Secretary Salvucci has allowed Airport Impact Relief, Inc., an East Boston organization which reviews airport activities in and around Logan Airport to use his statement.

While I would submit it as a whole for the commission, I will read the following for your listening audience to help them understand why placing a project which will generate huge volumes of traffic, adding to an already overburdened region, is not good for our neighborhood, determined to be an assault on our environmental justice communities, and which reason you have within your power to consider.

I read as follows:

I thank you for your patience and consideration of this important decision before you and I trust your conscience will truly weigh the value of our comments this evening.

  
Gail C. Miller, President  
Airport Impact Relief, Inc.  
c/o 232 Orient Avenue  
East Boston, MA 02128

Comment Letter by Fred Salvucci, former Secretary of Transportation re MA Department of Health report on health effects in residential areas close to Logan Airport

Late last month, the Bureau of Environmental Health of the Massachusetts Department of Public Health released a report indicating that there are elevated levels of respiratory problems in the communities surrounding Logan Airport, particularly among people in the close-in areas in Charlestown, Chelsea, East Boston, Revere and Winthrop, who have lived in those areas longer than three (3) years. Among children, study results identified some respiratory effects indicative of undiagnosed (i.e., problematic) asthma; children in the high exposure area were estimated to have three or four times the likelihood of this respiratory outcome compared with children in the low-exposure area. The report indicates that the incremental impact of air pollutants from aircraft and ground movements at the airport, and the airport power plant over and above the air pollution from automobile and truck traffic to the airport, and commuting to the city, is small. But the adverse health outcome in the areas closest to Logan is clear. In fact, a look at the map will show that the areas of Charlestown, Chelsea, East Boston, Revere and Winthrop closest to Logan, are also traversed by major congested roadways carrying automobiles and trucks to Logan Airport, and commuting. In this sense, there is a strong similarity to many environmental justice issues, where there are multiple possible sources of pollution, but the outcome of significantly

higher likelihood of respiratory problems, particularly among children, is a serious public policy concern.

The communities close to Logan have been requesting that the Mass Department of Public Health conduct this study ever since a local Winthrop study showed similar respiratory problems close to Logan about twenty years ago. After substantial delay, Speaker DeLeo and Senator Petrucelli were able to secure the funding to get the study done.

I believe that now that the DPH study has confirmed the existence of significant adverse health impacts in the communities close to Logan, the state needs to consider this factor in reviewing the proposed casino at Suffolk Downs, and reject it. It is important to recognize that remediating the identified health problem needs to begin by not making matters worse.

Of course, a reasonable person would have assumed that there are adverse health impacts from so much traffic volume and congestion, compounded by problematic exhausts from aircraft.

Indeed, the environmental impact analyses for the Big Dig, and separate analyses for the Logan Airport Terminal expansion in the 1989-1990 period included commitments to monitor and reduce overall adverse impacts in the communities surrounding Logan, and to take specific actions to reduce automobile and aircraft traffic growth and congestion in the area.

- The Big Dig NEPA and MEPA processes, and subsequent Ventilation permits issued by the Massachusetts Department of Environmental Protection included requirements to strengthen restrictions on the supply of Parking at Logan Airport, Downtown Boston, The South Boston Seaport "Innovation District", and Cambridge, in order to restrain the danger that traffic growth would overtake the capacity increases of the Big Dig, and re-congest the Tobin Bridge, Sumner and Callahan Tunnels, and Ted Williams Tunnels, causing increased congestion and air pollution;
- The state also committed to expeditiously implement long outstanding MBTA improvements, such as the Extension of the Blue Line from Government Center to Charles Street Station to connect to the Red Line (to be completed by 2000), and the extension of the Green Line from Lechmere to Somerville and Medford Hillside (to be completed by 2011), in order to provide alternatives to excessive auto use.
- The Logan Airport Terminal Expansion MEPA process committed to Monitor, cap and reduce adverse impacts of Logan operations on the surrounding communities.

Few of these actions have occurred. In the intervening time, Massport succeeded in building new Runway 14-32, previously prohibited by court injunction, based on FAA and Massport commitments:

- that the runway would only be used during high Northwest wind conditions, in order to avoid a four fold increase in aircraft operations over Chelsea, East Boston, and Winthrop that was otherwise predicted to occur with the new runway;
- that Massport would institute peak pricing of aircraft landing fees at Logan, in order to avoid the delay and increased noise and air pollution caused by aircraft takeoff and landing and taxiway operations in congested conditions;
- that Massport would adopt a cap on NOX emissions in the area surrounding the airport, based on a surcharge on aircraft landing fees to be used to reduce NOX emissions in the area to offset Aircraft emissions.

Runway 14- 32 is built and operating, but the overflight of Chelsea, East Boston and Winthrop has increased fourfold - exactly what was NOT supposed to happen. The peak pricing of landing fees identified in the MEPA documents was substituted by a weaker plan that has no effect, and the Air Quality Initiative adopted by Massport set the cap on NOX emissions so high that it has no effect.

Also in the intervening years, Massport spent hundreds of millions of dollars building a consolidated Rent-a-Car facility that concentrates the car rentals at Logan, increasing the auto traffic generation at Logan. Massport ignored proposals to instead locate car rental facilities, at least in part, at

suburban Logan Express sites in order to reduce traffic and air pollution at Logan, and ignored proposals to locate any Logan car rental in a location near the airfield, and remote from the closest residential community, to reduce resident's exposure to PM -10 and other harmful air pollutants.

So now 24 years after formal commitments to recognize, measure and reduce adverse impacts in the communities close to Logan, and after 24 years of failure by the state and Massport to implement the mitigation promised in the environmental processes of the Big Dig and Logan Terminal Expansion, and actions by Massport further concentrating traffic generating activity at Logan, The Department of Public Health study is telling us what any reasonable person would have expected - that there are serious adverse health effects from air pollution in the communities close to Logan.

At this point, what can be done to remediate this problem? Logan Airport is an essential part of the infrastructure that supports the regional economy, and isn't going to go away. But the proposition agreed to in the Big Dig and Logan Terminal expansion processes 24 years ago was that the tremendous convenience to the regional economy provided by the central location of Logan carries with it a responsibility of the state and Massport to take energetic action to be a good neighbor and recognize, offset, and reduce negative impact on the close by communities.



Certainly the DPH report should remind us that that agreement has not been honored, and ought to be. This must entail a serious, well-funded effort to implement the mitigation measures that are so badly delayed, and identify new measures to offset the damage caused by the delay.

But such an approach will take time to implement. In the meanwhile, it is essential to recognize that state action now being contemplated to locate a casino at Suffolk Downs on the East Boston Revere boundary threatens to make these problems much worse, and that is unconscionable. The not yet approved Casino did not cause these existing problems, but it is yet another significant traffic generator attracted by the convenience of Logan, that will, if implemented, substantially worsen the existing problems, and undermine the access of the general public to Logan itself, with serious economic consequences for the region.

The Suffolk Downs site today has about 6000 parking spaces that are usually vacant, and which generate modest traffic. The casino proponents propose to put no more than approximately 5000 spaces into daily use. To put that number into context, Logan Airport is constrained to operate no more than approximately 21,000 parking spaces, under the terms of the Parking Freeze agreed to by Massport, and included in the DEP/ EPA federal Clean Air act Compliance plan for Massachusetts. Because those spaces are used by many airport customers who park for several days, while flying out of

commitments by public agencies over the past 24 years, mitigation commitments by the casino proponent deserved no credibility.

This of course begs the question, what about the casino proposal in Everett? No health effect study has been done in the communities close to Sullivan Square. But does any reasonable person believe, looking at the congested condition of Sullivan Square, that adding a casino in the proposed Everett location (which is closer to many residences in Somerville and Charlestown than to most of Everett) is a reasonable idea? Just because the Department of Public Health hasn't studied it does not mean there isn't a similar air quality problem. Shouldn't the Casino Commission, the Secretary of Environmental Affairs and Energy, the Attorney General, and the Secretary of State require that a similar study be implemented and considered by the agencies and the voters in the potentially-affected committees, before any further decisions are made regarding a casino located in Everett?

**Bresilla, Colette (MGC)**

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**From:** Ronaldsantaanna <ronaldsantaanna@yahoo.com>  
**Sent:** Tuesday, July 15, 2014 12:08 AM  
**To:** MGCcomments (MGC)  
**Subject:** Revere casino

I recently went to Revere beach to watch them film the movie black Mass. There was a big crowd of over 500 people there, the only two pizza joints and one ice cream joint were shut Down Because they were in the view of the shots. Thus, there wasn't Any thing to eat. and nothing to do. How ironic that Revere Beach Was made up to look like my Miami Beach. With a resort Casino Revere Beach will become Miami Beach, hotels, restaurants ,nightclubs, cafés on the Boulevard. Soccer stadium at wonderland dog track. This all could happen with the resort casino in Revere.

Sent from my iPad

July 11, 2014

Massachusetts Gaming Commission  
84 State Street Suite 720  
Boston, MA 02109



Dear Commissioners,

I am writing in regards to the Mohegan Sun Revere Casino proposal. I am extremely concerned about the youth of Revere and their future. I work with students and there families in various communities, including Revere. I have seen the devastating results of drug and alcohol abuse first hand. I am concerned that drug and alcohol abuse will increase if a casino is built in the city. I am concerned that the casino would be less than 1000 feet from the Beachmont Veterans Memorial School and less than 1500 feet from the Garfield Magnet School.

I refer you to a report titled "Revere Community Needs Assessment & Strategic Planning Report 2012," published by the Massachusetts General Hospital Center for Community Health Improvement. Based on the 2012 Community Health Needs Assessment, Revere citizens identified drug abuse as the primary area of concern. The Revere CARES organization has set a goal: "To improve the well-being of Revere's residents by preventing substance abuse and promoting healthy eating, active living, and healthy relationships." In reviewing the information from the Massachusetts Department of Public Health (MDPH) and Department of Education (DOE), it should be noted that the most recent data shows that Revere had higher levels of consumption of alcohol by high school students than the national level. Revere High School students had a higher level of Marijuana use than the state and national levels. The number of Opioid related fatal overdoses in Revere was more than two times that of the state. The most concerning statistic is that Revere High School students' heroin use was more than four times the state level and more than twice the national level. According to MDPH records, Revere had a higher rate of substance abuse treatment admissions funded by DPH for 15-19 years olds than the state in 2011, (1561.8 per 100,000 15-19 year old Revere males compared to 1265.2 per 100,000 15-19 year old Massachusetts males; 1423.9 per 100,000 15-19 year old Revere females compared to 699.8 per 100,000 15-19 year old Massachusetts females).

Why is the city of Revere willing to expose the youth of the city to casinos by allowing such close proximity to schools? Given that the youth of Revere are already at a significantly higher risk for substance abuse than the state and nation, should the city be allowed to further expose them to gambling. Research has shown that there is a relationship between drug addiction and other addictive behaviors, including gambling.

I would like to ask the commission to consider the future of the youth of Revere when making a consideration about gambling in Revere. I would ask that the city officials uphold the goal set by Revere CARES: "To improve the well-being of

Revere's residents by preventing substance abuse and promoting healthy eating, active living, and healthy relationships."

Sincerely,



Carmel Dempsey OTR/L

Registered & Licensed Occupational Therapist

2 Peter Road

North Reading, MA 01864

[carmeldempseyotr@gmail.com](mailto:carmeldempseyotr@gmail.com)

cc: Mayor Rizzo

Attachments: Reference List, Google Map, Appendix H p. 29-32

References:

Revere Community Needs Assessment & Strategic Planning Report 2012,  
Massachusetts General Hospital Center for Community Health Improvement  
[http://reverecares.org/wp-content/uploads/2011/08/REVERE-CCHI-2012-AssessReport\\_FINAL.pdf](http://reverecares.org/wp-content/uploads/2011/08/REVERE-CCHI-2012-AssessReport_FINAL.pdf)

Massachusetts Department of Public Health, Mass. Community Health Information Profile (MassCHIP), Adolescence Health Report for Revere  
<http://www.mass.gov/eohhs/researcher/>

Problem Gambling Among Ontario Students: Associations with Substance Abuse, Mental Health Problems, Suicide Attempts, and Delinquent Behaviors.  
Cook S, Turner NE, Ballon B, Paglia-Boak A, Murray R, Adlaf EM, Ilie G, den Dunnen W, Mann RE.  
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Impulsivity, sensation-seeking, and part-time job status in relation to substance use and gambling in adolescents. Leeman RF, Hoff RA, Krishnan-Sarin S, Patock-Peckham JA, Potenza MN.  
J Adolesc Health. 2014 Apr;54(4):460-6. doi: 10.1016/j.jadohealth.2013.09.014.  
Epub 2013 Nov 19.  
<http://www.ncbi.nlm.nih.gov/pubmed/24268362>

The neurobiology and genetics of impulse control disorders: relationships to drug addictions. Brewer JA1, Potenza MN. Biochemical Pharmacology, 2008 Jan 1;75(1):63-75. Epub 2007 Jul  
<http://www.ncbi.nlm.nih.gov>



Google



Showing results for **Garfield School Department BC**  
Search instead for Garfield School Department

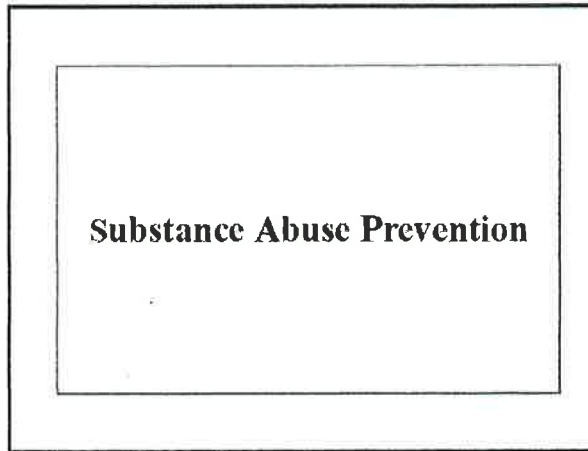
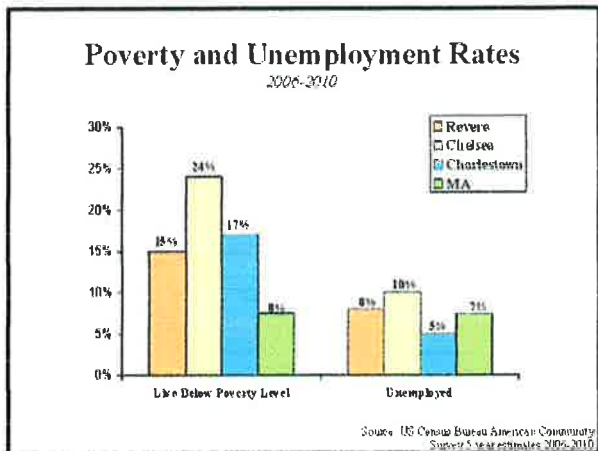
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**F** Beachmont Veterans  
memorial School

**Casino Site**

500 ft.

Appendix H



### Revere Quality of Life Survey 2012

#### Substance Abuse

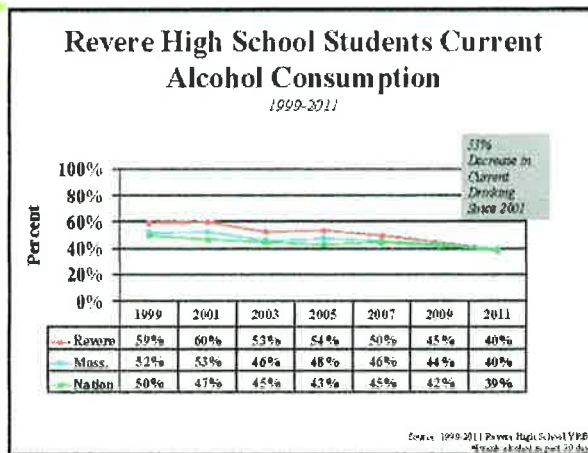
- On a scale of 1-5, respondents ranked Revere a 4.3 when asked how much of a problem drug and alcohol abuse is
- 52% reported they had had one more alcoholic drink in past 30 days
- 10% had participated in binge drinking in past 2 weeks
- 4% took prescription drugs not prescribed to them

#### Mental Health

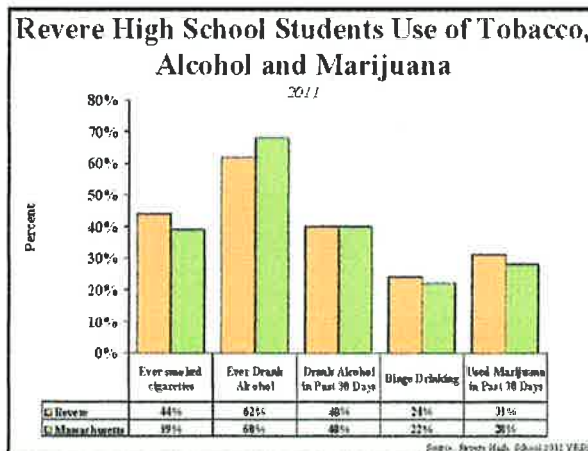
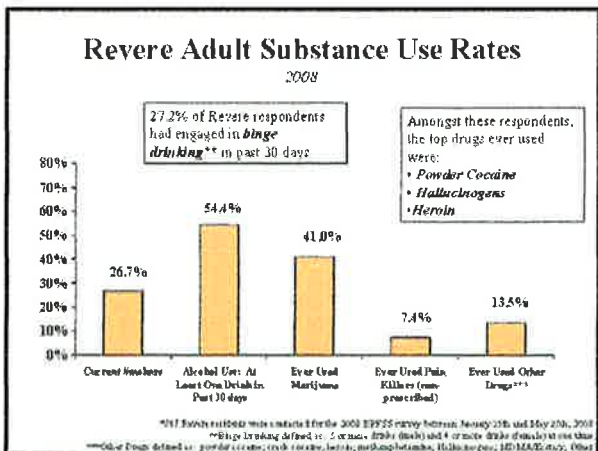
- 13% reported they have felt sad or hopeless for 2 weeks in the past year
- 1 in 4 families have been affected by depression
- 30% reported that someone in their families needed mental health services
- 45.5% could not access mental health services

*"I live in a school zone and have drug addicts that sell drugs all day, every day RIGHT NEXT TO THE SCHOOL"* Revere Survey Respondent

\*Data based on 950 completed surveys that were distributed in February and March in post offices, and in multiple languages through the Department of Public Health, Spanish, Portuguese, and French interpreters.

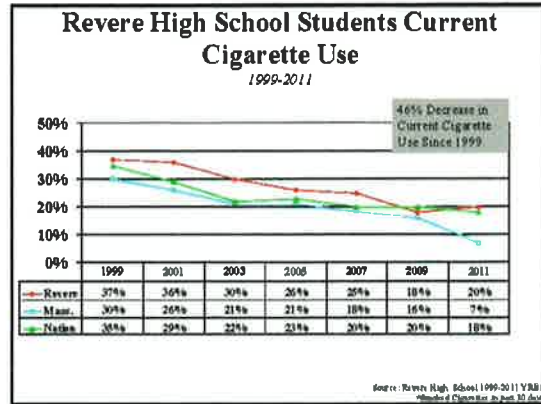
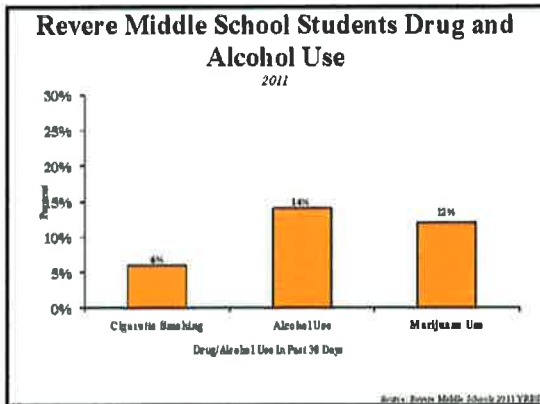


Revere  
state  
Nation

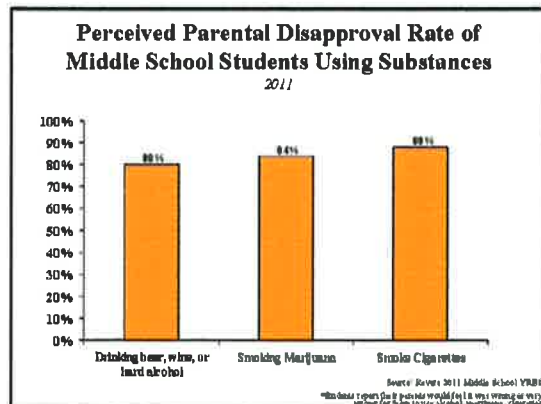
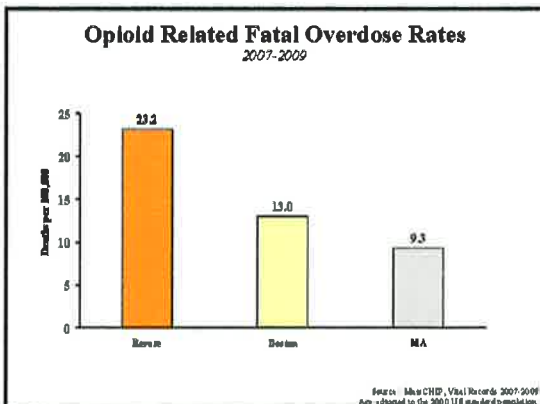
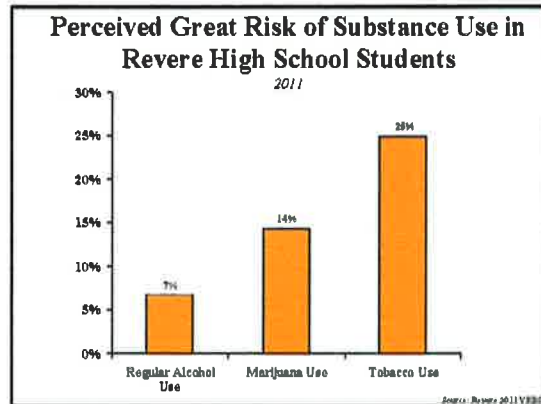
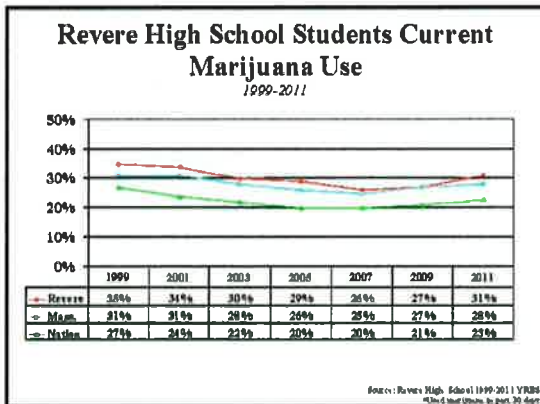




Appendix H

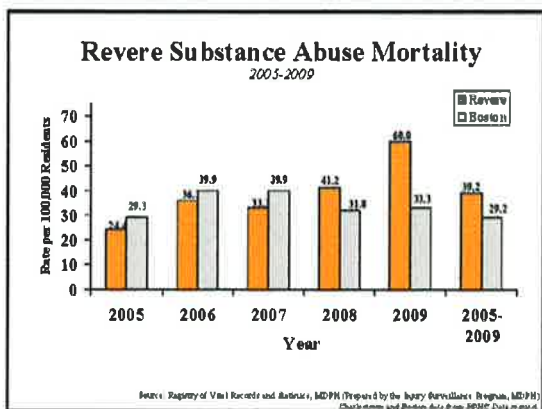
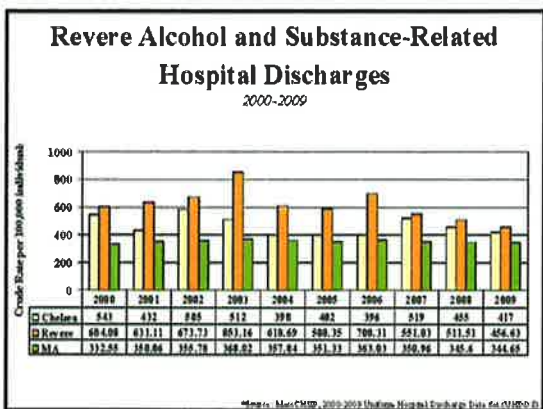
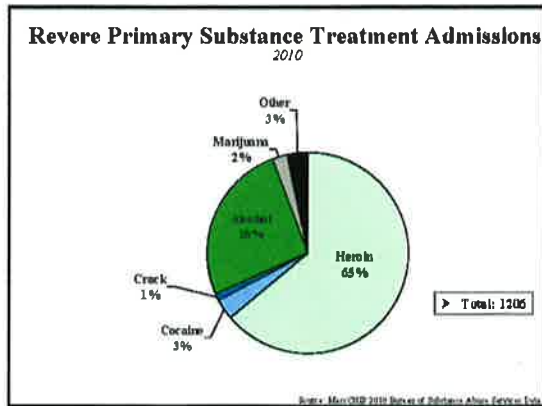
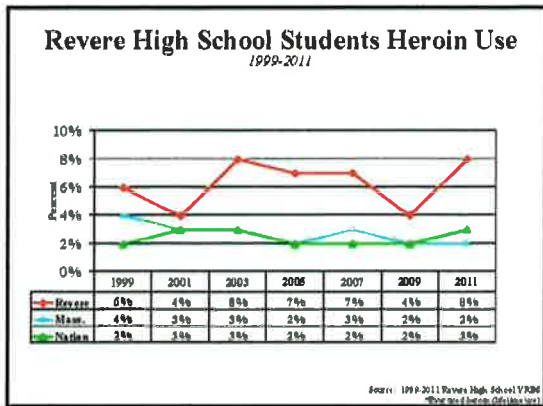


Revere  
Mass  
Nation



Appendix H

Revere  
Mass  
Nation



## Violence Prevention & Public Safety

### Revere Quality of Life Survey: Violence 2012

- Low crime/safe neighborhood was #1 factor that defines a Healthy Community
- Crime and violence ranked second most important health problem
- Respondents ranked Revere a 3 on a scale of 1-3 as a safe place to live
- 2% have been affected by community violence and 3% reported physical abuse
- Respondents ranked feeling connected to neighbors and community a 3.2 on a scale of 1-5

*"I think we need more police officers on Broadway especially during the summer months. I don't feel comfortable walking on Broadway and I grew up in this city my whole life"*  
-Revere Survey Respondent

\*Data based on 756 completed surveys that were distributed in February and March, online, and in multiple languages through the Accession Committee and in public locations. Sample population: a general suburban, older, female population.

**Bresilla, Colette (MGC)**

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**From:** Meagan Catricala <megrosecat@gmail.com>  
**Sent:** Tuesday, July 15, 2014 3:47 PM  
**To:** MGCcomments (MGC)  
**Subject:** Comments regarding Mohegan Sun Application

Dear Mass Gaming Commission,  
My name is Meagan Catricala, co-chair of Don't Gamble on Revere and 4<sup>th</sup> generation Revere resident. When we decided to fight against the casino in Revere, we didn't know what to expect. We jumped into the fight because we knew it was the right thing to do. We had no idea how hard this fight would be and what we would endure. During the campaign for the casino referendum this past winter, we were faced with opposition from both residents and politicians. But we were also joined in our effort by residents, neighbors, and business owners in the opposition against the proposed Mohegan Sun casino. We heard from our neighbors that told us that they loved this city and they did not want to see it destroyed by a casino. We heard from young families who did not want to raise their children next to a casino and have their children walk by one on their way to school, as five schools are within 1 mile of the site. This is disturbing as even Las Vegas does not allow schools to be this close to casinos. Other residents talked about the impact the casino would have on their way of life including an increase in traffic on already congested roadways and a decrease in property values. Putting a casino in the backyard of our houses, across from our schools, and a short walk from our beach will negatively impact our city. Yes, the referendum passed, but by 60% to 40%. Even Mohegan Sun's 600,000 dollars couldn't sway those opposed.

The city officials silenced the voice of those opposed by intimidation and by pushing the majority opinion onto the community. Our mayor wouldn't acknowledge that our anti-casino

group existed and rather accused us of not being Revere residents. The city officials made residents who were opposed to the casino feel like aliens in their own neighborhoods. The issue of the proposed casino has already caused a rift in our community; if the casino is ever built in Revere the damage will be even greater. So I encourage the commission, to listen to others and myself that are opposed to the casino. We do not think Revere is the place for a casino and we are looking forward to voting in November to ensure this does not happen.

Thank you,  
Meagan Catricala

**McDowell, Rebekah (MGC)**

---

**From:** Brian Gannon [<mailto:briangannon@briangannonboston.com>]  
**Sent:** Friday, July 11, 2014 2:18 PM  
**To:** MGCcomments (MGC)  
**Subject:** Comments on Revere Surrounding Community Hearing

Attached are a written follow-up of my comments at the Revere surrounding community hearing.

--

Brian Gannon

(617)-767-6046

<http://www.briangannonboston.com>

[briangannon@briangannonboston.com](mailto:briangannon@briangannonboston.com)

**Comments:** Host Community Meeting for East Boston and Revere June 25, 2014

**Submitted By:** Brian Gannon 198 Everett Street East Boston MA 02128 [briangannon@briangannonboston.com](mailto:briangannon@briangannonboston.com)

Thank you for the opportunity to allow me to speak today, my name is Brian Gannon I am from East Boston and grew up walking the picket lines with my union father who was a PATCO member and advocated for union rights and good union jobs and was fired by Ronald Reagan in 1981. So I am all for good union jobs and economic development, good economic development.

I want to make sure you are not persuaded or making decisions based on the cheering section or whistles or number of supporters in attendance in this room. The line-up of speakers and the audience in this room were persuaded, encouraged, potentially intimidated into being here today including City Workers, Fireman, Policeman and more, and in the case of the surrounding communities who have been legally bound by their surrounding community agreement to be here to show their support. I am sure you read these surrounding community agreements and are aware of this clause.

So yes these Casino projects have created a "culture of intimidation" in the communities they have come to.

What you do not see or hear in this room is the dissent from the Winthrop city officials, Revere city employees, Policeman, Firemen, small business owners, teachers in this building and thousands of Revere residents who were intimidated by this culture. You had the opportunity to witness here tonight by the booing, and jeers that we just heard. I experienced this first hand on Shirley Street where I confronted two city councilors Councilor Zambuto and Councilor Novaselski who spoke here tonight while they were discouraging minority owned businesses from posting no casino signs in exchange for the pro-casino signs all while wearing City Council jackets with the city council logo on them.

You are also not hearing the almost 4,300 East Boston voters who voted no to a casino at Suffolk Downs. You heard it tonight and saw it in the presentations by Mohegan Sun this is a Suffolk Downs casino there is no doubt about that and we in East Boston voted No on a casino at Suffolk Downs. I urge you to stand with democracy and officially recognize that this proposal is a farfetched stretch of the law and would undermine our commonwealth's democratic process. You cannot allow this development to go forward.

Thank you,

Brian Gannon

**Bresilla, Colette (MGC)**

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**From:** Donna Tosches <dmtosches@verizon.net>  
**Sent:** Friday, July 11, 2014 3:44 PM  
**To:** MGCcomments (MGC)  
**Subject:** Mohegan Sun

I support the licensing of Mohegan Sun in Massachusetts. I frequently visit Mohegan Sun in CT because the casino/resort is upscale and welcoming. Staff is friendly and helpful and the facility is clean.

Those that say they do not want gambling in MA because it will bring in the "bad element" don't know what they are talking about and just want to introduce scare tactics. I think that some in MA are concerned that they will lose money in "The Lottery!!"

Mohegan Sun in MA will create many jobs and draw in much more tourism and conventions. Why should CT benefit from MA monies?

Sincerely,  
Donna Tosches  
1 Crane Street  
Danvers, MA 01923

**Bresilla, Colette (MGC)**

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**From:** Medeiros, Laura <Laura\_Medeiros@hks.harvard.edu>  
**Sent:** Thursday, July 10, 2014 1:30 PM  
**To:** MGCcomments (MGC)  
**Subject:** Casino in Revere

Hello, I am a Revere resident and fully support the vision for a Casino in Revere. I believe that Revere has a much better location than the Everett site. Although both locations have traffic issues, the Everett location would be a commuters nightmare. I am excited about the possibility for new jobs and careers for the residents of Revere and also excited not to have to travel to Connecticut the 2-3 times a year that I visit a casino. Please support the casino in Revere. Thank you.

Laura Medeiros  
56 Howard Street  
Revere, MA 02151



**Bresilla, Colette (MGC)**

---

**From:** Andy Meserve <ameserve@tangentenergy.com>  
**Sent:** Thursday, July 10, 2014 9:01 AM  
**To:** MGCcomments (MGC)  
**Subject:** Mohegan Sun MA Support Letter  
**Attachments:** MoheganSunSupport Letter-TES-070114.pdf

To Whom it may concern, Attached is a support letter from Tangent Energy Solutions for the Mohegan Sun MA proposed project. Please contact me with any questions and if additional information is required.

Best –Andy Meserve

Andy Meserve  
Vice President of Sales  
**Tangent Energy Solutions**  
[ameserve@tangentenergy.com](mailto:ameserve@tangentenergy.com)  
302-388-4572 -mobile



July 1, 2014

Secretary Maeve Vallety Bartlett  
Attn: MEPA Office  
Holly Johnson, EOEEA 15006  
100 Cambridge Street  
Boston, MA 02114

**RE:** EOEEA 15006 – Mohegan Sun Massachusetts, Revere

Dear Secretary Sullivan:

Tangent Energy Solutions has been working with Mohegan Sun to develop a distributed renewable energy system for the proposed resort in Revere. The commitment from Mohegan Sun to incorporate clean, renewable solar energy into the proposed resort is clear to Tangent. Together we have worked on multiple photovoltaic (solar) system designs on the available building roofs and parking areas with the goal of maximizing the system's energy production and efficiency. There is also a clear sense of professionalism and local pride as many of our design discussions are around construction and operations safety during and after the installation and utilization of local Massachusetts components like Solectria inverters. Tangent Energy looks forward to continuing our work with Mohegan Sun to provide clean energy for the proposed project.

Tangent is confident that if the Mohegan Sun Revere project is approved, the benefits will ripple throughout the state. Tangent Energy is in support of this project.

Best Regards,

A handwritten signature in black ink, appearing to read "Andrew Meserve".

Andrew Meserve  
Vice President, Sales & Development



July 9, 2014

Commissioner James McHugh  
Massachusetts Gaming Commission  
84 State Street, Suite 720  
Boston MA 02109

Re: Building Design Comments on Revere and Everett Casino Designs – AIA MA Design Panel Members

Dear Commissioner McHugh:

As per your request from our phone conversation of July 1, 2014, please see below for the names of the nine design panel members who were convened by AIA Massachusetts to review the Mohegan Sun and Wynn design proposals.

Names

Keith Chenot, AIA  
Alfredo DiMauro, Associate AIA  
Michael Dipasquale AIA  
Jacques M. Fauteux, AIA  
David Gamble AIA  
Ludmilla Pavlova-Gillham AIA  
Andrea Leers FAIA  
Jason Newman Associate AIA  
Patrick Tedesco AIA

If you have any further questions, please feel free to contact me at your earliest convenience.

Very truly yours;

John Nunnari Assoc. AIA  
Executive Director  
AIA Massachusetts



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## **MEMORANDUM**

To: Massachusetts Gaming Commission (MGC)  
 From: John Nunnari, Executive Director, AIA Massachusetts  
 Date: 06/27/2014  
 Re: Building Design Comments on Revere and Everett Casino Designs

The Massachusetts Chapter of the American Institute of Architects (AIA MA) offers these consolidated professional comments to assist the Gaming Commission in evaluating the designs proposed for the two competing proposals (Revere and Everett) for a resort-casino facility in the greater Boston area (Region A).

### **Summary**

A panel of architectural professionals convened by AIA MA unanimously found that the proposal by Mohegan Sun for Revere was markedly superior in every design aspect to the proposal by Wynn for Everett.

The Revere design is playful, has two inviting entrances, is pedestrian friendly, and makes good connections to public transit and the surrounding community. While smaller than the Everett facility, the Revere building projects a grand civic presence. The proposed resort-casino is a creative, successful design for the site. The design also echoes Revere's history of recreation and links the resort to its beach. The design allows for visible and significant integration of sustainability features.

The Everett design seems stale, has very poor massing and program (a massive hotel tower just sits on top of a vast horizontal casino base), and fails to aggressively take advantage of its waterfront location. There appears to be little innovation in any aspect of the exterior design. The presentation lacks sufficient detail and site-specific elements; most images are from other casinos. There is no clear functional analysis. The written materials provide little additional design information. There is no significant connection to the surroundings. The complex lacks a celebratory approach to the facility.

The panel considered general design excellence (including creativity, sensitivity to and integration with surroundings, coordination of program elements, landscape, public spaces), transportation design (vehicular access, public transit, pedestrian access, circulation), gaming design, resort design (hotel, entertainment), and sustainable design. The comments below set out a summary of the panel's: (1) General comments; (2) Revere proposal comments; (3) Everett proposal comments; (4) Concerns; and (5) Recommendations.

Note: AIA MA is not endorsing any design or approving any proposed design or design elements.

### **General Comments**

The Gaming Commission should seize the opportunity to create a new casino model. The new model of "a Massachusetts casino" would provide excellence in all aspects of design, quality materials, visible and significant sustainability features, and realistic integration with the community. A resort-casino may well be the biggest development and investment in Revere or Everett in a generation. The Commission should not accept anything less than a resort-casino design that enhances the scale and character of the site and its surroundings, strengthens local communities, and is a showcase of sustainable, thoughtful, and lively design.

A design panel of nine architects was organized by AIA MA on June 18, 2014. The panel reviewed the plans and renderings that Mohegan Sun and Wynn had submitted to the Commission as well as the written design responses by the two applicants that were submitted to the Commission.



The AIA MA comments and recommendations focus on the exterior design features of the two proposals, including the integration of the resort-casino with the surrounding community and the visual or aesthetic impact of the resort-casino on the surrounding community. The comments, concerns, and recommendations set out below are consolidated from those voiced by the professional architectural panel.

AIA MA is available to help the Commission with any questions or follow up. Please see the last page below for how to contact us.

#### **Revere proposal comments**

The Mohegan Sun proposal for Revere designed by Kohn Pedersen Fox (KPF) reflects overall quality design. The proposal (all elements – casino, hotel, access, etc.) creatively and successfully fits into a challenging site between the Suffolk Downs racetrack and the surrounding neighborhood.

Although the panel is concerned about a long blank wall facing Washburn Ave. (see concerns below), the design shows sensitivity to the local community by breaking up the massing into different medium-level heights and having an entrance at Winthrop and Washburn that enlivens the street and functions as a celebratory entry for pedestrians, those arriving by bus and the nearby Beachmont subway stop, and passers-by. The landscaping near this entrance helps soften the impact. This Beachmont entrance also links the resort to the beach. The overall design concept embraces the history of Revere through the use of playful beach umbrellas as a metaphor. While some design elements are internally focused, the project holds the potential to help revitalize Revere.

The Revere design is curvy, playful, fun architecture that fits Revere's long history of recreation and entertainment: beach, honky tonk amusements, ballroom, and racing. This local history theme is integrated into the project (not just tacked on) by using large-scale umbrellas and canopies as the primary design elements. The large canopies work well with the scale of the site. The proposed project feels like a true destination.

The design program and massing work well. By dividing the hotel into two elements, the space appears well distributed across the site. This design approach helps diminish what could have been a large, overpowering vertical element. In addition, by stacking the two hotels over the casino and meeting space and by including retail in between, the project provides significant space for different activities without appearing massive (as if it were just a tall tower over a sprawling one-story building). This proposal is smaller than Everett, yet it seems bigger. The Revere casino-resort has a grander presence than the Everett proposal, yet it also shows a beneficial civic impact and some level of restraint. The distribution of the program is well organized.

The Revere design for the drive-up entrance (porte cochere) works well. The canopies there are playful but also can function to provide protection in winter or rainy weather and add lighting by reflecting light back down. The landscape approach integrates the building into the site rather than further separating it.

The design includes visible sustainability features (solar PV field on Washburn, green roof with pedestrian promenade, and greenhouses to serve restaurant). These components can be further integrated into the extensive roofs and grand canopies to more prominently showcase these sustainable features. Rather than have the roofs just cover the interiors and provide some recreational space and have the canopies just be a design element and provide shade, the roofs and canopies can significantly showcase and support a range of sustainable features.

Finally, Mohegan Sun submitted a clear presentation that provided a lot of information and was well done.

#### **Everett proposal comments**



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The Wynn submission did not provide a lot of design information about what an Everett resort-casino would look like. The professional panel described the submission as “*woefully inadequate*” and said it “*would not even be considered as passing muster in a normal design competition.*”

The panel unanimously concluded that the Everett proposal is not a good design. It would be very disappointing as the sole casino for the Boston area. It is very inward looking, and appears isolated unto itself within the overall context of Everett. The design does not produce a “destination” feel or a draw for the public or tourism.

The Everett design as presented was described at best as “*flat*” and “*uninspired*” and at worst as “*atrocious.*”

The Everett massing and building composition is very poor, with a huge, single, and uninteresting tower that massively overpowers the site and the skyline, on top of a low casino. The program uses (hotel, entertainment, casino) seem too separate.

The design fails to take advantage of the waterfront. Most of the resort-casino is not visually oriented to the water, and a new, short harbor walk that is not connected to the surrounding community is not likely to draw people out to it, especially when the weather is bad (as it will be many months). (An example in contrast is Rowes Wharf design that cuts a grand opening through the building and thus celebrates the waterfront.)

Photos of Las Vegas and Macau interiors were not particularly helpful. Although panelists believe the interior design for Everett would likely be of high quality, based on the proposal materials the panelists had great doubts that the exterior of the complex would be handled with as much care. The submission raised a serious concern about a lack of appreciation and/or an unwillingness on the developer’s part to provide a quality exterior design, which by definition should be site-specific and sensitive to its immediate surroundings and to the nearby urban fabric and appropriately thoughtful in the facility’s massing, layout, program, and circulation.

The Everett building materials were uniformly of lower quality than Revere’s. In particular, the panel believes the proposed exterior materials (EIFS) is a poor choice and will not withstand the combination of: New England temperatures, snow, rain, and humidity; the proximity to the river and nearby salt water; and grit and pollution impacts from nearby manufacturing sites, major traffic routes, and Logan airport. The panel expressed concern that because of this, the facility is likely to look sad and tired in just a few years.

On transportation design, the Everett proposal failed to present a good circulation plan and there was no clear promotion of public transit or pedestrian access. The panel felt the design was unlikely to draw bicyclers.

In sum, the panel felt the Wynn proposal for Everett had major design flaws and shortcomings in all aspects.

#### **Concerns about the proposals.**

The AIA MA panel has these concerns about the Revere proposal:

- a) Night renderings do not provide much information about how the facility would appear in daylight.
- b) Canopies should be specified to be of very high quality materials; they also need to be very well executed in terms of detailing and construction. The canopies are critical; if materials are of lesser quality, if construction is sloppy, or if the cladding deteriorates quickly due to lower quality materials or the impacts of grit and pollution, these primary design elements will lose their positive impacts.



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- c) The Winthrop and Washburn streetscape facades could be improved by making the upper level more interesting, perhaps by adding show windows or other features, and the garage level facade could be improved by adding visible green (sustainable) features or playful umbrella elements.
- d) Will the solar PV field on Washburn work well (given possible shadows)? Why not put on roofs?
- e) The proposal does not realize the full potential of the design to make this a sustainable design showcase.

The AIA MA panel has these concerns about the Everett proposal:

- a) The entire Everett design should be re-thought (massing, waterfront, program uses, circulation, etc.).
- b) A completely revised Everett design should be presented to the Commission, and the submission should include many more details (elevations, sections, renderings, program analyses, etc.).
- c) The building materials should be higher quality and be more resistant to local weather and conditions.

### **Recommendations**

1. AIA MA recommends the Commission formally establish a Design Review Process for the design and construction of casinos in Massachusetts. This will help ensure the design that the Commission thinks it is approving will not drastically change in the process of design, value engineering, and construction (as designs often do). We recommend the Commission require licenses be conditioned on continued review and approval by the Commission; if at any review, the Commission believes changes are required to the then-current design or construction, and the developer fails to make those changes, then the license awarded to the developer will be suspended or terminated. This Design Review Process would operate in parallel with the local, state, and federal reviews, and would apply to all elements and phases of the casino development. AIA MA offers to assist the Commission in preparing and implementing a Design Review Process.

2. If the Commission awards a license for the Revere proposal, AIA MA recommends: (a) requiring daytime renderings be immediately provided about how the design will appear in daytime and in different seasons to see if any changes should be made in the overall design; (b) requiring design changes be made to address the long blank facade on Washburn Ave. where it is close to homes, to soften edges so as to not overwhelm the neighborhood, and to rethink the services bays (loading docks, truck turnarounds, etc. could be pulled back); (c) demonstrating how the facility can be available as a community resource (to local residents and first responders) in extreme weather events; (d) making the facility a showcase for visible sustainable design by increasing the uses for the extensive roof systems (solar PV arrays, rainwater collection, green roofs, etc.) and providing fun educational info about sustainable elements, incorporating solar PV into the canopy and umbrella designs, and generally making the project a visible demonstration of how well-integrated and interesting the various kinds of sustainability measures can be (they seem largely hidden in the Everett design); and (e) requiring the submission of a detailed and comprehensive maintenance plan to ensure that the facility does not quickly deteriorate.

3. If the Commission awards a license for the Everett proposal, AIA MA recommends: (a) requiring the entire Everett proposal to be redesigned and a new and detailed design package submitted for the Commission's review and comment; (b) requiring an upgrade of the building materials to be much higher quality and to be responsive to local conditions, and requiring the submission of a detailed and comprehensive maintenance plan to ensure that the facility does not quickly deteriorate; and (c) demonstrating how the facility can be available as a community resource (to local residents and first responders) in extreme weather events.

Finally, we note the gaming statute at MGL c.23K, §5(a)(3) requires the Commission to use criteria for evaluation of the application for a license that include "an evaluation of architectural design and concept excellence, integration of the establishment into its surroundings, potential access to multi-modal means of

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*transportation, tourism appeal*” as well as an applicant’s financial strength and other criteria. Other sections of the statute also inform the Commission’s evaluation of proposals, such as: Recognizing the importance of the state’s unique cultural and social resources and integrating them in developments shall be “a key component” of a decision on a license (MGL c.23K at §1(7)) and “[P]romoting local small businesses and the tourism industry is fundamental to the policy objectives” of the gaming statute (MGL c.23K at §1(6)).

AIA MA is available to help the Gaming Commission with any questions or follow up about these issues. Please contact John Nunnari at AIA MA (Mass. Chapter of the American Institute of Architects) at 617-901-4685 or [jnunnari@architects.org](mailto:jnunnari@architects.org) for further information or assistance.

AIA MA urges the Commission to create a new model of “a Massachusetts casino” and require excellence in all aspects of design, quality materials, visible sustainability features, and real integration with the community.

Note: These comments were drafted by Julie Taylor, Esq., of Noble & Wickersham LLP, for AIA MA.

-end-



**Bresilla, Colette (MGC)**

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**From:** francit106@aol.com  
**Sent:** Wednesday, July 09, 2014 4:19 PM  
**To:** MGCcomments (MGC)  
**Subject:** Suffolk Downs and Mohegan Sun

Dear Gaming Commissioner's, My husband and I are all in favor of Revere getting the license for a casino in Revere We bought a house in Revere on August 27th 1964 and raised 3 children in this wonderful city. We do go to Mohengan Sun as often as we can and yes we both work and do not have any problem with having a casino in our city or losing our house. It would be so wonderful to have it here in Revere as we are getting on in years and traveling to CT. and Atlantic City will become difficult. So please on behalf of my husband and I please consider giving the license to our wonderful city. Sincerely Yours, Frances and Armando Citro 106 Franklin St. Revere, Ma.

**Bresilla, Colette (MGC)**

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**From:** Mary <mcajohn35@yahoo.com>  
**Sent:** Wednesday, July 09, 2014 4:17 PM  
**To:** MGCcomments (MGC)  
**Subject:** Casino in revere

Mass needs to realize the importance of continuing live racing at Suffolk downs. The vote for moegean sun will insure the future of this great sport.....it is not only about gambling! It is a chance to restore the Mass cap and return great horse racing to mass.... Please vote for revere!

**Bresilla, Colette (MGC)**

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**From:** David Haesy <jdhaesy@yahoo.com>  
**Sent:** Wednesday, July 09, 2014 6:39 AM  
**To:** MGCcomments (MGC)  
**Subject:** mohegan sun licensense

Dear Board

We want to go on record in support of an immediate positive ruling for a gaming license being granted to Mohegan Sun at the Suffolk Downs site in Revere MA. As lifelong residents of MA and Revere we believe that as the gaming issue has been voted on and affirmed by the voters of the Commonwealth and the City of Revere two times already. Mohegan Sun brings a great deal to the City of Revere, and the City welcomes it, you must act now. What are you waiting for? Please do the right thing for us and vote immediately and in the affirmative in support of a gaming license being granted to Mohegan Sun to operate at Suffolk Downs in REVERE MA.

Thank you,  
David and Joan Haesy  
350 Revere Beach Blvd  
Revere MA



July 9, 2014

Commissioner James McHugh  
Massachusetts Gaming Commission  
84 State Street, Suite 720  
Boston MA 02109

Re: Building Design Comments on Revere and Everett Casino Designs – AIA MA Design Panel Members

Dear Commissioner McHugh:

As per your request from our phone conversation of July 1, 2014, please see below for the names of the nine design panel members who were convened by AIA Massachusetts to review the Mohegan Sun and Wynn design proposals.

Names

Keith Chenot, AIA  
Alfredo DiMauro, Associate AIA  
Michael Dipasquale AIA  
Jacques M. Fauteux, AIA  
David Gamble AIA  
Ludmilla Pavlova-Gillham AIA  
Andrea Leers FAIA  
Jason Newman Associate AIA  
Patrick Tedesco AIA

If you have any further questions, please feel free to contact me at your earliest convenience.

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Finally, Mohegan Sun submitted a clear presentation that provided a lot of information and was well done.

#### **Everett proposal comments**

*AIA Massachusetts is the consortium of the Boston Society of Architects,  
the Central Massachusetts Chapter of the AIA and the Western Massachusetts Chapter of the AIA*



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#### **Concerns about the proposals.**

The AIA MA panel has these concerns about the Revere proposal:

- a) Night renderings do not provide much information about how the facility would appear in daylight.
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- c) The Winthrop and Washburn streetscape facades could be improved by making the upper level more interesting, perhaps by adding show windows or other features, and the garage level facade could be improved by adding visible green (sustainable) features or playful umbrella elements.
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- e) The proposal does not realize the full potential of the design to make this a sustainable design showcase.

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- a) The entire Everett design should be re-thought (massing, waterfront, program uses, circulation, etc.).
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### Recommendations

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Note: These comments were drafted by Julie Taylor, Esq., of Noble & Wickersham LLP, for AIA MA.

-end-

**Bresilla, Colette (MGC)**

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**From:** Jeanette <crystalklear913@comcast.net>  
**Sent:** Tuesday, July 08, 2014 3:41 PM  
**To:** MGCcomments (MGC)  
**Subject:** In favor of casino in Revere

To the Ma. State Gaming Commission,

My husband and myself are in favor of the Mohegan Sun Casino in Revere Ma. We feel it would benefit our city in many ways. First of all it will save the jobs

of the people working at Suffolk Downs. They will be making improvements to some roads. Hopefully it will help with our real estate taxes and our extremely

high water rates. Mohegan Sun has proven to be a great place to go to. They offer many free promos to their loyal customers, for all gamblers large and

small.

We are a bit dismayed at the length of time it is taking to finalize this as Revere voted twice in favor of the casino. We don't understand why there has to be

another vote. We thought elections were a one time thing but apparently we were wrong, now it is 3 times and maybe they will be out for good. (that is the

Wynn in Everett.) Get going get this show on the road and decide once and for all who is going to get the casino and move along .

Thank you for allowing us to voice our opinion. We hope it has an impact on your decision making. We hope you consider this letter when you make your final

decision.

Sincerely,

Ralph and Jeanette De Rosa

**Bresilla, Colette (MGC)**

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**From:** Gudelia Faller <gudiefaller@yahoo.com>  
**Sent:** Tuesday, July 08, 2014 4:44 PM  
**To:** MGCcomments (MGC)  
**Subject:** Why I like Mohegan Sun

I have been to other casinos so many times Atlantic City,Connecticut and Rhode Island,not to mention other places farther but I think Mohegan Sun is the best and my favorite casino.It would be a big help to our financial problem and unemployment here in Massachusetts to have Mohegan Sun,also it would be a big relief not to travel to other places to play. Why should they have the benefits that the Casinos can give when most of the players are from Massachusetts? Please take Mohegan Suns offer.

**Bresilla, Colette (MGC)**

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**From:** getachew ayano <gettyayano52@gmail.com>  
**Sent:** Tuesday, July 08, 2014 7:12 PM  
**To:** MGCcomments (MGC)  
**Subject:** The only real hope for our community to develop and prosper and catch up with the 21st century is to bring in and work with the Mohegan Sun. My Name is Getty Ayano

**Bresilla, Colette (MGC)**

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**From:** Carolyn Pivnick <cpivnick@gmail.com>  
**Sent:** Tuesday, July 08, 2014 9:12 PM  
**To:** MGCcomments (MGC)  
**Subject:** I hope you are considering Revere the casino to be located in this area. As a long time resident of Revere, I look forward to the dvelopment of the suffolk Downs area, the jobs that will be made available, the entertainment that will be first class, an...

It will be the best thing that can happen to our city Please consider Revere when you make your final choice.,  
Thank you.  
Carolyn Pivnick

**Bresilla, Colette (MGC)**

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**From:** Terri Scheidel <tscheidel@sbcglobal.net>  
**Sent:** Tuesday, July 08, 2014 9:19 PM  
**To:** MGCcomments (MGC)  
**Subject:** Mohegan/Suffolk downs

As a resident of Connecticut and an owner of a Mass bred thoroughbred, currently at Suffolk Downs, I offer you my input on your decision.

There is really only one question.

How would a no vote from the commission affect the host community?

A no vote for the Wynn site would have no economic change or effect, as there are no employees there. No patrons there. No surrounding businesses, no ripple effect to grooms, owners, trainers. To the Massachusetts farmlands, their employees, or surrounding New England farms, breeding operations, nor to a historic landmark.

A no vote for Wynn, in a desolate wasteland, would have no effect.

In complete contrast, a no

vote to Suffolk Downs would invoke complete annihilation of so many lives, businesses, environments, family's and a grand historic facility, in need of, and waiting for, an injection of confidence and hope.

Your decision can make that happen.

I pray, for everyone who has an interest in or loves Suffolk Downs, you make the correct one and give the license to Suffolk and The Mohegan Sun and bring the world to Revere.

Thank you for your consideration.

Sincerely,

Terri Scheidel

860-416-1200(cell)

Sent from my iPhone

**Bresilla, Colette (MGC)**

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**From:** Joe Spaziano <jpspaziano@icloud.com>  
**Sent:** Tuesday, July 08, 2014 9:59 PM  
**To:** MGCcomments (MGC)  
**Subject:** Mohegan Sun MA , LLC

I'm Joseph p Spaziano I had emailed the commission a letter in support of the Mohegan Sun casino project at Suffolk downs race track, can you introduce that letter in support of the casino on behalf of the Suffolk downs horsemen , I had signed in to speak at the last meeting but I live out of state and can not attend the meeting at Revere High school on July 15th. I greatly appreciate the chance to voice my opinion on the subject. I work for the Pa. Racing commission the dept. of agriculture at Parx racetrack and casino in Bensalem pa. I was a hot walker , groom , a horse trainer 26 years , a racing official and a jockey agent. I can tell you firsthand of the positive effect of the casino in our area for the community as a whole and the racetrack in particular . Roads are being built , hotels , restaurants, and shopping centers are doing increased business. It has meant a lot of jobs in our area. I have never raced horses at Suffolk downs and I was there only a couple of times , I can see great potential for the casino and racetrack to be a positive for the city of Revere and the surrounding communities . I like that the people from anywhere in the city can take the train or subway and get off right at the door , and I have seen other Mohegan Sun casinos and they are first class and I'm sure they will spare no expense to run a top world class casino in the Boston area. Thank you , yours truly Joseph P Spaziano

**Bresilla, Colette (MGC)**

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**From:** DWYERAPPLIANCE <dwyerappliance@aol.com>  
**Sent:** Tuesday, July 08, 2014 3:07 PM  
**To:** MGCcomments (MGC)  
**Subject:** casino

I personally feel that a casino for htesuffolk downes and mohican sun group would be a great asset to the state of Mass. I own and race horses at the track and with this casino going to happen would make a big difference to the welfare of the people and the animals. Bigger purses bring a better grade of horses Please give the suffolk/mohican sun the right to run the casino! Thank you thomas dwyer!



**Bresilla, Colette (MGC)**

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**From:** Joe G. <veto109@hotmail.com>  
**Sent:** Tuesday, July 08, 2014 1:37 PM  
**To:** MGCcomments (MGC)  
**Subject:** Mohegan Sun Massachusetts

I'm a life long resident of Revere. I would like to see Mohegan Sun and Suffolk Downs race track be awarded a casino license. This would restore Revere to being the great tourist attraction it once was. And more important it would save and create jobs

Thank You  
Joseph Green  
175 Pearl St.  
Revere Ma.  
02151

**Bresilla, Colette (MGC)**

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**From:** Ava Fantasia (NA NEW) <Ava.Fantasia@wholefoods.com>  
**Sent:** Tuesday, July 08, 2014 12:38 PM  
**To:** MGCcomments (MGC)  
**Subject:** Support for teh Casino At Suffolk Downs

I support the casino at Suffolk Downs because Suffolk Downs is the very logical place for a casino. Thoroughbred racing will benefit from the casino at Suffolk Downs and as someone closely related to breeding racehorses and someone who has many friends in the horse racing and breeding business I am very excited about the prospect of the casino coming to Suffolk Downs.

Ava Fantasia  
Whole Foods Market  
916 Walnut Street  
Newton, Ma. 02461  
Phone: 617-969-1141  
Fax: 617-964-5773



*Check out our sales flyers!*

**Bresilla, Colette (MGC)**

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**From:** Melissa Gerardi <mgerardi95@gmail.com>  
**Sent:** Tuesday, July 08, 2014 12:24 PM  
**To:** MGCcomments (MGC)  
**Subject:** I'm for the casino in Revere

This is our last chance to make it please consider giving revere a chance and vote for he casino here in revere MA.

It's a great opportunity for all of Massachusetts and it won't add anything negative to the community than we are already be battling for years.

Thank you for hearing us,  
Melissa Gerardi  
617-416-9740

Sent from my iPhone

**Bresilla, Colette (MGC)**

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**From:** Robert S. Repucci <rrepucci@capicinc.org>  
**Sent:** Tuesday, July 08, 2014 12:10 PM  
**To:** MGCcomments (MGC)  
**Subject:** Testimony  
**Attachments:** Testimony.docx

Dear Mr. Chairman,  
Please accept the attached testimony from Community Action Programs Inter-City, Inc. relative to our support for a Revere license. Thank you.  
Robert S. Repucci  
Executive Director

**Testimony**  
**From**  
**Robert S. Repucci**  
**Community Action Programs Inter-City, Inc.**  
**June 24, 2014**

Good Afternoon Commissioners and thank you for the opportunity to testify.

My name is Robert Repucci and I am Executive Director at Community Action Programs Inter-City, Inc. (CAPIC), with offices located throughout Revere, Chelsea, and Winthrop MA.

CAPIC is a non-profit, state and federally designated anti-poverty Agency serving the communities of Chelsea, Revere and Winthrop. We are governed by a twenty-one member community-based Board of Directors and employ 130 persons, many of whom reside within the service area. We provide over 15,000 units of service annually to area residents who live in poverty.

I am originally from Revere and have worked for CAPIC since 1972 in a variety of capacities and have been Executive Director since 1978.

CAPIC was chartered in 1967 to identify the root causes of poverty in Chelsea, Revere and Winthrop and to that end, we have developed numerous strategies that enable residents to become self-sufficient and leave their reliance on public assistance. We respond to this challenge by developing strategies that remove barriers that keep people from entering the work force. As an example, we provide quality, affordable child care so the parents may work, attend school or job training. In cases where this strategy cannot be employed, we have services that help people meet basic needs such as heating assistance, energy conservation and various emergency services. We also work aggressively to prevent housing displacement and homelessness through pro-active strategies that encourage early mediation with landlords. In 2009, the City of Revere commissioned CAPIC to develop employment training programs in response to the findings of the Gateways Cities Initiative and to that end we created GED, ESL and computer training programs right within the Shirley Ave neighborhood.

I want to stop here a moment to share an observation from the last hearing with regard to comments made by opponents of the plan. As I listened to those opposed, I could only think that if someone establishes their opposition on a religious basis, then I can respect that decision, however, to attempt to blemish the character of those elected officials who have dedicated their careers to public service and to the betterment of Revere, it is unfair and untrue. Furthermore, I am invested in this project as a stakeholder and service provider. My only gain is to acquire resources to help deal with the 30-50 people, who walk into my office every week looking for help to pay their mortgage, rent, get heating assistance, or just put food on their table.

Commissioners, the landscape of poverty has changed...it now extends to those life-long Revere residents who have worked almost all their lives and now face an uncertain future due to unexpected job loss. I don't want to see the employees at Suffolk Downs standing in line at CAPIC offices for housing and heating assistance help. Maybe some of the opponents who feel this proposal is unnecessary, should spend a day in my office dealing with residents who cannot pay their mortgage or care for their children or aging parents. We are on the front lines and need this industry to boost the Revere economy. In simple terms...we need the jobs!

In anticipation of this emerging need, CAPIC has developed a Job Readiness Certification Program, in conjunction with Mohegan Sun, Suffolk Downs, American Training, the City of Revere and Town of Winthrop. The City of Chelsea has also expressed interest to participate. This unique initiative promises to certify 600 area residents in acquiring basic job readiness skills within the first two years. The 10 week revolving program will teach applicants customer service skills, complete their CORI checks and provide instruction in how to be an exemplary and long-term employee. The program will maintain a relationship with those trainees who become employed by Mohegan Sun order to help them transition successfully. We remain committed to seeing that Revere residents and those who are from surrounding communities have every opportunity possible to succeed. Our plan does not stop there... we will also be providing comprehensive supportive social services to trainees facing housing problems, child care needs and gambling addiction. We have forged an alliance with the Chelsea, Revere, Winthrop Home Care Center who will address the special needs of senior citizens who enter the work force and require support services. We are also working on creating a volunteer service corps, where Mohegan Sun employees could participate in serving elders. Finally, we expect to establish a Food Service handlers Certification program to better equip job applicants who wish to work in the resort restaurant industry. Plans are underway to establish a Cafe training kitchen that will give trainee's firsthand experience in food handling. We also stand ready to help Mohegan Sun establish child care, since we have considerable experience in that area.

We are delighted by the pro-active and enthusiastic manner by which Mohegan Sun and Suffolk Downs has embraced the Revere community and the stakeholders such as CAPIC. Clearly, they are invested in seeing that Revere residents benefit from an improved quality of life and we urge the Commission to award the license to Mohegan Sun.

Respectfully Submitted,

Robert S. Repucci  
Executive Director  
Community Action Programs Inter-City, Inc.

**Bresilla, Colette (MGC)**

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**From:** Mark DeAngelis <mj.deangelis@verizon.net>  
**Sent:** Tuesday, July 08, 2014 12:02 PM  
**To:** MGCcomments (MGC)  
**Cc:** Pete Schultz  
**Subject:** Mark DeAngelis--Casino Support Input

**Dear Mass Gaming Commission:**

**I support Mohegan Sun's effort to establish a casino at Suffolk Downs, and to allow gaming in the Commonwealth.**

**Revere can use the revenue and infrastructure improvements that would come about as a result of a casino at Suffolk Downs. The casino would also secure the future of thoroughbred horse racing in NEW ENGLAND. I have lived in Revere all my life, some 55+ years.**

**The opponents make it sound like gambling is a sin or worse. They should instead consider the evils of Washington State, which just legalized recreational marijuana use.**

**Anyways. Do not let Suffolk Downs "down."**

**The Mayor of Everett and the proposed casino there are already tied to organized crime, as reported in the BOSTON GLOBE. Revere is the best choice with the best team— Mohegan Sun and Chip Tuttle will run a fine operation the state can be proud of.**

**Respectfully,**

**Mark J DeAngelis  
122 Suffolk Avenue  
Revere, MA 02151**

**Bresilla, Colette (MGC)**

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**From:** cameninger@aol.com  
**Sent:** Tuesday, July 08, 2014 11:57 AM  
**To:** MGCcomments (MGC)  
**Subject:** Suffolk Downs/Mohegan Sun Casino

I strongly support the casino at Suffolk Downs in Revere, Massachusetts



**Bresilla, Colette (MGC)**

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**From:** McGunigle, Maureen <Maureen.McGunigle@fnf.com>  
**Sent:** Tuesday, July 08, 2014 11:42 AM  
**To:** MGCcomments (MGC)  
**Subject:** Support for MGC to Award the Eastern Massachusetts Casino License to REVERE Site for Mohegan Sun

Good Day ~

Since I cannot attend the Tuesday, July 15, 2014 - 4 to 8 PM Public Hearing at Revere High School, I wanted to send this email as evidence of my support for the Massachusetts Gaming Commission to award the Eastern Massachusetts Casino License to REVERE – Mohegan Sun Massachusetts.

I believe that Mohegan Sun has deep New England roots, understands the region, has a plan to invest in local business, supports the arts community, grows the tourism and convention business, creates and saves jobs.

Further, the Revere site location is more attractive, accessible, and offers more varied activities for visitors than the Wynn Site:

- Revere Beach is the county's first public beach, established in 1896,
- Blue Line Public Transportation will take visitors to Aquarium, Faneuil Hall, Downtown Boston, by only using the Blue Line;
- Suffolk Downs will also offer live horse races.

Please know that I am a long time Revere resident, a registered voter, a home owner and I graduated from Revere High, Class of 1977. It is my opinion that a partnership with Mohegan Sun Massachusetts will be the key step to revitalize Revere and create additional revenue for the State of Massachusetts.

Sincerely,

Maureen McGunigle  
48 Larkin Street  
Revere, MA 02151

Cell 781-526-8393

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**Bresilla, Colette (MGC)**

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**From:** JOHN OAKES <oakesy101853@gmail.com>  
**Sent:** Tuesday, July 08, 2014 11:27 AM  
**To:** MGCcomments (MGC)

As a former Everett resident who lived off bow st. Accross from the Monsanto plant for 40 years I think IRS a terrible location for a project so large. Roads public transportation and hazardous chemicals make it a bad idea. Now I live in Revere it's already to move ahead quickly to build a casino. There are already hotels public transportation trains/ferry landings close to airport first public beach in the country. Everett does not have one hotel no more train station and a drawbridge if they decide to do ferris. Revere is leaps ahead of my home town of Everett. Revere will be up and running long before Everett builds one hotel. Thank you. Feel free to contact me for any questions about either site

**Bresilla, Colette (MGC)**

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**From:** Paul Rizzo <Paul@rizzoinsurance.com>  
**Sent:** Tuesday, July 08, 2014 11:16 AM  
**To:** MGCcomments (MGC)  
**Subject:** Casino

Dear commissioners

I can't believe how long this has taken and the money spent. Revere has been out in front full time giving reasons and information to the commission. We all know the land in Everett is connected to a convicted felon so why haven't you disqualified them on that alone??? The land is TOXIC How long will that take to clean up. Traffic over in Everett is horrible and they have only asked for taxpayer money to fix it.

Now Mohegan in Revere will begin construction on the clean land right away. The track Suffolk downs would save over 800 jobs if the casino license is granted to Revere. Mohegan will pay for the traffic improvements not us taxpayers.

I've been to the hearings on the Revere license and it seems overwhelmingly the spot to put the project.

I do have a question why are there so many issues with the land? The ownership is not clear. The land is not clean.

So please do the state and the city of Revere a positive track to bringing in new development

Thanks

Paul Rizzo

**Bresilla, Colette (MGC)**

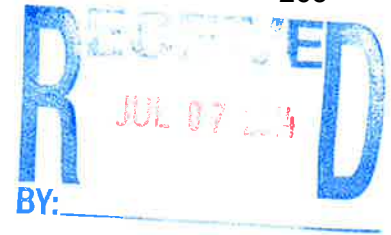
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**From:** Vincent Monaco <vjmonaco@yahoo.com>  
**Sent:** Tuesday, July 08, 2014 11:14 AM  
**To:** MGCcomments (MGC)  
**Subject:** Mohegan Sun

Folks,

I would like to express my support for the granting of the Gaming License at Suffolk Downs to Mohegan Sun.

Thank you,  
Vincent Monaco



## Joseph P. Spaziano

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

July 4, 2014

My name is Joseph P. Spaziano and it was my honor to have been at the public meeting at Revere High School on June 24, 2014. I had signed in to speak on behalf of the Suffolk Downs Horsemen in favor of the Mohegan Sun applicant. Unfortunately, do to time constraints, I did not have the opportunity to speak. I live in Langhorne, PA. I have worked 34 years in the horse racing industry, as a hot walker, groom, 26 years as a trainer, a racing official, a jockey agent, and I am currently employed by the PA Horse Racing Commission for the Department of Agriculture at Parx Racing and Casino in Bensalem, PA. I can tell you that Parx (formally Philadelphia Park) racetrack was like Suffolk Downs. We were on the brink of closing down if the Casino was not approved. The purse money sky rocketed, the country's best trainers and horses shipped in to race for the bigger purses. Barns that were crumbling from age are being built. We now have 26 new up to date barns, roads are being built, businesses created to meet the demands of the increased flow of people in the area, hotels and restaurants doing increased business. So, you can see it is not just Horsemen who reap the benefits of the Casino, it's the whole community. It's all the other businesses that will benefit, the agriculture, the hay straw feed and the breeding industry of your area. Also the tax revenue that Revere will receive from the Casino.

I was born and raised in Philadelphia and never raced at Suffolk Downs. I persosnally know at least 5 trainers who race at Parx who are from the Boston area who would love to stable horses home again. So, I would ask the Massachusetts Gaming Commission to approve the Mohegan Sun Massachusetts Casino project for the city of Revere who have already approved the Casino in two elections. Please do the the right thing for the many hundreds of workers at Suffolk Downs Racetrack, for the city of Revere and the surrounding communities.

Thank you for the opportunity to speak on behalf of the Casino project.

Yours Truly,

*Joseph P. Spaziano*  
Joseph P. Spaziano

800 Trenton Road . Apartment 490 . Langhorne, Pennsylvania 19047  
home: 267.780.3189 cell: 267.244.2003

**Bratton-Davies, Marianne (MGC)**

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**From:** smh00a@gmail.com on behalf of Steve Holt <steve@thebostonwriter.com>  
**Sent:** Thursday, July 03, 2014 10:25 AM  
**To:** MGCcomments (MGC); Zuniga, Enrique (MGC); Crosby, Steve (MGC); Cameron, Gayle (MGC); McHugh, James (MGC); Stebbins, Bruce (MGC); Ziemba, John (DOT)  
**Subject:** A Declaration of Independence  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
**Categories:** Yellow Category

Dear Commissioners,

I wrote the "declaration" below exactly a year ago as my neighbors and I waged a spirited, citizen-led education campaign in East Boston against the proposed Suffolk Downs casino. As a ballot question campaign, our efforts proved to be successful, garnering a 56% "no" vote in the local referendum last November. But today, incredibly, East Bostonians *still* face a casino at Suffolk Downs, thanks to the maneuvering of a regulatory body that nearly always sides with developers over communities and has changed the rules time after time to benefit Suffolk Downs.

A year ago, we declared our independence from a casino on our doorstep and put our faith in a process and a vote we thought would be "fair, transparent and participatory" and protect us against that which we opposed. That faith, we now know, was misplaced, and the Declaration below is sadly still as relevant as ever.

As we celebrate our nation's independence over the next several days, I encourage you to read and re-read East Boston's declaration. May it be on your minds as you continue the important work of creating a "fair, transparent and participatory process." From my perspective -- and from the perspective of the many thousands of my neighbors who voted "no" last November -- the process has been anything but.

**A Declaration of Independence**

WE THE PEOPLE of East Boston -- representing neighbors who have lived here their whole lives and those who have only been here a few years; "old-timers," newborn babies, and everything in between; bankers and builders; lawyers and full-time moms; every shade of skin color and country of origin; diverse religious beliefs and none at all; wealthy, middle-class and struggling to get by; drinkers of Dunkin', Honey Dew, and Market Café; gamblers and non-gamblers; married and single; from the Heights to the Flats to Jeffries Point; Eagle Hill to Maverick -- declare, with one voice:

- independence from financially compromised, predatory corporations who want to take what we have;
- independence from additional burdens to the ones against which we already fight -- an airport, two tunnels, gas tanks, a highway, pollution;
- independence from political structures that seek corporate profits above community engagement;
- independence from flashy bribes and promises of affluence that would have us give up a lot in exchange for a little;

- independence to make our own way and choose our own destiny as a neighborhood -- a destiny fueled by hard work, small businesses, our immigrant spirit, and our shared commitment to each other;
- independence to raise our children in a safe neighborhood free from unnecessary obstacles, temptations, and false hopes;
- independence to continue building an environmentally and economically sustainable future for our children and grandchildren;

WE THE PEOPLE of East Boston declare independence from a casino because it threatens that which our neighborhood's founders sought to build, what our neighborhood's servicemen and women sacrificed to preserve, what ordinary neighbors-turned-activists stood up to maintain, and what the present generation of East Bostonians both enjoys and seeks to build upon. We will not stand idly by as deals are made behind our backs that affect not only our lives but future residents' lives. It is in that spirit -- the same spirit in which a rag-tag group of dreamers envisioned and fought for their freedom 238 years ago just a stone's throw away -- that we declare today our independence from the false hope of a casino.

(originally published on Independence Day 2013)



Best,

--

**Steve Holt**

East Boston Resident



MEMBERS OF THE MASS GAMING BOARD:

6/1/2014

Please be advised that I have been to all the meetings that your board has held and I also have worked so hard to be a part of seeing that a world class casino comes to Revere and as everyone in this state knows Revere is the best place for this to go because you have two well known Historic sites, Revere beach and Suffolk downs race track which just about everyone in Revere and around the state would like to preserve, along with the hundreds of jobs that would be lost if Revere would be turn down. I have talked to a couple of you personally and I have the upmost respect for all of you, as I know this is no easy task. I have been to meetings watching Mr. Winn falling asleep at the table while you were talking to him, he has always been rude thinking that his money can buy him anything and after hearing on the news yesterday that if you people awarded Everett the casino he would give all the workers currently employed at Suffolk downs a job, I just know you people are not falling for that, if I'm not wrong I would call that a bribe. At least if Revere were awarded the casino you can be sure that it will be in a place yards from the first public beach in the country, two major transportation routes, a train that would be less than 75 yards from the casino site, a major bus route that would be less than one mile from the casino and most of all five minutes from Logan airport. Also you would be preserving hundreds of jobs which this city and state needs so bad. Everett has one transportation system, no historic site that I know of, no existing jobs that would be lost and one thing that would and should be important to all of you is corruption which none of that would be in Revere as would for sure be in Everett as we have all seen already. Being at so many meetings as I have I would definitely look at who wants to build and if he is falling asleep at the table while such an important meeting is going on, then where's the interest and what kind of a place would he be running. I have three recordings on DVR with Mr. Winn falling asleep and I watch them in disbelief thinking to myself, is this the man I would hire or have anything to do with such an important project. Well in closing once again I have the highest respect for all of you and only hope that you all make the right decision and award Revere the casino and I can guarantee that in years to come you will all be proud of the decision that all of you have made . Yours Truly and God bless  
Joseph Cuoco 36 Sears St Revere Ma 02151 781-608-0002



Christopher Benson  
209 Hancock Street Abington  
Ma 02351  
6/24/2014



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

Dear Massachusetts Gaming Commission,

I am writing to you concerning the decision that is to be made on the Casino for the Boston area. I am strongly urging you to grant the license to Mohegan Sun. There are numerous reasons why I feel so strongly that Mohegan is the correct choice for eastern Massachusetts and New England that range from economic to practical to historical. The Mohegan plan will bring more revenue as it is a trusted name for casino gambling already. The location itself is close to the T and the airport. After reviewing the two plans, the locations do not compare when thinking about building roads and the impact of traffic. Mohegan clearly grasps the challenges that will come along with the casino but also knows how to overcome those challenges to become a successful business that will provide the taxpayers income and the state revenue. My strongest feelings about the issue come with the history of Boston that can be preserved by granting the license to Mohegan. Suffolk Downs is an institution for Boston sports, culture and gaming. There is already a large workforce currently employed by the racing industry. The Mohegan plan will not only create more jobs but also save jobs. I hope you can come to the same conclusion as I.

Sincerely,

A handwritten signature in black ink, appearing to be 'C Benson', written over a horizontal line.

Christopher Benson