

Reilly, Janice (MGC)

From: Ziemba, John S (MGC)
Sent: Sunday, September 14, 2014 9:39 AM
To: Reilly, Janice (MGC); Nancy Stack
Subject: Fwd: Comments on Region A Finance Report
Attachments: Deutsche Bank's \$4 Billion Las Vegas Bet - NYTimes.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

From: Kate O'Neil <koneil@unitehere.org>
Date: September 12, 2014, 7:28:37 PM EDT
To: "Ziemba, John S (MGC)" <John.S.Ziemba@MassMail.State.MA.US>, "MGCComments (MGC)" <mgccomments@MassMail.State.MA.US>, "Zuniga, Enrique (MGC)" <Enrique.Zuniga@MassMail.State.MA.US>
Subject: **Comments on Region A Finance Report**

September 12, 2014

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

Dear Commissioners:

We would like to commend the Massachusetts Gaming Commission, the Commission staff, and their consultants HLT Advisory on the detailed analysis of the financial strength and economic development potential of each of the two applicants for the Region A resort casino license. The thorough analysis of the capital structure of each proposal, including the planned equity contributions, the equity sources, and the debt to equity ratios, demonstrates the Commission's commitment to ensuring that licensees are financially sound and able to fulfill their commitments to communities and other stakeholders while maximizing long-term value to the Commonwealth.

As you begin deliberations on the gaming license decision, we wanted to bring to your attention two additional concerns that we believe arise from the Commission's analysis of the Mohegan Sun Massachusetts proposal: 1) the risk that the applicant's equity guaranty could surpass the guarantor's allowable risk diversification limits; and 2) the risk that the project's debt structure could prove untenable in the event of unexpected cost overruns or an economic downturn.

Brigade Leveraged Capital Structures Fund Equity Guaranty: Is it in contravention of the fund's guidelines regarding risk controls?

In the September 9 response of Mohegan Sun Massachusetts to Commissioner Zuniga regarding the finance presentation, the applicant states, "Our ability to borrow is significantly enhanced by the equity guaranty being provided by our affiliate Brigade Leveraged Capital Structures Fund Ltd. ("Guarantor") under which Guarantor undertakes to provide cash equity to cover up to twenty-five percent (25%) of the total project budget (including amounts spent to date)."^[1] In the Finances Presentation made by Commissioner Zuniga on September 8 it was estimated that the total cost of the Mohegan Sun Massachusetts project would be \$1,132 million. That implies that the equity guaranty commitment from BLCSF could be as much as \$283 million.

Through a public records request, we obtained a copy of a Confidential Private Offering Memorandum from Brigade Leveraged Capital Structures Fund (BLCSF) to prospective limited partners dated December 2006, shortly after the fund was established. (We can fax the memorandum upon request.) Beginning on page 4 of this memorandum, BLCSF details its risk controls. This section states that, "No one position may represent more than 4% of net assets and net exposure to any one industry may not represent more than 20% of net assets (measured at the time of investment)."

As of July 31, 2014, BLCSF reported to the Securities and Exchange Commission that it had \$6.8 billion in total assets, 4% of which would be \$272 million. In other words, if BLCSF was called upon to honor the maximum equity guaranty, such an investment would exceed 4% of the total assets of BLCSF.

If BLCSF's diversification provision in the 2006 memorandum remains in place, a commitment of up to \$283 million would seem to exceed the fund's diversification risk threshold.

The experience of the recent past suggests that abnormally low levels of equity as a percentage of debt leave casinos especially vulnerable to construction cost overruns and economic downturns.

In the last economic downturn, a number of casinos that were profitable at the property level, nevertheless ran into trouble at the parent company level because of untenable debt loads. Perhaps the most well known example of this is Caesars, which consistently reports positive EBITDA, but carries so much debt – currently \$24 billion – that it has restructured its operations and has begun negotiating with various groups of creditors in an attempt, according to CEO Gary Loveman, to deleverage and "create a path toward a sustainable capital structure for CEOC that is in the best interest of all stakeholders."^[i]

Interestingly, Bloomberg news reported earlier this week that five senior noteholders in Caesar's operating company (CEOC) - with a combined \$12 billion in notes - have entered in to negotiations with Caesars. One of those noteholders, according to Bloomberg, is hedge fund manager Brigade Capital.^[ii] According to the *Las Vegas Review Journal*, the parties are negotiating a possible debt-for-equity swap^[iii], which means Brigade could emerge as a substantial owner of CEOC.

Another, perhaps less well known example of the importance of adequate equity in the capital structure, is the Cosmopolitan Casino in Las Vegas. New York developer Ian Bruce Eichner started the Cosmopolitan project in 2003.⁶ Deutsche Bank provided a construction loan that grew to \$760 million by the time the bank foreclosed on the project in Sept. '08,⁷ just as the financial crisis was unfolding. At the time, “[t]he fair value of the loan at the date of transfer was €799 million” or approximately \$1.2 billion, according to the bank.⁸

After the foreclosure, and despite the unfolding recession that had hit Las Vegas especially hard, Deutsche chose to finish the casino project itself. It extended a \$3.9 billion credit line to its now 100%-own Las Vegas subsidiary. A little over three years later, the Cosmopolitan of Las Vegas opened on 12/15/2010. At the end of 2Q11, \$3.4 billion of the credit facility had been drawn. The company would need another \$288 million to fund short-term liquidity requirements, including the final completion of all its hotel rooms.⁹

According to the attached 2011 article in the New York Times, “Deutsche Bank is years — if not decades — away from breaking even on the Cosmopolitan, say analysts, given the weak cash flow and heavy debt load. The resort, which was open for just 17 days in 2010, logged a loss of \$139.5 million for the year.” The *New York Times* quoted Bill Lerner, an analyst with the Union Gaming Group saying at the time, “With the world coming to an end in 2008, I wouldn’t have done that project if someone had a gun to my head... I suspect they will look for a liquidity event over a short period of time.”

The irony is that by the time the Las Vegas market had rebounded in 2011, the Cosmopolitan had become by some measures a successful casino, even as it produced steady losses for its parent. It reported \$66 million in adjusted EBITDA in 2012 and \$103 million in 2013. But these results were more than offset by interest payments (to its own affiliate!) and other accrued liabilities in each of those years.^[iv] Deutsche Bank did not sell the casino until May of this year when it was purchased by the Blackstone Group.

One wonders how the casino might have fared if there hadn’t been such sizeable cost overruns, or if Eichner had had sufficient resources to contribute additional equity rather than piling on more debt. Would he have been able to ride out the relatively short-lived downturn, avoid foreclosure, and emerge with a profitable casino that was well-positioned to compete with its large strip rivals?

We recognize that the Commission has taken a deliberate and thoughtful approach to the implementation of gaming in Massachusetts. As the Commission prepares to make arguably the most important decision to date, we urge the Commissioners to continue to base their decisions on the facts and careful data analysis, including risk assessments under various stress scenarios, so as to avoid the types of problems that have plagued debt-ridden casino companies.

Sincerely,

Kate O’Neil
Research Coordinator
UNITE HERE Gaming Research

Contact:

koneil@unitehere.org

662-801-2241 (cell)

33 Harrison Avenue, 4th Floor

Boston, MA 02111

^[1] Page 2 of the Mohegan Sun Massachusetts Finance material objections letter. <http://massgaming.com/wp-content/uploads/2Y-Mohegan-Sun-Massachusetts-FINANCE-Material-Objections-Letter.pdf>

^[i] "Caesars moves to restructure \$24 billion debt, Las Vegas Review Journal, Sept. 12, 2014.

^[ii] "Caesars Debt Talks Said Progressing as Bondholders Engage," Bloomberg News, Sept. 8, 2014.

^[iii] "Caesars moves to restructure \$24 billion debt, Las Vegas Review Journal, Sept. 12, 2014.

^[iv] Nevada Property 1, LLC, 10-K, filed

The New York Times

Deutsche Bank's \$4 Billion Las Vegas Bet

By Susanne Craig

April 18, 2011 8:28 pm

Isaac Bret

1 2 3 4 5 6 7 8 9 10

The Cosmopolitan of Las Vegas is the most expensive casino ever built in Las Vegas -- and its owner, Deutsche Bank, is already planning its exit strategy from the steep investment.

LAS VEGAS — The names of the biggest players in gambling — Wynn, Caesars, MGM — dominate the neon-drenched skyline of the Las Vegas Strip.

But the owner of the most expensive casino ever built in this hedonistic city, Deutsche Bank, is not announcing its arrival in lights.

Even before that casino, the Cosmopolitan of Las Vegas, opened in December, the German financial company was planning its exit strategy from a \$4 billion investment that could take years, if not decades, to recoup.

“There has to be pressure on Frankfurt to do something,” said Bill Lerner, an analyst with the research firm the Union Gaming Group. “They are a bank, and I don’t think they have any interest in running a casino.”

Deutsche Bank spared no expense on the Cosmopolitan, whose casino floor is dominated by a three-story glass chandelier that encompasses a cocktail bar. Guests rave about the oversize luxury hotel rooms with wrap-around terraces, which are often sold out. And management has lured popular restaurateurs and retailers.

The Cosmopolitan is missing just one major component: a deep base of gamblers. It is betting on a relatively young demographic, a challenging crowd that usually prefers partying. On a recent Saturday night, the casino was almost empty

as visitors flocked up one flight to the Marquee nightclub, where one inebriated partygoer threw up in line.

The investment is also putting Deutsche Bank at odds with its own clients. In 2009, it hired the general manager at Caesars Palace to run the Cosmopolitan — a move that upset the parent company, Caesars Entertainment, a crucial customer of the bank, according to people with knowledge of the situation who were not authorized to speak publicly.

While big banks bristle at comparisons to casinos, big banks — by choice and by circumstance — have become a force in Las Vegas and other gambling hot spots. Goldman Sachs acquired the Stratosphere in 2008 for roughly \$1 billion. The bond powerhouse Cantor Fitzgerald runs the sports books at the Tropicana and other locales. Until recently, Credit Suisse owned a stake in the Hard Rock Hotel and Casino.

[View Big Banks and Their Las Vegas Casinos in a larger map](#)

But few companies have as much riding on the industry as Deutsche Bank.

The bank reluctantly inherited the Cosmopolitan in 2008, just as the local and national economy began to crumble. After running into cash-flow problems, Bruce Eichner, then the owner of the casino and a developer mainly known for high-end residential properties in New York and South Beach, defaulted on his \$768 million construction loan from Deutsche Bank. The lender foreclosed on Mr. Eichner and took control of the property, one of the first signs that the city was headed for hard times.

“It’s a story that’s closely linked to that of Las Vegas’s fortunes,” said Anthony Curtis, a former professional gambler who now runs the Web site Las Vegas Advisor.

Many big lenders and opportunistic investors ended up owning troubled, half-built properties in recent years. Some walked away, like Morgan Stanley, which took a \$1 billion write-off on the Revel in Atlantic City. Others decided to wait out the economic downturn.

The billionaire Carl C. Icahn, who picked up the unfinished Fontainebleau resort in Las Vegas in bankruptcy for \$156 million in 2009, still has not restarted construction on it.

In contrast, Deutsche Bank doubled down on the Cosmopolitan, opting to go it alone after failing to find a partner. Almost immediately, the bank scrapped Mr. Eichner's vision for the Cosmopolitan, which was originally planned as a modern residential building with 28-foot robots playing guitars in the lobby area. The bank also provided the project with a low-interest loan, potentially making the bank liable for roughly \$4 billion.

Deutsche Bank soon recruited a high-powered management team, led by John Unwin, the former Caesars executive. The Cosmopolitan, say rivals who have lost staff, is offering pay packages 30 percent higher than the industry standard. Mr. Unwin collected \$1.8 million in 2010, including a \$1 million bonus.

After three years and an enormous financial commitment, the Cosmopolitan opened late last year to favorable reviews, said Mr. Curtis. Many of the hotel rooms, which are retrofitted condos from the housing bubble era, come equipped with kitchens and terraces that overlook Bellagio's famous water show. Room rates, which can top \$300 a night, are among the most expensive in Las Vegas, and the property is often filled to capacity.

The Cosmopolitan has also attracted a distinctive lineup of retailers and restaurants, many of which are new to the local scene. The trendy British clothing line AllSaints chose the casino for its first Las Vegas shop.

The complex also has branches of top restaurants like Jaleo, the tapas restaurant by the Spanish chef José Andrés, and Blue Ribbon Sushi. The Cosmopolitan is also home to Marquee, a popular outpost of a New York City hot spot.

"In a sea of sameness, we are trying to stand out," Mr. Unwin said.

But the young clientele attracted to the Cosmopolitan is a notoriously fickle group. While they willingly spend on food and drinks, they are less likely to drop

thousands on roulette or poker, typically the largest source of industry profits.

Rivals like Wynn Resorts, the Palms and Hard Rock Casino have had varied results tapping into this demographic. The management at Cosmopolitan says its target audience is the “curious class,” well-traveled people who are receptive to different concepts.

The demographic cuts both ways, said David B. Katz, a gambling industry analyst at the brokerage firm Jeffries & Company.

“The young vibe can be attractive from a volume perspective, and it can become the place to be on the Strip,” he said. “The rub is that demographic profile isn’t the most affluent and most predisposed to spending, inside and out of the casino. People that are 40 years old and older simply have more money.”

Meanwhile, Deutsche Bank also has to contend with a tricky plot of land. The Cosmopolitan sits on a mere 8.7 acres, compared with 120.5 acres at the neighboring Bellagio, the resort modeled after an Italian palazzo.

So Deutsche Bank had to build up rather than out, drawing comparisons to a New York City brownstone. The casino occupies the first floor, while restaurants, retailers and a common area with a pool table take up the next two. It is a challenging design, as it forces customers to leave the casino floor for food and shopping.

All that has left Deutsche Bank struggling to attract a critical mass of gamblers. At most Las Vegas properties, the casinos typically represent half of revenue, with the balance coming from lodging, retail and the like. It is less at the Cosmopolitan, according to industry analysts.

“When you build a \$4 billion casino in the middle of the Strip, it is important to have a base of gamblers,” said Mr. Lerner of Union Gaming, who previously covered the industry for Deutsche Bank. “They have zip.”

Mr. Unwin, who indicated that the restaurants and retail were at or above targets, would say of gambling only that the “trajectory is good.”

To help build the casino's profitability, Mr. Unwin cut a deal with Marriott to gain access to its large database of travelers. While the list does not specifically focus on gamblers, it does allow the hotel to market its services to a wider group.

"As a financial investor in the project, we are convinced that the executive management team will build an outstanding business, and thereby serve our shareholders well," said John T. Gallagher, a spokesman for Deutsche Bank.

But behind the scenes, executives at Deutsche Bank have balked at some aspects of casino ownership. The Cosmopolitan created a risqué advertising campaign featuring farm animals and proclaiming that the casino had "just the right amount of wrong." Senior officials in Germany felt the commercials were too "racy for a bank," said a former Deutsche employee who spoke on the condition of anonymity. Despite Deutsche's concerns, the Cosmopolitan ran the ads.

The bank's senior management has also kept a low profile in Las Vegas. Its chief executive, Josef Ackermann, has visited the Cosmopolitan only twice in recent years. He was also notably absent from the opening party, a \$12 million affair on New Year's Eve with A-list appearances by Beyoncé, Coldplay and Jay-Z.

Meanwhile, Deutsche Bank is years — if not decades — away from breaking even on the Cosmopolitan, say analysts, given the weak cash flow and heavy debt load. The resort, which was open for just 17 days in 2010, logged a loss of \$139.5 million for the year.

"With the world coming to an end in 2008, I wouldn't have done that project if someone had a gun to my head," Mr. Lerner said. "I suspect they will look for a liquidity event over a short period of time."

LIZ LEVIN
& COMPANY MANAGEMENT CONSULTING

September 12, 2014

Gayle Cameron, Commissioner
James McHugh, Commissioner
Bruce Stebbins, Commissioner
Enrique Zuniga, Commissioner
Rick Day, Executive Director

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

Re: Wynn Casino, Everett

Dear Massachusetts Gaming Commissioners,

I am a Charlestown resident who lives on Bunker Hill St. near Sullivan Square. I have been actively engaged in the casino project from the MEPA review to writing letters and appearing before the MGC. I do not have a position against or for a casino. I am engaged simply because I want better traffic flow at Sullivan Square and the ability for walkers, bikers and the disabled to get to the MBTA Orange Line and to the buses. Traffic and transit access at Sullivan Square have been a problem long before the Wynn Casino was proposed.

This last week, as the MGC has been deliberating, there have been various charges. I want to weigh in on the casino process as I have experienced it. Specifically,

- I have had an opportunity to participate in the casino process. That participation would have been easier had the City of Boston stood beside me, but it still worked.
- My views were clearly heard by the MGC and the MGC is responsive to those views in the conditions that they are considering.
- I was impressed with the conduct of Commissioner McHugh who chaired the MGC meetings. I attended two meetings in Everett. He showed an amazing graciousness and respect. The few times a speaker got unpleasant Commissioner McHugh knew just what to do to restore decorum. Also, I felt very comfortable speaking in front of the MGC and the Everett people, even though my view was different from Everett's. The Everett people clapped after I spoke and I clapped after they spoke, not because we necessarily agreed but because Commissioner McHugh created an environment where listening and supporting each other's views was encouraged.
- The MGC Ombudsman John Ziembra has been accessible and transparent.
- I was treated fairly by the Wynn team. They were open to providing information and answering questions. I didn't always agree, but I did feel that they and their work were professional; they listened and had a valid point of view.

The casino process has been rough with many surprises. However, the MGC has acted fairly, transparently, in the best interest of our state and in a way that we can trust.

As for Sullivan Square, traffic there has been a problem for a long time. We all have a collective interest in fixing it. Once the casino decision is made--whether for or against--hopefully our leaders and our community will finally come together to proceed with a new street network for Sullivan Square. It is time!

Thank you for your service to the Commonwealth and the best of luck!

Sincerely,
Elizabeth K. Levin
Elizabeth Levin

Cc:
Mayor Marty Walsh, City of Boston
State Representative Dan Ryan
City Councilor Ayanna Pressley
City Councilor Sal LaMattina
Richard Davey, Secretary of Transportation
Beverly Scott, CEO/General Manager MBTA
John Ziemba, MGC
Marc Draisen, MAPC
Anthony Gallager, City of Boston
Vineet Gupta, City of Boston
Alison Felix, MAPC
Keri Pyke, HSH
Chris Gordon, Dirigo Group

The City of Revere Massachusetts



City Hall

281 Broadway
Revere, MA 02151
(781) 286-8110
(781) 286-8199 Fax

Daniel Rizzo
Mayor

September 12, 2014

Office of the Mayor

**VIA EMAIL to mgccomments@state.ma.us and
john.s.ziemba@state.ma.us**

Hon. James McHugh
Massachusetts Gaming Commission
84 State Street, Suite 720
Boston, MA 02109

Dear Commissioner McHugh:

As the Commission begins deliberations on the award of a gaming license in Region A, I wanted to share the City of Revere's perspective on some of the key evaluation categories.

Overview

Since the Commission estimates that Wynn and Mohegan Sun will generate roughly the same level of gross gaming revenue, logic dictates that the license should go to the project that has the highest chance for success. Mohegan Sun offers a superior site, easier site access, a comprehensive mitigation package, predictable permitting, a realistic marketing plan, retained racing jobs and an earlier opening date. Wynn offers uncertainty in every relevant category.

Building and Site Design

It is hard to fathom allowing Wynn to place the Commonwealth's "crown jewel" gaming establishment in a neighborhood that features a riverfront liquefied natural gas shipping terminal, a power plant and a bus repair facility. Perhaps this location is what led Wynn to propose a building that has been panned as brooding, uninspired and out of place in Massachusetts.

Adding insult to injury, over two-thirds of Wynn's patrons would need to travel by car through Sullivan Square – one of the most congested intersections in the Boston area. Wynn's patrons would only worsen this traffic nightmare for thousands of residents and commuters. Even harder to fathom is allowing Wynn to open the casino without a long-term solution in place to fix Sullivan Square.

In sharp contrast, most of Mohegan Sun's patrons will arrive on the newly improved Route 1A, to an innovative, outward-looking facility that takes advantage of its location between Suffolk Downs and Revere Beach. The Mohegan Sun project is shovel-ready, with no

unresolved permitting or undefined environmental remediation projects standing in the way of development. As a result, the Mohegan Sun project will – by Commissioner McHugh’s estimate – open in September 2017, nearly a year sooner than Wynn’s best-case opening date, estimated to be July of 2018. Thus, Mohegan Sun will produce jobs, revenue and spin-off development nearly a year before Wynn opens his doors.

Mitigation

In addition to failing to mitigate the serious impacts at Sullivan Square, Wynn would pay millions of dollars less to host and surrounding communities than Mohegan Sun. As a result, Wynn will keep a greater share of gaming revenues, and the Commission may face greater demand for payouts from the State’s Community Mitigation Fund, limiting the pool of money available for regional projects. Mohegan Sun, on the other hand, has collaborated with its new neighbors to address project impacts, without relying on the Commission to handle mitigation.

Economic Development

Even if we are to believe that international high-rollers will bypass Wynn’s properties in Macau and Las Vegas for a trip to Everett, Wynn’s patrons will have a hard time spending their dollars outside the casino given Wynn’s location far from tourist amenities and transportation options. I ask the Commission to take a hard look at Wynn’s marketing projections. The numbers simply do not add up, as noted recently by *Commonwealth Magazine* (“Running the casino numbers: Edge to Wynn, but do numbers add up?” Bruce Mohl, September 11, 2014).

The Mohegan Sun project is designed to share the wealth, sending patrons away from the casino with money to spend at hundreds of local businesses, including those at nearby Revere Beach. The Blue Line station just a few steps away from the Mohegan Sun project giving casino patrons easy access to Boston’s core entertainment and tourist attractions.

Jobs

Awarding a license to Wynn jeopardizes over 800 local jobs at Suffolk Downs, which would have a devastating effect on Revere and surrounding communities. With a Wynn casino not due to open for four years, mere promises of a hiring preference for displaced Suffolk Downs workers will not support their families in paying the mortgage or buying weekly groceries through mid-2018. Please do not discount the negative impact associated with the loss of Suffolk Downs, a valued employer to hundreds of families who rely on these jobs and spend their hard-earned dollars at our local businesses.

I thank the Commission for its consideration of these comments.

Sincerely,


Daniel Rizzo,
Mayor



Michael Matarazzo, City Clerk
Ellen Carr, Assistant City Clerk

City of Everett
City Clerk's Office
484 Broadway, Room 10
Everett, Massachusetts 02149
617-394-2225

September 12, 2014

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

Dear Commissioner:

On Wednesday, September 10, 2014, the Everett City Council passed the following resolution expressing their continued support for the granting of a casino license in this community.

C0241-14 Resolution/s/Councilors Fred Capone, Richard Dell Isola, Rosa DiFlorio, John F. Hanlon, Michael Marchese, Joseph McGonagle, John Leo McKinnon, Peter Napolitano, Salvatore Sachetta and Cynthia Sarnie

In anticipation of the Massachusetts Gaming Commission's pending decision, the Everett City Council, as duly elected representatives of the residents and people of the City of Everett, convey our continued enthusiasm and whole-hearted support for the Wynn Everett project and its transformative effect on our city.

If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,

Michael Matarazzo
City Clerk



September 12, 2014

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

Re: HLT Memorandum Concerning Thoroughbred Racing Considerations.

Dear Commissioners:

I wanted to address a few points concerning the discussion at the September 9th Commission meeting regarding the September 5, 2014, memorandum by HLT Advisory on the subject of thoroughbred racing in the Region A licensing considerations.

In a brief mention of the Race Horse Development Fund, Commissioner Stebbins stated that 75% of the proceeds from the Fund will go "to the thoroughbred industry." The brevity of the reference omitted an important limitation on the use of Race Horse Development Funds, which is that they cannot be used to support racetrack operations. Rather, the funds are dedicated to purses for horse owners, breeders, and benefits for the horsemen's associations. The point was made in the HLT memorandum but, as it did not come up during the presentation, we wanted to make sure there was no misunderstanding as the Commissioners head into their final deliberations.

We also listened with concern to the discussion of the effect that the two projects would have on current employment in the thoroughbred industry. Our concern is that the presentation and the comments from the other commissioners appeared to equate the fact that a license for Mohegan Sun Massachusetts will preserve all of the direct and indirect jobs at Suffolk Downs with Wynn's statement that it would give a hiring preference to former Suffolk Downs employees if the track closes. Putting aside for a moment that Wynn is required to do that under the terms of the gaming law, deeming them equivalent ignores the fact that the jobs preserved at and through an operating Suffolk Downs are in addition to the jobs at the MSM resort casino, but, to the extent Wynn ultimately hires any Suffolk Downs employees, the jobs are not in addition to those at the gaming establishment. In addition, Wynn's obligation extends only to the Suffolk Downs' direct employees and not to the hundreds of horsemen and women who are independent contractors and to the employees of our main on-site vendors -- our concessions, security, cleaning, wagering and television production companies. Furthermore, in light of the required remaining permitting, clean up and construction activities for the Wynn project, even in a best-case scenario there will be a years-long gap to be bridged before former Suffolk Downs' employees are potentially employed by Wynn.

HLT's analysis also glosses over the projected growth in jobs and economic

impact associated with the racing and breeding industries in Massachusetts should Suffolk Downs continue to operate. According to the Christiansen Capital Advisors report we supplied to you earlier this year, within five years, jobs associated with the thoroughbred industry here would grow from the current 1,486 to 3,631 and acres of working open space from 6,650 to 14,475, due to the anticipated growth in the breeding industry and related agribusiness. Please note that these assumptions are based on the continued operation of our racing facility.

Given the significance of the preservation of existing jobs in the Commonwealth in the gaming law and in your prior deliberations and decision on the Category 2 licensing process, we felt it was important to bring these issues to your attention. Having issued 2,135 occupational licenses for Suffolk Downs last year, the MGC knows as well as anyone how many individuals, small businesses and family farms in Massachusetts depend on the continued operation of the track for their livelihoods.

Finally, on HLT's premise that another operator may open a track in Massachusetts if Suffolk Downs ceases operations should the license be awarded to Wynn, I wanted to note that the last thoroughbred racing facility opened in the U.S. without expanded gaming was Colonial Downs in New Kent County, VA in 1997. We have committed to continuing our racing operation and made it clear that we are willing to use revenue from our ground lease with Mohegan Sun to invest in and sustain racing. Absent that, and given our intention to develop Suffolk Downs if MSM is not successful, it appears highly unlikely that another operator would be able to commit to the substantial land, permitting, environmental and operating costs associated with starting a new thoroughbred racing facility.

Sincerely,



Chip Tuttle

Chief Operating Officer

Bratton-Davies, Marianne (MGC)

From: Thomas Hogan <tomhoganjd@gmail.com>
Sent: Thursday, September 11, 2014 5:14 PM
To: MGCcomments (MGC)
Subject: Proposed Everett Casino

10 Cross Street
Charlestown, MA 02129
September 11, 2014

Dear Commissioners:

I am writing as a long-time Charlestown resident who is vehemently opposed to the proposed Wynn casino plan, which would be located, literally, on the Charlestown border.

Virtually every person I know in my community shares my opposition, most as unalterably as me. Speculation that Charlestown can be bought off with mitigation is simply wrong and clearly contradicted by the overwhelming opposition that exists here!

Charlestown is a peninsula with only three points of access: the Charlestown/No. Washington Street Bridge, the Prison Point Bridge connecting Charlestown to East Cambridge and, finally, Sullivan Square. If Wynn is awarded the casino license, overwhelming gridlock will result at all times of day and night at the three access points, points that are already gridlocked during commuter hours. Wynn has failed and refused to address the insurmountable traffic problems that it would create. A traffic engineer retained by the City of Boston has opined that there is no feasible option for Sullivan Square to handle the traffic an Everett casino would generate. Wynn apparently wants Charlestown to abandon its long term planning effort to narrow Rutherford Avenue, adding landscaping and pedestrian friendly features. The same goes for the companion plans for a Sullivan Square that is attractive, integrates old and new buildings, with a park and easy access to the MBTA Station. The ONLY way to move the proposed casino traffic would be to turn Charlestown's northern gateway into a massive maze of asphalt and concrete. This would be an unmitigated disaster for our community and no amount of money can ever make it acceptable!

The largest concentration of playing fields in our neighborhood directly abuts Sullivan Square. Our young people will be exposed to intolerable levels of pollution, dirt and noise if Sullivan Square has the added burden of casino traffic. Tons and tons of toxic soil must be removed from the Wynn site before construction could commence. You can bet that hundreds of trucks spewing toxic waste would travel through Sullivan Square endangering the health of our children and teenagers if they continue to use the playing fields!

I have seen little indication that the Commission grasps and appreciates the permanent damage that an Everett casino would have on Boston's oldest neighborhood. Founded in 1628, Charlestown is blessed with a history of accomplishments, especially, vis a vis the American Revolution, and housing stock that as a whole, is an architectural and historic gem. In the last few decades, much of it through sweat equity, hundreds of homes and other historic structures have been preserved and restored. Most states would be thrilled to have a town with Charlestown's history and physical treasures. Yet, Massachusetts is considering allowing a garish, Miami Beach - style high rise directly on the border of one of the oldest communities in the United States. If Wynn is licensed to build its casino, the Commission will be authorizing irreparable damage to the Charlestown community that would border on the sacrilegious!

AN EVERETT CASINO WOULD BE AN ABSOLUTE DISASTER FOR CHARLESTOWN. PLEASE
DON'T PLAY A PART IN THE DEGRADATION OF ONE OF THE NATION'S MOST HISTORIC
COMMUNITIES! REJECT THE WYNN PROPOSAL!

Sincerely,

Thomas J. Hogan

Bratton-Davies, Marianne (MGC)

From: Corcoran, Kathleen <Kathleen.Corcoran@chtrust.org>
Sent: Thursday, September 11, 2014 2:13 PM
To: MGCcomments (MGC)
Subject: Charlestown resident feedback

Categories: Red Category

Dear Commission Members

It has come to the attention of Charlestown residents that the Massachusetts Gaming Commission has misinterpreted the goals of Charlestown's campaign to make the Wynn Massachusetts Casino accountable for its impact on traffic, congestion and on our quality of life. In most of the Charlestown letters and testimony, the emphasis has been on protecting Charlestown from the negative impacts and influences that a casino in Everett will bring to our community.

From the very beginning of our advocacy, we have focused on the technical issues raised by Wynn's application, DEIR and FEIR, because we felt that a strategy raising issues and concerns about the impacts on Charlestown was the most viable approach. Unfortunately, that technical strategy approach has resulted in what we understand to be a Massachusetts Gaming Commission assumption that Charlestown residents can live with a Wynn license award as long as there is adequate mitigation of the negative impacts.

Nothing could be farther from the fact! Charlestown affirms that the Everett site is completely inappropriate and unsuitable due to its location in a dense, congested urban environment, lacking the proper infrastructure to support it. We insist that the Commission members and staff correct their assumption and recognize just the substantial Charlestown opposition to a Wynn license award.

I have been a resident of Charlestown for 10 years and have chosen to raise my young children here because of its family-oriented nature. Over the last 2-3 , we have experienced drastic changes in traffic surrounding Charlestown. Not only has it become increasingly difficult to get in and out of Charlestown at almost any time of the day, but we the volume of car and trucks speeding through Charleston to try to find shortcuts to avoid traffic has raised deep concerns about the safety of our streets.

A casino within walking distance of Charlestown would severely impact Charlestown in ways that have not even been addressed yet. Please do not approve the Wynn proposal.

Thank you for your consideration,

Kathleen Corcoran
Director of Development
617-355-2370

Children's Hospital Trust
401 Park Drive, 6th floor
Boston, MA 02215

Boston Children's Hospital
Until every child is well.

Bresilla, Colette (MGC)

From: Barbara Dzierwinski <barbiedbags@gmail.com>
Sent: Wednesday, September 10, 2014 9:46 PM
To: MGCcomments (MGC)
Subject: Public Comment Regarding The Wynn

Dear Commissioners:

Hello! My name is Barbara Dzierwinski and I would like to tell you that I am in full support of the Wynn Everett proposal. The project will benefit all of Massachusetts in much greater ways than what the other proposal can do. From my point of view, it's simple: Wynn's proposal is the only real choice for the people of Massachusetts.

The Wynn proposal consists of building a magnificent hotel and resort casino on the former Monsanto plant along the Mystic River. This project would not only clean up a contaminated site but would serve as a catalyst for revitalizing the entire waterfront and surrounding communities.

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

Yours sincerely,

Barbara Dzierwinski
34 Longview Cir
Ludlow, MA 01056

Bresilla, Colette (MGC)

From: karen griffin <karengriffin67@gmail.com>
Sent: Wednesday, September 10, 2014 9:45 PM
To: MGCcomments (MGC)
Subject: 100% with Wynn!

Dear Commissioners:

We have the chance to make a difference in many people's lives with the Wynn Resorts project.

This project would place Wynn Resorts among the Top 5 private employers in Boston. Moreover, this project would generate \$267 million in annual, recurring and local taxes. It also would provide \$183 million in one-time state and local taxes during the resort development.

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

Yours sincerely,

karen griffin
48 Coolidge Street
Everett, MA 02149

Bresilla, Colette (MGC)

From: Jean Senat <JeanSenat69@gmail.com>
Sent: Wednesday, September 10, 2014 8:03 PM
To: MGCcomments (MGC)
Subject: Wynn all the way!

Dear Members of the Massachusetts Gaming Commission:

The Wynn Resorts project offers us a once-in-a-lifetime opportunity.

The construction jobs from this development are important. But it is even more important for the gaming commission to weigh the long-term results of this major decision. Year after year, Wynn has been named the best casino resort employer in Las Vegas, where it has scores of competitors. The permanent jobs created by Wynn in Everett will be jobs Massachusetts resident really want and will enjoy. That is an important factor for you to take into account.

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

Yours sincerely,

Jean Senat
655 Washington St
Weymouth Mass room 110, MA 02188

Bresilla, Colette (MGC)

From: Sarah Newlin <sarah.newlin@gmail.com>
Sent: Wednesday, September 10, 2014 9:40 AM
To: MGCcomments (MGC)
Subject: It's Not about Mitigation. It's about the Casino.

It has come to my attention, as a concerned citizen and resident of Charlestown, that there is a prevailing opinion that a larger mitigation package from Wynn for the surrounding community of Charlestown is enough to sway residents into supporting the Wynn Proposal. I just want to say that there are many of us for whom mitigation is NOT the issue.

Seriously, there is nothing that overcome my objections to having a casino approximately a mile from my house. My husband and I purchased a home in Charlestown and hope to raise our three children here. They all attend a local, public school in Boston. I have been active in my community since I moved here in 2008. We love living here. We chose Charlestown because it is diverse, urban neighborhood full of involved and caring people from all walks of life. PLEASE don't let this change.

The casino industry is struggling. Massachusetts can do better. Here's an idea - why don't you create a public-private partnership with one or more of the amazing higher education institutions in the Greater Boston Area to designate the Everett land on the Mystic River as an environmental clean-up project. Undergraduates and graduate students in environmental engineering, policy and science can use it as a long-term fieldwork site. TWO benefits: educational opportunity and community improvement. The land can be used for something ultimately that actually improves the community in which it sits in a real, tangible way. Not just by adding dollars, but by adding VALUE.

I'm not against development. I'm against the wrong kind of development and gambling does not bring value. Just like the tobacco companies can't be trusted to promote anti-smoking messages, gambling organizations can't be trusted to promote addiction services, etc.

Please consider this. If you do choose to grant a license in this region, Revere has a history and infrastructure for this type of industry, although, frankly, I would prefer NO CASINO AT ALL.

Best,

Sarah Newlin
Charlestown Resident since 2008 (and hopeful lifer)
72 Pearl Street
sarah.newlin@gmail.com

Bresilla, Colette (MGC)

From: Laura Mackey <lgm10398@yahoo.com>
Sent: Wednesday, September 10, 2014 9:04 AM
To: MGCcomments (MGC)
Subject: Re: Everett Casino

I UNDERSTAND THAT WYNN IS AHEAD IN YOUR COMPETITION --- BUT WHERE IS THE PLAN TO CONTROL TRAFFIC IN SULLIVAN SQUARE IF YOU SELECT WYNN? PLEASE DO NOT FORGET ABOUT THOSE OF US WHO LIVE HERE----- THIS IS A LIFE CHANGING, IRREVERSIBLE DECISION FOR US.

OUR LONG TERM HEALTH IS AT STAKE WITH MORE POLLUTION FROM THE INCREASED TRAFFIC.

I BEG YOU TO CONSIDER THE LONG TERM EFFECTS OF BUILDING THIS CASINO SO CLOSE TO CHARLESTOWN.

On Wednesday, September 3, 2014 10:41 PM, MGCcomments (MGC) <mgccomments@state.ma.us> wrote:

Thank you for reaching out to the Massachusetts Gaming Commission. The Commission receives a very high volume of emails and we'd like to respond individually to as many as possible. But since the volume of correspondence sometimes makes that impossible, I would like to take this opportunity to personally express our appreciation for your input and inquiries. If you have expressed an opinion on the licensing process, each Commissioner will read it. If you have signed up to speak at a public forum, you will be registered as the emails are received. And if you have asked a question or requested a speaker, we will be back in touch with you.

The single most important priority for the Commission is that the public and the participants know that the licensing process is being conducted with the utmost integrity, transparency and care, and that Massachusetts is establishing a strong foundation for a robust, financially stable and rigorously ethical gaming industry. Your participation and feedback are central to that effort.

MassGaming offers a variety of ways for you to stay informed and connected to this process. We encourage you to stay updated on the latest expanded gaming and licensing information, by visiting us at MassGaming.com or connecting with us via Twitter (@MassGamingComm), [Facebook](#), and even [Youtube](#). And if you would like to receive regular correspondence from us, please use the 'Sign Up' feature on the homepage of our website and we will place you on a distribution list to receive regular email alerts. Our various methods for public outreach will continue to provide timely and important gaming information to residents, business owners, and individuals seeking a comprehensive resource to learn more about the status of the licensing process and our overall efforts to successfully implement The Gaming Act.

Thank you again for your interest in this important issue.

Stephen P. Crosby
Chairman

Massachusetts Gaming Commission
84 State Street 10th Floor
Boston, MA 02109
TEL 617-979-8400 | FAX 617-725-0258
www.massgaming.com

follow us on



Bresilla, Colette (MGC)

From: Deborah Thomson <djt11@verizon.net>
Sent: Wednesday, September 10, 2014 10:18 AM
To: MGCcomments (MGC)
Subject: Applicant Suitability - Winn Casino

Dear Commission Members & Staff:

It has come to the attention of Charlestown residents that the Massachusetts Gaming Commission has misinterpreted the goals of Charlestown's campaign to make the Wynn Massachusetts Casino accountable for its impact on traffic, congestion and on our quality of life. In most of the Charlestown letters and testimony, the emphasis has been on protecting Charlestown from the negative impacts and influences that a casino in Everett will bring to our community.

From the very beginning of our advocacy, we have focused on the technical issues raised by Wynn's application, DEIR and FEIR, because we felt that a strategy raising issues and concerns about the impacts on Charlestown was the most viable approach. Unfortunately, that technical strategy approach has resulted in what we understand to be a Massachusetts Gaming Commission assumption that Charlestown residents can live with a Wynn license award as long as there is adequate mitigation of the negative impacts.

Nothing could be farther from the fact! Charlestown affirms that the Everett site is completely inappropriate and unsuitable due to its location in a dense, congested urban environment, lacking the proper infrastructure to support it. We insist that the Commission members and staff correct their assumption and recognize just the substantial Charlestown opposition to a Wynn license award.

I live in Charlestown and am completely opposed to the Wynn license award.

Sincerely,
Deborah J. Thomson

Bresilla, Colette (MGC)

From: Margaret K Bradley <margaretkbradley@icloud.com>
Sent: Wednesday, September 10, 2014 11:15 AM
To: MGCcomments (MGC)
Cc: Sal LaMattina
Subject: Proceedings

Dear Gaming Commission

Since this will likely be decided on money instead of the welfare of the communities, it is essential to REMOVE the clause in red:

"Cameron also recommended that Wynn pay 10 percent of the cost of a long-term solution to traffic congestion in Sullivan Square, provided that it's designed to accommodate casino traffic".

This is an outrage to all of the years we have spent trying to fix a very difficult situation in Sullivan Square. Wynn has ignored us and smiled their way through their very polished campaign, and acceding to ththeir demands for Sullivan Square is beyond comprehension. 10% is already a poor deal, and it is clear that none of you lives anywhere near Charlestown. With our hard fought plans, we are not only trying to improve a terrible traffic situation that affects all of the surrounding area, we are trying to reclaim tax-productive land that sits in a wasteland.

PLEASE REMOVE that phase as soon as possible.

Margaret Bradley
55 Park Street
Charlestown, MA 02129

Bresilla, Colette (MGC)

From: Weezy Waldstein <weezy.waldstein@gmail.com>
Sent: Wednesday, September 10, 2014 6:08 AM
To: MGCcomments (MGC)
Cc: weezy.waldstein@gmail.com; marvinaction@hotmail.com; Mukaji Gigi Ambila; Griffin, Jill (MGC)
Subject: comment on licensee decision for Region A
Attachments: Action for Regional Equity letter to Gaming Commission 9.7.14.pdf

Please find attached our final comments on Region A licensee decision-making.

We want to thank you for the care and effort you have put into the decision-making process and the clear concern you have shown for key public policy issues. We look forward to continuing working with you.

Weezy Waldstein

Weezy Waldstein
Action for Regional Equity
Coordinator, Jobs Equity Initiative
617-620-9904



September 7, 2014

Commissioner Bruce Stebbins
Massachusetts Gaming Commission
84 State St., 10th Floor
Boston, MA 02109

Dear Commissioner Stebbins:

We want to thank you for your consideration of the issues of job quality and job access over the last months. At you make your decision on the Greater Boston licensee, we continue to urge you to take each applicants' commitment to these issues seriously.

We know you are aware that the cost of living for an adult with just one child is documented to be above \$50,000 in this region and that housing costs are rising in virtually the entire region, pushing living costs even higher. We know you know that workers making even \$15 an hour can be on food stamps. We also know you are well aware of the high share of both new immigrants who may have language challenges to gain access to these jobs and the rising number of people of color in the region. This context sets the stage for both your decision and the implementation process for the Region A applicant.

We have now met with both applicants twice. Each has offered to continue talking if they are awarded the license and described their methods of ensuring job quality for the permanent jobs at any facility.

- While we cannot be certain, it appears that as many as half the workers at a **Mohegan Sun** casino will be unorganized—retail, fast food, security, low end clerical, and subcontracted workers which they describe as including one of the hotels and also restaurants and possibly other hotel workers. They say they have mechanisms through tenant bylaws by which they could set standards for tenants, but did not promise to do so to achieve what we think is needed. In addition, if the mechanism is built into leases, we have some confusion about who will be the final landlord.
- While it appears a much higher share of jobs will have a union contract and job quality protections at a **Wynn** casino, the larger size of the facility means there will still be significant numbers of workers at retail, security, and low end clerical with more limited job protections. In addition, we have learned that Wynn does have a history of creating a type of “labor peace” requirement for subcontractors, making unionization more likely for those employees.

We urge you to set requirements for public, transparent planning for permanent job hiring (including pay, benefits, hours, and shift stability) during implementation to ensure the casino does not create additional public costs by creating a large number of low wage employees who will be in need of public benefits.

367 Washington St.
Dorchester, MA, 02124
Tel (617) 620-9904
www.action4equity.org

Alternatives for Community and Environment
Asian Community Development Corporation
Boston Tenant Coalition
City Life/Vida Urbana
Fair Housing Center of Greater Boston

Greater Four Corners Action Coalition
SEIU 32BJ District 615
Somerville Community Corporation
Tri-City Community Action Program
United for a Fair Economy



In addition, we continue to urge you to work towards implementation of effective hiring practices for people of color, women and state residents for construction work and best practice monitoring to ensure goals are met.

We look forward to continuing discussion on both job access and job quality implementation once a licensee is selected. We will also look forward to returning to the issue of changing CORI requirements after November. Thank you for your consideration.

Sincerely,

Weezy Waldstein

Coordinator, Jobs Equity Initiative

Cc: Jill Griffin, Massachusetts Gaming Commission
Bob Desalvio, John Tocco, Wynn Casinos
Kawel LauBach, Gary Luderitz, Mohegan Sun

367 Washington St.
Dorchester, MA, 02124
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SEIU 32BJ District 615
Somerville Community Corporation
Tri-City Community Action Program
United for a Fair Economy

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Wednesday, September 10, 2014 12:18 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

John Sullivan

Email

taz45cal@gmail.com

Phone

(860)287-0401

Subject

WYNNACHUSETTS

Questions or Comments

Wynn will win this week, my last name is Sullivan and September 13th is my birthday. I like those odds. I am a Mohegan tribal member I broke off ties with the tribe nearly 1-1/2 years ago. I had seen enough abuse of employee's human rights. I met with managers all of h.r. and all the way up to the casino's CEO. I then took my argument to the tribes govt. with all the major issues taking place within the organization. After speaking nothing but the truth on behalf of all the results were myself being suspended for 2 months off the property. This is how they treat even their own. they bury them alive. I beg the gaming commission not to let MTGA do business in mass. Do not let the good people of mass. be subject to what the people in ct. are put through. I have work at the sun since the first shovel of dirt was removed. Having the position I do, I have spent time with every dept. from housekeeping, dealers, slot techs, VIP service, security, the monitor rooms, food and beverage, entertainment, engineering, grounds, events, and more. There is one common denominator with all dept's.! All are unhappy, bullied, intimidated, afraid to voice their grievance because they will quickly be unemployed. Employee's are scared and this is no kind of working environment for any person. It's hard for employee's to go out and put on a happy face for guest when they just got a kick in the butt. A happy employee equals a happy guest that will keep coming back. I know all the workings of a casino and if I have learned anything it's having a sovereign nation running a casino. Because they are granted immunity and are even excluded from the freedom of information act they (Mohegan) are basically untouchable. No accountability for their actions. They push "immunity" further and further each day. They have crushed many big people who challenged them in courts. The Mohegans believe people are expendable and only care about taking people of mass. hard earned monies back to it's ct. failing casino. They have no intentions of investing back into mass or trying to revive it's slow economy.! What will mass tax payers do when Mohegan defaults, fails or closes it's Mass. doors? There are many questions/suspensions regarding whether or not this is the legitimate faction of mohegans that should have received federal recognition. Leaving the big question is their gambling operation legal? The main faction of Mohegans did all the legal work on land claims and the federal recognition process which spanned many years and working with the same attorney throughout the process. When our main faction was getting close to success, the faction that now operates the casino BRIBED their attorney to switch sides with the promise of millions of dollars. So he fell for their lies and switched sides, including bringing over with him the many years of documents filed. The attorney Jerome Griner filed a suit claiming he never received one cent for his years of work. Mr. Griner has since passed away. These are some of the examples of a very ruthless and corrupt group of people and the Mass ! Gaming commission really needs to take a good hard look at what the state of Mass. will have to deal with should Mohegan be chosen. Is this really what Mass wants for their people? There is only one logical choice for Mass, His name is Steve Wynn. He will treat employees with HONESTY AND RESPECT. Nor will he abandon Mass. Wynn is there for the long haul. If you want your local economy to make a rebound, then Steve Wynn is your best chance. Just take a look at the major turn around that has taken place in Las Vegas, much of it due to the success of Steve Wynn. If anyone doubts me, I will post a copy of my federal tribal status ID and a copy of my gaming license, or you can e-mail me taz45cal@gmail.com I have volumes of info on these people. I SPEAK THE TRUTH.

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Wednesday, September 10, 2014 12:52 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

JOHN STELLA

Email

johnstella2@yahoo.com

Subject

SUPPORT PROPOSED REVERE SITE

Questions or Comments

I WOULD LIKE RECCOMEND THE GAMING COMMISSION TO APPROVE FOR REVERE PROPOOPOSED CASINO SITE AT SUFFOLK DOWNS BECAUSE THEY HAVE ACCESS TO PUBLIC PARKING LOTS AND PUBLIC TRANSPORTATION NEAR THE BLUE LINE SUBWAY.

THANK YOU FOR YOUR CONSIDERATION .

SINCERELY JOHN STELLA

Bresilla, Colette (MGC)

From: amy cleaveland-hudson <amycleaveland@yahoo.com>
Sent: Tuesday, September 09, 2014 11:43 AM
To: MGCcomments (MGC)
Subject: Fw: Opposition to Casino

Dear Members of the Massachusetts Gaming Commission,

It is with grave concern that I write to you to express my opposition to casinos in Massachusetts. Specifically, having a casino in Everett would be a detriment to the neighborhood in which my husband and I are raising our family. This neighborhood, as so many others, has so much to lose if the casino were to be built nearly a mile from my house. I am concerned that the needs of this community have been overlooked and that there is disregard for the negative impact a casino would have. I care about the negative social and health implications a casino will have on our neighborhood. I am concerned about increases in crime.

I imagine you have read that in an interview with Boston Magazine Steve Wynn was quoted saying, "I am not responsible for anybody in Massachusetts. Everybody in Massachusetts is looking to get something from me... All I know is I work for this company and I only give a damn about this company."

Massachusetts can do better than this. I care about our community and the impact this company will have on our daily lives. Let's support businesses that want to support the communities in which they operate. Let's support businesses that care about the impacts they will have. Let's support businesses that give a damn about more than just their company.

Massachusetts deserves better than this. Our children deserve better than this. Massachusetts and Boston are leaders in so many realms. Let's lead by saying we deserve better than this. No Wynn for Charlestown.

Thank you for your time reading this letter and investing so much time in this process.

Sincerely,
Concerned Charlestown Resident and Mother of Two
Amy Cleaveland-Hudson

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Tuesday, September 09, 2014 9:35 AM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Arthur Dove

Email

arthur@zarexusa.com

Phone

(781)690-9991

Subject

Wynn Support

Questions or Comments

When I moved to Everett three years ago there as no thought that someday a Wynn Casino would be built here. What brought us here the convenience of being close to work. The Wynn Resort complex will change Everett and clean up a super fund hazardous site that can be shared by all. A section of the past where chemicals spilled destroyed the water once enjoyed by families. Selecting Wynn will transform what it can be for generations to come. A place of beauty, another attraction for families to enjoy year round. I have written many times showing my support for this project as a voter of Everett. I now ask for the final time that when the cards are placed down on the table consider Wynn Resort as the winner who did not bluff throughout the process. They did not change their cards or ask for another deal. Wynn will be the best for this region and I hope you decid! e for the people of Everett as winners. Thank you

Bresilla, Colette (MGC)

From: saramyriam@aol.com
Sent: Tuesday, September 09, 2014 2:39 PM
To: MGCcomments (MGC)
Subject: Region A: applicant suitability

Dear Commission Members:

I am writing to express my opposition to the Wynn proposal for Everett. I have lived in Charlestown for over 30 years, and use the Sullivan Square roundabout on a regular basis, both for personal and business use. I do not feel that the Wynn proposal has taken seriously the traffic considerations, either on the water or by car or bus. I read that in testimony yesterday, you had expressed reservations about the design, but I am still waiting for both the Commission---that is, you Commissioners---and Wynn to take seriously the traffic concerns. I support the comments filed online by the various Charlestown groups, as well as the comments of residents who have not support the Wynn proposal.

I am particularly concerned that you Commissioners take the traffic and life issues seriously, and not simply "blow them off", or ignore them in light of your conclusions about the financial viability of the project. The Sullivan Square/Rutherford Avenue Corridor has had years, if not decades, of planning to improve those areas and help move that area, as well as Charlestown, into the next century. Mr. Crosby, the Commission chair, has already had to recuse himself from these deliberations to avoid any appearance of conflict or impropriety. I only hope that you are able to ask Wynn the hard questions about their proposal, and ensure that any traffic/lifestyle issues are appropriately dealt with. And that you are able to persuade the public that we should trust you, and that you will have the best interests of Massachusetts residents in making your decision.

Thank you for the opportunity to submit these comments.

Sarah Anderson
Charlestown resident

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Tuesday, September 09, 2014 9:36 AM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Jackie Moldau

Email

j.moldau@velocityscreenprint.com

Phone

(617)389-5452

Subject

Wynn T-Shirts & Custom Apparel

Questions or Comments

As the Business Development Manager for Velocityscreenprint.com, a local screen printing factory in Everett, MA, we are very excited at the possibilities of being able to provide the Wynn staff and Wynn gift shops with T-shirts and other custom apparel.

Bresilla, Colette (MGC)

From: williamlagorio <williamlagorio@comcast.net>
Sent: Tuesday, September 09, 2014 6:31 AM
To: MGCcomments (MGC)
Subject: Mitigation

Commissioner Cameron; As deliberations continue and both proposals are reviewed, I ask you to please hold the Mohegan project accountable for relocating the barn area at Suffolk Downs. Without your help in this matter this issue will fall off the map. Our only hope of a successful meet next year and beyond lies in your hands. The conditions you place on their license relevant to the racing industry will be our only salvation.

As always thank you for your time and good luck the rest of the way.

Sincerely. Bill Lagorio

Sent from...

Bresilla, Colette (MGC)

From: Arcangelo Mariano <arcangelo@marianodevelopment.com>
Sent: Tuesday, September 09, 2014 11:03 AM
To: MGCcomments (MGC)
Subject: Wynn all the way!

Dear Members of the Massachusetts Gaming Commission:

Greetings! My name is Arcangelo Mariano and I am in full support of the Wynn Everett proposal. The benefits this project will bring to all of Massachusetts will be tremendous.

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

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

Yours sincerely,

Arcangelo Mariano
156 porter street #437
East boston, MA 02128

Bresilla, Colette (MGC)

From: Philip Levine <philipinrandolph@aol.com>
Sent: Tuesday, September 09, 2014 11:03 AM
To: MGCcomments (MGC)
Subject: WE WANT WYNN!

Dear Members of the Massachusetts Gaming Commission:

I am writing to respectfully urge the gaming commissioners to approve the Wynn Everett application for the casino license in the Boston region. The Everett location and the Wynn plan are clearly superior.

The Wynn Everett will create 4,000 long-term jobs in this region of Massachusetts, jobs where people will be working directly at the Wynn. These jobs are well known as being the best jobs in the industry due to the fact that Wynn genuinely cares about his employees' well-being and job security. It couldn't be any clearer than that, considering how he, along with his executives, took pay cuts during rough times so that his employees would still have work. During that time Wynn's casinos actually made the industry's leading profits due to his smart business choices. I don't know what person wouldn't agree with backing this proposal 100%. This is the exact kind of employer Massachusetts should be looking to bring on board.

I unequivocally support this project and hope you will do the same.

Yours sincerely,

Philip Levine
5 Adams Drive
Randolph, MA 02368

My Opinion on Gaming License for Region A

doreen devlin <doubled2262002@yahoo.com>

Wed 9/3/2014 8:06 PM

To:mgccomments@state.ma.us <mgccomments@state.ma.us>;



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

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

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

Therefore, I respectfully urge your favorable consideration of this project. Thank you for your attention to this matter.

Yours sincerely,

doreen devlin
120 wyllis ave #417
everett, MA 02149

Mass should be Wynners, not Losers

Anna Brassard <nana02119@aol.com>

Thu 9/4/2014 2:28 PM

To:mgcccomments@state.ma.us <mgcccomments@state.ma.us>;



Dear Commissioners:

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

The applicant you select will have a gaming monopoly in this region, so it is important that Massachusetts protect itself. The Wynn corporation has tremendous financial resources to fund and operate a first-class resort. It will not be asking for bailouts or secret investors, or special tax breaks should the economy dip. This state cannot afford to put taxpayers at risk in any conceivable manner. Wynn has a proven track record.

I hope I can count on your support. Thank you for your consideration.

Yours sincerely,

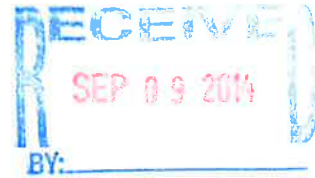
Anna Brassard
329 South main street
Randolph, MA 02368

I believe in Steve Wynn

Jessica Schlueter <jschluet7@gmail.com>

Thu 9/4/2014 8:29 AM

To:mgccomments@state.ma.us <mgccomments@state.ma.us>;



Dear Commissioners:

Good Day! I am a citizen of San Diego and I am writing this to share my support for, and opinion of, the Wynn Everett proposal. This would be so beneficial to this region of Massachusetts, far beyond what the other proposal can do. The Wynn proposal is the best and only choice.

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

I unequivocally support this project and hope you will do the same.

Yours sincerely,

Jessica Schlueter
941 W. Hawthorn St.
San Diego, CA 92101



CHARLESTOWN NEIGHBORHOOD COUNCIL

PO Box 397
Charlestown, MA



COPY

March 25, 2014

Stephen Crosby, Chair
Gayle Cameron, James McHugh, Bruce Stebbins, and Enrique Zuniga, Commissioners
Rick Day, Executive Director
John Ziembra, Ombudsman
Massachusetts Gaming Commission
84 State Street, 10th Floor
Boston, MA 02109
[via email to: mgccomments@state.ma.us]

Re: Charlestown and the proposed Wynn Casino/Resort in Everett

Dear Commissioners;

We the Charlestown Neighborhood Council (CNC) write to oppose the Wynn/Everett casino project as currently proposed. Since 1987 as designated by the Mayor of Boston, our organization has worked with the citizens of Charlestown and government agencies on issues affecting our community including real estate development, the environment, traffic, and quality of life concerns. The majority of our members are elected by Charlestown residents with the remainder representing local non-profit organizations active in civic affairs. It is imperative that our constituents' voices be heard in this proposed development, which is within a mile of our neighborhood. The proposed hotel and casino resort severely impacts our Sullivan Square access, increasing vehicular traffic by more than 14,500 trips daily, raises serious environmental issues, and negatively affects our safety and quality of life.

We, along with the City of Boston and other neighborhood advocacy groups, have presented our concerns to the developer with no acceptable response to date. The following issues have been largely ignored by Wynn Resort.

Traffic Concerns

Charlestown is a peninsula with only three points of access: south at City Square and the North Washington Street Bridge to Boston, west at Austin Street and the Gilmore Bridge to Cambridge, and north at Sullivan Square to Cambridge, Somerville, and the Alford Street Bridge to Everett. Charlestown is a major corridor for commuters from Boston and Cambridge who access routes I-95, I-93, and Mass-99. There is currently significant gridlock at connecting intersections, especially Sullivan Square. Our community has worked since 1990 to address these traffic impacts as they relate to the Central Artery North and the Central Artery/Tunnel projects. We have spent the last four years specifically redesigning our through roadways and the three access points, with major proposals for changes in Sullivan Square. Our goal has been to reclaim land that has been previously dedicated to traffic islands, parking lots, and wasteland. Our plan is to disperse traffic and recover developable parcels in the community for housing, businesses and recreation.

Addition of a casino resort in the adjacent town of Everett with over 50% of its customers passing through our community via Sullivan Square and the Alford Street Bridge was not in our plans. Also, our carefully designed improvements along this route are only partially funded and will not be completed for many years, out of phase with the proposed casino development. Representatives of the

Wynn Resort have responded by saying that the added traffic will have “minimal” impact and the state can address our traffic concerns when they arise. In response to Wynn’s Draft Environmental Impact Review (DEIR), the City of Boston outlined several inaccuracies and misjudgments of traffic volume and overall impact, especially with respect to Sullivan Square and Rutherford Avenue. We know from long experience that backups of traffic at Sullivan Square result in vehicle travel through the neighborhoods and more congestion at our other two access points creating more traffic problems with the unplanned and increased use of the traffic corridor as the casino is built and then becomes fully operational.

Environmental Impacts

On February 10, 2014, the CNC sent a letter to the Massachusetts Department of Environmental Protection in response to the DEIR presented by Wynn Resorts. Again, representatives from the City of Boston cited there is no adequate roadway or public transit system to support this project. Residents and businesses of Charlestown would be greatly impacted by exhaust fumes associated with increased and delayed traffic. With investment of over one billion dollars, this is a huge undertaking and in our letter we urged that much more dialog was needed with all stakeholders to promote informed decision making for a project with such significant ramifications. We have been all but ignored.

There will be at least a 13% increase in air pollutants from cars and other traffic traveling to and from the casino through Charlestown and passing Ryan Field, the largest green space used continuously in our area. Extra traffic will make it difficult to access, exposing children daily to exhaust, dust, and dirt from heavier and more delayed traffic.

Although Wynn development proposes the benefits of their cleanup of the contaminated site in Everett, they have not produced adequate plans on how that will occur. Their officials have admitted that 120,000 cubic yards of toxic fill will be transported away from the site over three years, but the routes of waste removal have not been identified. From a traffic perspective, this additional trucking is unacceptable. This route currently accommodates wind turbine blade transport and large automobile transporters. Trucks spilling their waste, potentially spreading contaminated materials onto our streets, the Mystic River and the tidal waters of the inner harbor is equally unacceptable. Much has been done to recover these waterways from industrial waste, and we do not feel confident that our concerns for the future have been taken seriously.

Public Health and Safety

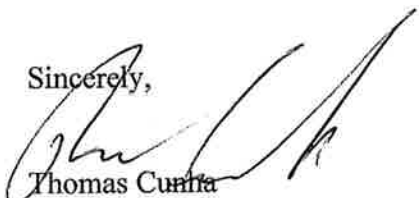
Delayed ambulance, police and fire response due to traffic flow failure is a perpetual concern of our community. Additionally, state and local authorities have designated Route 99 from Rutherford Avenue to Sullivan Square through Charlestown to Everett as the Metropolitan Boston Evacuation Route. With a proposed casino located on Route 99, it appears that these traffic and safety concerns have been completely ignored. Our public health and safety would be further compromised by increased traffic.

Conclusion

Charlestown will be impacted by both the construction and operation of the Wynn casino as much if not more than the host city, Everett, yet the developers have not acknowledged or addressed our concerns. Many in our community who were originally in support of the casino have reconsidered their position. Charlestown is a vibrant, largely-residential, family-oriented and densely populated neighborhood of about 16,000 residents. We have a long and active history and are dedicated to maintaining the advances we have made in recent years improving infrastructure, reducing pollution, and creating a livable community. Discussions with Wynn are, at the very least, incomplete. Construction impacts have been ignored. Potential mitigation plans are non-existent. Road widening and traffic light adjustments are not the answer to the progressively degrading quality of life produced

by the construction and operation of this casino. Therefore, the CNC does NOT support construction or operation of a casino in Everett.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Cunha', written over a printed name.

Thomas Cunha
Chair, Charlestown Neighborhood Council

CC:

Martin Walsh, Mayor City of Boston

Salvatore LaMattina, City Councillor D1

Sal N. DiDomenico, Senator State of Massachusetts Middlesex and Suffolk

Bill Linehan, President City Council

Michael Flaherty, City Councillor At-Large

Stephen J. Murphy, City Councillor At-Large

Ayanna Pressley, City Councillor At-Large

Michelle Wu, City Councillor At-Large

Editor, Charlestown Patriot-Bridge

Bresilla, Colette (MGC)

From: Donna Garlough <donna.garlough@gmail.com>
Sent: Monday, September 08, 2014 4:25 PM
To: MGCcomments (MGC)
Subject: opposition to Wynn casino in Everett

Dear Commission Members & Staff:

It has come to the attention of Charlestown residents that the Massachusetts Gaming Commission has misinterpreted the goals of Charlestown's campaign to make the Wynn Massachusetts Casino accountable for its impact on traffic, congestion and on our quality of life. In most of the Charlestown letters and testimony, the emphasis has been on protecting Charlestown from the negative impacts and influences that a casino in Everett will bring to our community.

From the very beginning of our advocacy, we have focused on the technical issues raised by Wynn's application, DEIR and FEIR, because we felt that a strategy raising issues and concerns about the impacts on Charlestown was the most viable approach. Unfortunately, that technical strategy approach has resulted in what we understand to be a Massachusetts Gaming Commission assumption that Charlestown residents can live with a Wynn license award as long as there is adequate mitigation of the negative impacts.

Nothing could be farther from the fact! Charlestown affirms that the Everett site is completely inappropriate and unsuitable due to its location in a dense, congested urban environment, lacking the proper infrastructure to support it. We insist that the Commission members and staff correct their assumption and recognize just the substantial Charlestown opposition to a Wynn license award.

As a homeowner in the Charlestown community, a member of the Charlestown Mothers Association, and a committed city resident, I hope you'll consider our community's needs and the detrimental, unwanted effects an Everett casino would have on our daily lives. The Wynn casino proposal undermines our continuing efforts to make Charlestown a vibrant, safe, and family-oriented haven in the city of Boston.

**Donna Garlough
6 Cedar Street
Charlestown, MA**

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Monday, September 08, 2014 1:03 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Rick Swiman

Email

rlswiman@aol.com

Phone

(617)513-2193

Subject

Wynn for Casino Project

Questions or Comments

Wynn will contribute \$20,000,000 to Sullivan Square infrastructure improvements over the course of the first licensing period alone.

Wynn is going beyond what it needs to be doing with regard to Sullivan Square and is also tackling longtime traffic headaches at Wellington Circle, Santilli Circle, Sweetser Circle and Rt. 99 in Everett.

Unlike the 3-star Mohegan Casino proposal, the Wynn 5-star resort will be wholly owned and managed by Wynn.

Wynn's financial strength is a key differentiator between itself and Mohegan. Recently, Wynn Resorts announced its 6th consecutive positive quarterly earnings. Mohegan? Kevin Brown, the chairman of the Mohegan Sun Tribal Gaming Authority, called their quarterly results "less than stellar" with a 5.2 percent decline in net revenue to \$326 million and a 19 percent drop in adjusted net earnings to \$69 million.

Wynn's Las Vegas operations brought in an incredible \$451.4 million in revenue during the second quarter, up 12.5% from a year ago.

Wynn's plan to pay for the clean up the Monsanto site. Why not allow them to do it instead of the taxpayers of Massachusetts as outlined in a bill that recently passed the legislature.

Wynn Resorts plans to use 250,000 live oysters to help clean the contaminated Mystic River if it receives a license to build its proposed \$1.6 billion Everett casino. Oysters can consume over 40 gallons of water a day and act as natural water filters, removing nitrogen and bacteria from the water. This is a smart and safe way to clean the Mystic River.

Wynn Resorts recently announced that it had reached a Project Labor Agreement with all major local trade unions. This agreement covers all aspects of construction, work rules and hours and was unanimously endorsed by the Massachusetts Building Trades Council.

The construction of the 5-star Wynn Resort will require more than 10 million man hours of labor and generate 4,000 construction jobs, 4,000 permanent jobs and drive more than \$4 billion in revenue to other local businesses over 5 years.

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Monday, September 08, 2014 1:04 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Johana Pacheco

Email

jpduarte22@yahoo.com

Phone

(617)304-8979

Subject

Wynn Resort

Questions or Comments

I love the idea of fixing the area, traffic and our Mystic river. Nothing better than giving the area 4000 jobs for those who keep looking for something close to home.

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Monday, September 08, 2014 8:38 AM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Noreen Strautin

Email

nstrautin@hotmail.com

Subject

choosing a site for a casino

Questions or Comments

I am writing to urge you NOT to choose Revere as a site for a casino. I am a Chelsea resident who lives on the Revere line, just off of Rt 16, and I believe that this will have a big negative effect on our quality of life. Traffic, which is already busy, will become a nightmare and even our property values will be affected negatively. It is too small and congested an area to put in something that big. I do also feel that it will not have the positive effect on the local economy that others seem to believe - I believe the problems and the cost of the problems will outweigh any money given by or earned at the casino. Please consider carefully. You could be destroying a community instead of doing what you think might help.

Bresilla, Colette (MGC)

From: Whelan, David <David.Whelan@mwra.com>
Sent: Monday, September 08, 2014 9:11 AM
To: MGCcomments (MGC)
Cc: Salvatore LaMattina; Henry, James (SEN); Sean Getchell; Tom Cunha
Attachments: CNC Letter to Mass Gaming Commission 3-25-14.pdf

Resending a copy of this letter on behalf of the Charlestown Neighborhood Council to reiterate our opposition to the proposed Wynn Casino in Everett.

Dave Whelan
Budget Manager
MWRA
100 1st Avenue
Charlestown, MA. 02129
phone: 617-788-2206
fax: 617-788-4887

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Monday, September 08, 2014 11:19 AM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Desmond Tan

Email

Pyromancer@asia.com

Subject

Casino entrance fee suggestion

Questions or Comments

Might I suggest imposing a casino entrance fee for any casino gambler? The revenue generated from an entrance fee would go to state and local coffers to support social programs for gambling addiction, drug abuse, prostitution - vices that tend to be common in gambling areas. Additionally, the entrance fee may deter poorer gamblers (who cant really afford to gamble) from blowing their welfare/social security/minimum wage on the turn of the roulette wheel. Yes, the last suggestion is a little "big brother" but I imagine the people of Massachusetts would see the logic behind it. A similar policy was enacted in Singapore, and to my knowledge has proven to be quite successful.

Bresilla, Colette (MGC)

From: Christine Downing <downing.christine@gmail.com>
Sent: Monday, September 08, 2014 3:59 PM
To: MGCcomments (MGC)
Subject: Applicant suitability , proposed Everett casino

Please DO NOT approve the Wynn proposal for Everett.

. The density of traffic is way beyond maximum in Charlestown already and getting worse as business picks up in Assembly Square, and traffic has escaped main roads like Rt 99, in favor of surface streets in Charlestown during rush hour (3:30 to 7:00) on Main, Bunker Hill and Medford streets, causing standstill jams especially between 4:30 - 6:30. For anyone living here, traffic holds us prisoner in Charlestown during these hours.

.increased pollution from traffic, particularly jammed and idling traffic, has destructive health impact on Charlestown residents.

. The Wynn Casino is a media nightmare. Having a huge world class, 5 star casino resort within sight of The Bunker Hill Monument debases the ideas of democracy and freedom on which this country was founded. Just the scale difference shows what is valued. A picture is worth a thousand words, and you can be sure that, if approved, Boston Massachusetts and Democracy will be ridiculed here and abroad.

. If you must approve a casino, put it in Revere. They have the land, parking and they want it.

. The sentiment in Charlestown is united AGAINST the casino, even in a contended State Rep race. That should say something about the significance of this issue to Charlestown.

Sincerely,
Christine Downing

Bresilla, Colette (MGC)

From: Evelyn Addante <evelynaddante@gmail.com>
Sent: Monday, September 08, 2014 3:47 PM
To: MGCcomments (MGC)
Subject: Applicant Suitability

Dear Commission Members & Staff:

It has come to our attention that the Massachusetts Gaming Commission may have misinterpreted our comments on details of Wynn Massachusetts Casino proposal. Unfortunately, our largely technical approach to evaluating Wynn's proposal without always expressing an opinion as to its merit may have resulted in an unfounded conclusion by the Commission that Charlestown residents are agreeable to a Wynn license award.

The focus of Charlestown's advocacy has been on the technical issues raised by Wynn's application, DEIR and FEIR, because it was felt that a strategy raising issues and concerns about the impacts on Charlestown was the most viable approach. It was not clear whether the Charlestown community would be in support of, or in opposition, to the Wynn proposal. Now, private conversations and numerous public meetings have made clear there is little support in Charlestown for the project. Unfortunately, the Massachusetts Gaming Commission is said to assume that Charlestown residents can live with a Wynn license award as long as there is adequate mitigation of the negative impacts.

Quite to the contrary, the opposition in Charlestown to a Wynn Casino is strong. The project is too large for its densely urban site, lacks the ready transportation infrastructure to accommodate it, is uninspired in design, and seriously imperils Charlestown's plans for a revitalized Rutherford Avenue and Sullivan Square. We see a real and long term loss for our community if it is constructed. We ask the Commission members and staff to recognize substantial Charlestown opposition to a Wynn license award.

Sincerely,

Evelyn Addante

Charlestown, MA

Bresilla, Colette (MGC)

From: Caitlin Beckman <caitbeckman@gmail.com>
Sent: Monday, September 08, 2014 11:22 AM
To: MGCcomments (MGC)
Cc: Charlie Beckman
Subject: Applicant Suitability

Dear Commission Members & Staff:

It has come to our attention that the Massachusetts Gaming Commission may have misinterpreted our comments on details of Wynn Massachusetts Casino proposal. The purpose of this email is to reiterate the strong opposition Charlestown residents have against building the Wynn Casino.

The focus of Charlestown's advocacy has been on the technical issues raised by Wynn's application, DEIR and FEIR, because it was felt that a strategy raising issues and concerns about the impacts on Charlestown was the most viable approach. It was not clear whether the Charlestown community would be in support of, or in opposition, to the Wynn proposal. Now, private conversations and numerous public meetings have made clear there is little support in Charlestown for the project. Unfortunately, the Massachusetts Gaming Commission is said to assume that Charlestown residents can live with a Wynn license award as long as there is adequate mitigation of the negative impacts.

Quite to the contrary, the opposition in Charlestown to a Wynn Casino is strong. The project is too large for its densely urban site, lacks the ready transportation infrastructure to accommodate it, is uninspired in design, and seriously imperils Charlestown's plans for a revitalized Rutherford Avenue and Sullivan Square. We see a real and long term loss for our community and quite frankly, our way of life, if it is constructed. We ask the Commission members and staff to recognize substantial Charlestown opposition to a Wynn license award.

Thank you,

Caitlin and Charles Beckman
6 Woods Place
Charlestown MA

Bresilla, Colette (MGC)

From: Linda Groves <linda.groves@groveslawllc.com>
Sent: Monday, September 08, 2014 10:59 AM
To: MGCcomments (MGC)
Subject: Applicant Suitability

Dear Commission Members & Staff:

It has come to the attention of Charlestown residents that the Massachusetts Gaming Commission has misinterpreted the goals of Charlestown's campaign to make the Wynn Massachusetts Casino accountable for its impact on traffic, congestion and on our quality of life. In most of the Charlestown letters and testimony, the emphasis has been on protecting Charlestown from the negative impacts and influences that a casino in Everett will bring to our community.

From the very beginning of our advocacy, we have focused on the technical issues raised by Wynn's application, DEIR and FEIR, because we felt that a strategy raising issues and concerns about the impacts on Charlestown was the most viable approach. Unfortunately, that technical strategy approach has resulted in what we understand to be a Massachusetts Gaming Commission assumption that Charlestown residents can live with a Wynn license award as long as there is adequate mitigation of the negative impacts.

Nothing could be farther from the fact! Charlestown affirms that the Everett site is completely inappropriate and unsuitable due to its location in a dense, congested urban environment, lacking the proper infrastructure to support it. We insist that the Commission members and staff correct their assumption and recognize just the substantial Charlestown opposition to a Wynn license award.

Thank you,

Linda J. Groves

One Laurel St.
Charlestown, MA 02129

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Bresilla, Colette (MGC)

From: talkinglights@gmail.com on behalf of Neil Lupton <neil@talking-lights.com>
Sent: Monday, September 08, 2014 1:15 AM
To: Claire Lupton; MGCcomments (MGC)
Subject: Applicant Suitability: Wynn Everett Casino Proposal

Please let me express my strong opposition to the concept of a casino in Everett. There has been such excitement, enthusiasm and forward movement in the productive business community in Boston, Cambridge, and Somerville plus Revere and Everett over the past few years. There promises to be much more.

However, the type of business that a casino represents and clientele that it brings are, in my opinion, precisely in the wrong direction and will hamper the continuing development of this area as a biotech and other technical center of excellence.

Please do not go this route. Please reject the Everett casino proposal.

Thanks very much for your consideration.

--
Neil Lupton
Talking Lights LLC
3 Tremont St., Suite 201
Charlestown, MA 02129
617-242-0050
617-388-5550 (cell)
e-mail: neil@talking-lights.com

Bresilla, Colette (MGC)

From: Carol Waller <wallerbee@aol.com>
Sent: Sunday, September 07, 2014 11:26 PM
To: MGCcomments (MGC)
Subject: Casino

Am one of many opponants of a casino near our beautiful community of Charlestown.

Everything about a casino nearby will impact our Charlestown residents in a negative way.

Please consider our plea and rule out casinos in our midst.

Sincerely,

C.A. Waller
Charlestown Ma. 02129

Bresilla, Colette (MGC)

From: Luptoncopy@aol.com
Sent: Sunday, September 07, 2014 9:47 PM
To: MGCcomments (MGC); neillup@aol.com
Cc: luptoncopy@aol.com
Subject: Applicant Suitability: Wynn Everett Casino Proposal

Dear Massachusetts Gaming Commission Members and Staff:

As a Charlestown resident who runs a local business here, I'm writing to express my **strong opposition to a license for the Wynn Everett Casino.**

I'm not alone. Among my Charlestown friends and neighbors I know of no one who wants to see Las Vegas on the Mystic rise just over our border. The cost to our community is simply too great.

The Wynn project is too large for its site, has a vastly inadequate transportation infrastructure, imperils plans for a revitalized Rutherford Avenue/Sullivan Square, and will gift Charlestown with a nightmare of traffic, congestion and air quality challenges. We see a real loss for our community if it is built.

Over the past two decades we've witnessed a social and economic renaissance in Charlestown that's materially threatened by this unwise development. Watching existing casinos fail throughout the northeast only reinforces the suspicion that Charlestown is to be the sacrificial victim in an already-oversaturated casino market.

I'm astonished at the easy assumption that Charlestown residents -- who suffer from traffic problems already-- can live with a casino next door as long as there is adequate "mitigation" of its negative impacts.

No mitigation package can possibly mitigate the negative impact of this disastrous development on Charlestown's quality of life. **Please do not vote to license a casino in Everett.**

Sincerely,

Claire Lupton
3 Tremont Street
Charlestown, MA 02129
617.242.4600
luptoncopy@aol.com

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Sunday, September 07, 2014 10:09 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Michae DErrico

Email

md816@hotmail.com

Phone

(508)757-8888

Subject

Casino license

Questions or Comments

If you want a world class casino you want the Wynn. Who is going to spend the money to clean up the Monsanto property. Wynn will bring world travelers to Everett . From as far off as Asia, Dubai , Australia . When these people gamble they gamble hundreds of thousands and millions . This will be not just a casino but a destination resort. Wynn is the only choice !!!

Bresilla, Colette (MGC)

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

Name

Stacey Jacobs

Email

staceyjacobs@comcast.net

Phone

(508)631-6888

Subject

Wynn vs. Mohegan Sun

Questions or Comments

want to let you know that I support Wynn in Revere as the Eastern MA casino. I believe Wynn will do far more for more to help with infrastructure in the Everett/Sullivan Square area as well as traffic in the area. Wynn is also solely owned with a stellar reputation.

It appears that Mohegan Sun has not been totally forth coming with information that they have stated. The fact that they said they would not push there casino in CT and now are admitting they will advertise their CT location to the high rollers in the Eastern MA as well as Southern NH is a lie.

Please grant the license to Wynn in Everett and not Mohegan Sun in Revere.

Thank you.

Stacey Jacobs

Bresilla, Colette (MGC)

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

Name

Tracy Hughes

Email

tracyhugs@hotmail.com

Phone

(781)874-1422

Subject

Wynn

Questions or Comments

I support Wynn for the major improvements such as cleaning up the Mystic Rivet and the jobs

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Sunday, September 07, 2014 10:11 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Edwin Anderson

Email

eander6252@comcast.net

Phone

(617)763-4546

Subject

Mass Casino Plan

Questions or Comments

It's simple. Wynns plan has more benefits for Massachusetts.

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Sunday, September 07, 2014 10:12 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Joyce Ceres

Email

JCRS11A@aol.com

Phone

(978)372-0267

Subject

Wynn Everett

Questions or Comments

I know for a fact how Mr. Wynn treats his employees. How classy the Las Vegas property is. How Mr. Wynn is not in the "red" as Mohegan is. Allowing a Wynn property in Massachusetts is a win for everybody. Mr. Wynn has never had a lay off. Mr. Wynn is a successful businessman who knows how to stay successful by treating everyone he comes in contact with fairly and honestly. He generates jobs. His employees love working for him. I am NOT a gambler. If a casino moved across the street from me I would NOT gamble. But I do love going to Las Vegas and walking thru all the casinos-buying an ice cream, coffee or nothing at all. It's a great way to go to a beautiful, luxurious place for something special. It makes me feel good walking around Wynn Las Vegas. I'm not wealthy, but walking in Wynn's property makes me feel special. It's hard to explain. But many of my friends feel the same way about Wynn Las Vegas. It would be a huge asset to Massachusetts to have Mr. Wynn come here and clean up Everett, which needs it badly. I don't ever go to Everett now, but I'll be there a lot spending NON gambling money. If a gambler is going to gamble, and they do, they won't gamble any more than they do now if Wynn comes to Everett. Temptation to gamble is with them 24/7. A Wynn Casino won't make degenerative gamblers worse. This is a much better move for the Boston area than a possible Olympics, which could really help bankrupt Massachusetts. Wynn properties have that "something special" that many of us would love to experience and not have to travel 3,000 miles to do so. SO many of us cannot stand going to Mohegan Sun. It offers nothing. it is LOSING lots of money on a daily basis. I'd like to know why they should even be considered as they have a property not too far away from Everett. Give someone else the chance to do something good. Someone who has the money behind him to do as he says he will do. People will come to concerts, eat dinner, shop, have a drink, a coffee, celebrate birthdays, anniversaries, maybe have a wedding at a new classy place. I simply do not understand the reasons to even question why Wynn is a question mark?

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Sunday, September 07, 2014 10:12 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Gerald Jeffkin

Email

jjemgms@aol.com

Phone

(617)887-1283

Subject

Wynn Destination

Questions or Comments

Probably the best way to support the Wynn Destination is that I have been to the Wynn properties 11 times in the past 6 years. Oh, and I am going again on Sept 16th. I have been visiting Vegas since the late 60's as well as other places. I have stayed at high end hotels wherever I travel. There is nothing like a Wynn. Why???? because it's not a hotel, not a Casino, not the best restaurants in Las Vegas, not the best pool to swim in, not the most amazing spa I ever experienced----It's all of those put together making it, as Mr Wynn often says, a destination and a world destination.

It would be a momentous mistake not to have what he is offering Everett/Boston and surrounding city/towns from the financial benefits and the ongoing commercial benefits that would not exist with the other casino proposal in Revere. I certainly hope the correct business decision will be made.

Jerry Jeffkin

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Sunday, September 07, 2014 10:13 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Anna Coco

Email

cocosabrina@hotmail.com

Phone

(781)472-0509

Subject

We want Wynn Casino in Everett

Questions or Comments

I think Wynn should be built in Everett MA , you can get into Everett by car, boat, train and plain. Everett is Near Boston it would bring revenue to all The cities around Everett and also provide lots of jobs

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Sunday, September 07, 2014 10:13 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Kelsey Hill

Email

kthill55@yahoo.com

Subject

We Want Wynn!

Questions or Comments

I have had the pleasure to stay in 2 of the magnificent Wynn Casino Hotels in Vegas and its a dream vision turned into reality. Not only do those hotels bring luxury excitement to Vegas but they create an oasis to feel like you truly are in your zen on vacation. Imagine that magnitude of beauty and excellent workmanship and customer service being brought to Massachusetts? People with money come from all over the world to visit Boston as it is to go to our universities and see our history so imagine having a 5 star hotel for them to stay and gamble their money to create revenue? The jobs and money that would be here for the long term would benefit our economy. Anything Wynn touches would create life and excitement and wonderful atmosphere that this area needs! Please pick Wynn! :)

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Sunday, September 07, 2014 10:14 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Eileen H

Email

eileenh40@yahoo.com

Subject

Wynn

Questions or Comments

Employment, revenue, fun.

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Sunday, September 07, 2014 10:14 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

christine ragucci

Email

fbcpqr@comcast.net

Phone

(617)387-1969

Subject

Wynn for everett

Questions or Comments

As a long time resident of everett==as well as most of our ragucci families, We cannot wait to have this beautiful 5STAR Resort and Casino in our hometown. Just umagine over 16,000. jobs for our people along with all the beauty that Mr,Wynn will and has in the past with his other resorts turn this ugly Monsanto site into a beautifuland breath-taking resort to be used by not just our people in Everett but people from all over the world knwing Mr, Wynns great reputation.LETS GO FOR IT NOW___ A WIN WYNN FOR ALL!!!!!!!!!!

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Sunday, September 07, 2014 10:15 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Hanna Strowman

Email

hstro26@comcast.net

Phone

(617)721-4629

Subject

my support for WYNN for MA

Questions or Comments

I am a professional living in Everett, working in Boston, grew up in Winthrop, and also love Revere and Revere Beach. But, I support the approval of WYNN Everett. My biggest reason is because of the opportunity to improve the environment- cleaning up a toxic wasteland is a greater good for humanity. Of course the income, jobs and infrastructure improvements he promises are exciting as well. However, the chance of finding someone in the future so generously willing to make this contribution and commitment -to restoring this land, giving us back it's user-bility - may likely never happen again . Not awarding WYNN would be a missed opportunity for a greater environmental benefit and to me that is very important. I support WYNN Everett also because it's not right in the very heart of two neighborhoods as the Revere proposal is. I feel bad that East Boston has all ready voted no in the first round, and if Revere is awarded the license, those that successfully voted no will have it in their neighborhood any. I worry about how very very angry they will be. I would be too. The fact that it would be built on the Revere parcel makes no difference to those that voted no, it would still be Suffolk Downs in East Boston for access. Lastly, Revere is simply too close to the beach in the midst of 2 neighborhoods beginning to gentrify. A casino there just seems out of place. The Everett parcel is more off the main drag, and not right in the heart of a neighborhood and a more logical location. Since the Revere Casino would abut East Boston, and they have already voted no, it would be a big mistake to then grant Revere the Casino. That's my three cents.

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Sunday, September 07, 2014 10:15 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Johanna Pacheco

Email

jduarte22@yahoo.com

Phone

(617)304-8979

Subject

Wynn Resort

Questions or Comments

I love the idea of fixing the area, traffic and our Mystic river. Nothing better than giving the area 4000 jobs for those who keep looking for something close to home.

Bresilla, Colette (MGC)

From: Robert Cormier <robertgcornier@hotmail.com>
Sent: Sunday, September 07, 2014 10:44 PM
To: MGCcomments (MGC)
Subject: 5 stars, not 3 stars!

Dear Commissioners:

As the Gaming Commission prepares to make its decision on awarding the state casino license for the Boston area, I wish to express my strong support for the Everett plan and respected resort operator Steve Wynn.

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

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

Yours sincerely,

Robert Cormier
46 Cooper Street #1
Boston, MA 02113

Bresilla, Colette (MGC)

From: Dennis Hodgdon <bighodge1@comcast.net>
Sent: Sunday, September 07, 2014 10:44 PM
To: MGCcomments (MGC)
Subject: Wynn all the way!

Dear Commissioners:

I want the Massachusetts Gaming Commission to know my family enthusiastically supports the Wynn Resorts plan for a spectacular destination resort and casino in Everett. The residents of Everett overwhelmingly supported the Wynn plan and it far exceeds the competition, which keeps changing its proposals.

The Wynn project will generate 6,000 long-term jobs including 4,000 direct jobs and 2,000 induced jobs. It will also create 4,000 construction jobs through build-out. Will Mohegan create so many jobs? And even if they do, how long will those jobs last, given their financial situation? Wynn has the money, the experience, and the know how to make this whole thing work. We all owe it to ourselves to pick the right project here, and I think the choice is clear.

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

Yours sincerely,

Dennis Hodgdon
Morgan Street
Melrose, MA 02176

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Saturday, September 06, 2014 1:06 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

John Pellegrini

Email

jpell@comcast.net

Subject

Mass should be Wynners, not losers.

Questions or Comments

Dear Commissioners:

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

The construction jobs from this development are important. But it is even more important for the gaming commission to weigh the long-term results of this major decision. Year after year, Wynn has been named the best casino resort employer in Las Vegas, where it has scores of competitors. The permanent jobs created by Wynn in Everett will be jobs Massachusetts resident really want and will enjoy. That is an important factor for you to take into account.

Therefore, I respectfully urge your favorable consideration of this project. Thank you for your attention to this matter.

Yours sincerely,

John Pellegrini
11 Elmwood Avenue
Saugus, MA 01906

Bresilla, Colette (MGC)

From: Joseph Tareco <jst3rd1959@gmail.com>
Sent: Saturday, September 06, 2014 6:33 PM
To: MGCcomments (MGC)
Subject: Mass should be Wynners, not Losers

Dear Members of the Massachusetts Gaming Commission:

Hello! My name is Joseph Tareco and I would like to tell you that I am in full support of the Wynn Everett proposal. The project will benefit all of Massachusetts in much greater ways than what the other proposal can do. From my point of view, it's simple: Wynn's proposal is the only real choice for the people of Massachusetts.

This project would place Wynn Resorts among the Top 5 private employers in Boston. Moreover, this project would generate \$267 million in annual, recurring and local taxes. It also would provide \$183 million in one-time state and local taxes during the resort development.

For these reasons (and more), I ask that you award the casino license to the Wynn Everett plan. It is time to get this facility built and open. Thank you for taking my recommendation under consideration.

Yours sincerely,

Joseph Tareco
1700 Oriole Ct.
Titusville, FL 32780

Bresilla, Colette (MGC)

From: Ed McDonald <edmcDonald3@aol.com>
Sent: Saturday, September 06, 2014 3:47 PM
To: MGCcomments (MGC)
Subject: Everett Casino

To: Gaming Commission: mgccomments@state.ma.us
Subject: Applicant Suitability

Dear Commission Members & Staff:

It has come to the attention of Charlestown residents that the Massachusetts Gaming Commission has misinterpreted the goals of Charlestown's campaign to make the Wynn Massachusetts Casino accountable for its impact on traffic, congestion and on our quality of life. In most of the Charlestown letters and testimony, the emphasis has been on protecting Charlestown from the negative impacts and influences that a casino in Everett will bring to our community.

From the very beginning of our advocacy, we have focused on the technical issues raised by Wynn's application, DEIR and FEIR, because we felt that a strategy raising issues and concerns about the impacts on Charlestown was the most viable approach. Unfortunately, that technical strategy approach has resulted in what we understand to be a Massachusetts Gaming Commission assumption that Charlestown residents can live with a Wynn license award as long as there is adequate mitigation of the negative impacts.

Nothing could be farther from the fact! Charlestown affirms that the Everett site is completely inappropriate and unsuitable due to its location in a dense, congested urban environment, lacking the proper infrastructure to support it. We insist that the Commission members and staff correct their assumption and recognize just the substantial Charlestown opposition to a Wynn license award.

Please add your personal comments and your address so the Commission is clear you live and/or work in C-town.

Thank you!

Bresilla, Colette (MGC)

From: Jon-Luc Dupuy <jonlucdupuy@gmail.com>
Sent: Friday, September 05, 2014 9:48 PM
To: MGCcomments (MGC)
Subject: Applicant Suitability

Dear Commission Members & Staff:

It has come to the attention of Charlestown residents that the Massachusetts Gaming Commission has misinterpreted the goals of Charlestown's campaign to make the Wynn Massachusetts Casino accountable for its impact on traffic, congestion and on our quality of life. In most of the Charlestown letters and testimony, the emphasis has been on protecting Charlestown from the negative impacts and influences that a casino in Everett will bring to our community.

From the very beginning of our advocacy, we have focused on the technical issues raised by Wynn's application, DEIR and FEIR, because we felt that a strategy raising issues and concerns about the impacts on Charlestown was the most viable approach. Unfortunately, that technical strategy approach has resulted in what we understand to be a Massachusetts Gaming Commission assumption that Charlestown residents can live with a Wynn license award as long as there is adequate mitigation of the negative impacts.

Nothing could be farther from the fact! Charlestown affirms that the Everett site is completely inappropriate and unsuitable due to its location in a dense, congested urban environment, lacking the proper infrastructure to support it. We insist that the Commission members and staff correct their assumption and recognize just the substantial Charlestown opposition to a Wynn license award.

Charlestown is a very family oriented neighborhood. It has come a long way...it is revitalized with young affluent families...taxpayers. The last thing that we need is a Casino in our backyard. Sure it may create some jobs, but think about the crime! Have you ever been to Atlantic City? Not somewhere you want to be bringing up your children.

Thank you!

Jon-Luc Dupuy
11 Trenton Street
Charlestown, MA 02129
617-429-2353

Bresilla, Colette (MGC)

From: oriana6368@comcast.net
Sent: Friday, September 05, 2014 3:36 PM
To: MGCcomments (MGC)
Subject: Mohegan Sun at Suffolk Downs
Attachments: mass gaming ltr.docx

Good Afternoon members of the Mass Gaming Commission,

I have attached a letter in support of the Mohegan Sun at Suffolk Downs resort. I hope you all can take a moment out of your busy schedules to read it.

Good Luck next week you have a tough job.

Sincerely,
Matilda Bonfardeci

Date: September 5th , 2014

Dear Members of The Mass Gaming Commission,

My name is Matilda Bonfardeci on August 11th, I spoke before you at our final public hearing in Revere at the High School, in support of the Mohegan Sun at Suffolk Downs Resort. I really didn't get a chance to say all that I really wanted to due to the fact that I was really shaken up. You see I had taken quite a fall just before I spoke before you on that day which threw me for a loop. Which in turn didn't deliver my speech very well in any case I just wanted to add a few more things.

We as a city are just as passionate today if not more so as we were the day we began this process. I as a wife and mom of two children have sacrificed many hours away from my family to fight for this to come to our city!! I truly believe we are the right choice and I truly believe this will revive our city as well as save and create jobs!

On August 11th, I hope you felt the overwhelming passion that all of us had in that auditorium. I don't see how you couldn't with speeches from Morris Morris and Bobby McKenna that made the room tremble.

I truly hope Ms.Cameron, Mr.McHugh, Mr.Zuniga and Mr.Stebbins that you all have seen time and time again how we've always showed up and supported this with all our hearts.

I really don't know how else we can be any clearer on how much we want and need this!!

So with the deliberations days away please remember the raw and emotional speeches and letters that you have heard and received over and over again. For the future of Revere lays in your hands....

Thanks again for you time Sincerely,
Matilda Bonfardeci

Bresilla, Colette (MGC)

From: Boyle J. <jackboylejr@comcast.net>
Sent: Friday, September 05, 2014 12:01 PM
To: MGCcomments (MGC)
Cc: Navy Yard Friends
Subject: Applicant Suitability---Everett

Dear Commission Members & Staff Re: Everett 9/5/14

It is my understanding your Everett PR energies have focused on 'protecting Charlestown from the negative impacts and influences that a casino in Everett will bring to our Community'. I plead for your appreciation of my (& 'multiple Charlestown neighbors') position of Adamant Opposition to an Everett Casino & indeed 'casinos in Massachusetts'!!

Beyond the incredible traffic chaos Everett location creates for 5 -8 yrs. forward in Sullivan sq. w/ present totally inadequate reconstruction plans is the vastly MORE important exposure to potential gambling addiction within our Community!

Over a long & often difficult history, Charlestown has dealt w/ unemployment, crime, & alcohol addiction w/ approx. 100 bars, later corrected w/ 25,000 Charlestown Navy Yard jobs in WW 2 & a present bar count under 10. This document simply describes a Charlestown Community today that continues a decades long commitment to constructive Family & Community life-styles, wherein an Everett casino becomes an totally unacceptable intrusion.

Respectfully Submitted

John J. & Dolores S. Boyle Jr.

197 8th St. Flagship Wharf # 430

Charlestown MA 02129

jackboylejr@comcast.net (617) 242-7322

Bresilla, Colette (MGC)

From: Shaun O'Brien <sdobrien1@gmail.com>
Sent: Friday, September 05, 2014 10:34 AM
To: MGCcomments (MGC)
Subject: Applicant Suitability

To: mgccomments@state.ma.us

From: Shaun O'Brien, 1 Monument Square, #1, Charlestown, MA 02129

Subject: Applicant Suitability

Date: September 5, 2014

Dear Commission Members & Staff:

It has come to my attention that the Massachusetts Gaming Commission may have misinterpreted that Charlestown residents are agreeable to a Wynn license award.

Based on conversations with my neighbors and listening to the concerns raised in numerous public meetings, it's been made clear that there is little support in Charlestown for this project.

I understand that the Massachusetts Gaming Commission is said to "assume that Charlestown residents can live with a Wynn license award as long as there is adequate mitigation of the negative impacts." Quite to the contrary, the opposition in Charlestown to a Wynn Casino is strong. The project is too large for this neighborhood's densely urban site, the project lacks the ready transportation infrastructure to accommodate it, and it seriously imperils Charlestown's plans for a revitalized Rutherford Avenue and Sullivan Square.

Like others in the neighborhood, I've made a significant financial investment in my Charlestown property. I can see a real and long term loss for our community if this

casino is constructed. We ask the Commission members and staff to recognize substantial Charlestown opposition to a Wynn license award.

Sincerely,

Shaun O'Brien

Bresilla, Colette (MGC)

From: Christine Amisano <christine.amisano@gmail.com>
Sent: Friday, September 05, 2014 3:30 PM
To: MGCcomments (MGC)
Subject: Applicant Suitability

Subject: Applicant Suitability

Dear Commission Members & Staff:

It has come to our attention that the Massachusetts Gaming Commission may have misinterpreted our comments on details of Wynn Massachusetts Casino proposal. Unfortunately, our largely technical approach to evaluating Wynn's proposal without always expressing an opinion as to its merit may have resulted in an unfounded conclusion by the Commission that Charlestown residents are agreeable to a Wynn license award.

The focus of Charlestown's advocacy has been on the technical issues raised by Wynn's application, DEIR and FEIR, because it was felt that a strategy raising issues and concerns about the impacts on Charlestown was the most viable approach. It was not clear whether the Charlestown community would be in support of, or in opposition, to the Wynn proposal. Now, private conversations and numerous public meetings have made clear there is little support in Charlestown for the project. Unfortunately, the Massachusetts Gaming Commission is said to assume that Charlestown residents can live with a Wynn license award as long as there is adequate mitigation of the negative impacts.

Quite to the contrary, the opposition in Charlestown to a Wynn Casino is strong. The project is too large for its densely urban site, lacks the ready transportation infrastructure to accommodate it, is uninspired in design, and seriously imperils Charlestown's plans for a revitalized Rutherford Avenue and Sullivan Square. We see a real and long term loss for our community if it is constructed.

Our home is located less than 3 blocks from Sullivan Square. The proposed Wynn Casino will have a significantly negative impact on our quality of life with increased traffic and vehicle emissions. We ask the Commission members and staff to recognize our personal opposition and substantial Charlestown neighbors' opposition to a Wynn license award.

Thank you.

Sincerely,

Christine Amisano and Lance Margolis

7 Short St. Pl.

Charlestown, MA 02129

christine.amisano@gmail.com

lancemargolis@comcast.net

Bresilla, Colette (MGC)

From: J. Justin Pasquariello <theadoptionproject@yahoo.com>
Sent: Friday, September 05, 2014 10:47 AM
To: mayor@cityofboston.gov; MGCcomments (MGC)
Subject: Suffolk Downs Casino is Unjust and Illegal; My Vote Matters

My Eastie Story:

My birth father died when I was 7 months old. My birth mother was a loving parent, but battled an illness, so I moved between her home, family members and friends' homes, and foster homes. I was adopted into an open adoption and a great Italian family at the age of nine. With a lot of love and support of many birth and adopted family members and friends, I graduated high school as Valedictorian and Class President.

After college, I founded a mentoring program to serve foster youth; I am Board Chair there. I moved to Eastie soon after starting that organization—and fell in love with the tight-knit community, diversity, Italian roots, great food, affordability, and proximity to downtown. My wife and I had our first date here—and I proposed to her in our Pier's Park (she said yes). After graduate school, I became the Executive Director of a research organization that improves the health and development of young children—and my wife and I returned to Eastie.

Because I started life as an underdog, I'm not willing to let this underdog neighborhood be trampled on. Because we care about keeping Eastie a strong, safe neighborhood for families, we joined the fight against the casino—and NO won the vote. Then elected and casino leaders collaborated to ignore our vote and build the proposed casino anyway.

Friends from outside the neighborhood say to us, "Why do you care? Why don't you just move?" Would I tell them to move from their communities rather than fight? And what about those hardworking immigrants and others who came here to make a better life—and who can't so easily pick up and move? I stand with them. #StandWithEastie. I #StandForDemocracy

I know this casino never would be proposed for the border of two wealthy communities, but let's pretend it was proposed on the Wellesley/ Weston line and Weston voted no. Shifting the casino five feet, and calling it "all in Wellesley" NEVER would happen. Justice says those who are supposed to represent and serve ALL of us shouldn't be able to sell those lies here either.

I am just one Eastie resident of the more than 4500 who voted NO. I matter. #MyVoteMatters.

4195 High St.
Box 384
Thorndike MA 01079
9-4-2014

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

Dear Chairman Crosby and Members of the Commission

I am writing today to outline my concerns as they relate to the awarding of the Eastern Mass Casino License, in particular in regard to Mohegan Sun's application. As I am sure you are aware I have raised concerns as they relate to Mohegan Sun's suitability for a Casino License on several occasions since their loss in Palmer on November 5th. I initially attempted to raise these concerns directly with Mitchell Etes (CEO) and Tribal Chairman Kevin Brown (as did several other Palmer Town Councilors) but to no avail. Instead, Mohegan Representatives have attempted to impugn my integrity and question the right of anyone whether elected officials or concerned citizens to question Mohegan's intentions.

While initially it appeared to simply be my word against those of Mohegan Representatives Etes and Brown day by day and week by week additional information has come out that clearly calls Mohegan Sun's integrity into question, often this information is based on Mohegan Sun's own conflicting public statements.

Given that Mitchell Etes had publicly committed that Mohegan Sun would remain in Palmer until the outcome of the recount was verified on November 26 it seemed reasonable to assume that Mr. Etes and Mr. Brown would keep their word and remain focused on Palmer. However I began to hear reports that Mohegan Sun representatives were in negotiations with Suffolk Downs and on November 18, 2013, fewer than two weeks after the Palmer referendum and 11 days before the recount, I asked Mohegan Sun representatives about reports I had received that they were in negotiations with Suffolk Downs and had been for some time. Rather than respond to my concerns Mohegan Sun Issued the following press release on November 19, 2013:

"Immediate Release

Contact:

Laura Wareck

LWareck@oneilandassoc.com

617-646-1037

"Statement from Kevin Brown, Chairman of the Mohegan Tribal Gaming Authority and the Mohegan Tribal Council

"We find the patently false accusation of Councilor Burns that we were talking to any other parties in Massachusetts before the referendum to be completely inappropriate and hurtful given the hard work of the Mohegan Sun Massachusetts team up to, and importantly, after the referendum. Mohegan Sun and our team in Palmer worked tirelessly over the past five years to bring a world class facility to Palmer and the Commonwealth, invested millions of dollars into this effort, and engaged in a highly transparent process of explaining our project to the community. Despite the long odds that a recount might bring a different result, we have deliberately stayed the course awaiting the outcome. This change in tenor from an elected leader in Palmer is of great concern to us."

Within a matter of hours, on November 20th six days before the recount, it became publicly apparent that my concerns were justified as Mohegan Sun informed Northeast Realty of their intent to end the exclusivity agreement with regard to casino development and pursue "other" development on the Palmer site. On Thursday November 22nd, still four days before the Palmer recount, Chip Tuttle confirmed to the Boston Globe that Mohegan Sun was in negotiations with Suffolk Downs. As time has passed more and more information has come out that calls into question the validity of Mohegan Sun's claim that

On March 25th at a Gaming Commission hearing in Boston, Josiah Spaulding, CEO of the CITI Performing Arts Center in Boston stated that the first call he received when Caesar's partnership with Suffolk ended within literally hours was from Mitchell Etes. Given that Caesar's partnership with Suffolk ended on October 19, 2013 Mr. Spaulding's statement clearly indicates that Mitchell Etes and Mohegan Sun were negotiating with Suffolk Downs and their partners nearly three weeks before the Palmer referendum.

Fast forward to August 25, 2014 and now the Boston Globe is reporting that Mohegan Sun was actively negotiating with Suffolk Down's no later than November 8th, weeks before the recount and perhaps only hours after the referendum. By entering into negotiations on this date Mohegan Sun was in clear violation of the exclusivity agreement, again Mitchell Etes and Mohegan Sun say one thing but the facts clearly say something different is occurring.

As someone who was once a supporter of Mohegan Sun's casino license it is disturbing to see this ever increasing pattern of half-truths and misrepresentation, but it is clear to me that Mohegan Sun cannot qualify for a Casino license in Massachusetts due to serious questions regarding their overall integrity especially that of CEO Mitchell Etes in the process leading up to licensing.

At nearly every turn in the last 18 months whether the question related to charitable contributions made relating to the Palmer Casino, Mohegan's obfuscation related to when negotiations began with Suffolk Downs or their predatory lending practices especially with elderly patrons, Mohegan has demonstrated clearly that they lack the integrity, trust and commitment to anything but their own bottom line to acquire a gaming license in Massachusetts.

Most recently, today's Boston Globe is reporting that despite the fact that Mohegan Sun has consistently denied they would try to steer high stakes players away from their Revere Casino and toward their Connecticut casino, that they in fact will be able to do just that, simply one more example of Mitchell Etes and Mohegan Sun saying one thing, whatever they think will help them obtain a license and actually doing another, whatever is in Mohegan Sun's own interests.

The Legislature in crafting the Gaming Bill insisted on the highest integrity for those companies pursuing a license. The questions swirling around Mohegan each call their integrity into question. I urge the Commission to withdraw Mohegan Sun's application from consideration until such time as all questions relating to their relationship with Suffolk Down's are fully answered.



Paul Burns
Former Town Council President
Town Of Palmer MA

Bresilla, Colette (MGC)

From: Denise Henwood <dhenwood@me.com>
Sent: Friday, September 05, 2014 8:54 AM
To: MGCcomments (MGC)
Subject: My Opinion on Gaming License for Region A

Dear Members of the Massachusetts Gaming Commission:

Hello! My name is Denise Henwood and I would like to tell you that I am in full support of the Wynn Everett proposal. The project will benefit all of Massachusetts in much greater ways than what the other proposal can do. From my point of view, it's simple: Wynn's proposal is the only real choice for the people of Massachusetts.

Wynn Resorts holds more Forbes Five Stars than any other independent hotel company in the world. Forbes Travel Guide's Star rating designations are the gold standard for hospitality excellence. This is the type of destination resort that we need to attract national and international tourism to the area.

For these reasons (and more), I ask that you award the casino license to the Wynn Everett plan. It is time to get this facility built and open. Thank you for taking my recommendation under consideration.

Yours sincerely,

Denise Henwood
9975 Peace Way
Las Vegas, NV 89147

Bresilla, Colette (MGC)

From: Ana Vargas <judy_vargas@yahoo.com>
Sent: Friday, September 05, 2014 12:59 PM
To: MGCcomments (MGC)
Subject: I believe in Steve Wynn

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

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

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

For these reasons (and more), I ask that you award the casino license to the Wynn Everett plan. It is time to get this facility built and open. Thank you for taking my recommendation under consideration.

Yours sincerely,

Ana Vargas
74-5 Diversey avenue
Elmwood park , IL 60707

Bresilla, Colette (MGC)

From: Margaret K Bradley <margaretkbradley@icloud.com>
Sent: Friday, September 05, 2014 3:55 PM
To: MGCcomments (MGC)
Subject: Not Wynn

Dear Gaming Commission

Please do not construe Charlestown's willingness to negotiate conditions with approval of the Wynn project. We don't want it in Everett on our backdoor steps.

Margaret Bradley
55 Park Street
Charlestown, MA 02129

Bresilla, Colette (MGC)

From: John Pellegrini <jlpell@comcast.net>
Sent: Friday, September 05, 2014 12:38 PM
To: MGCcomments (MGC)
Subject: Mass should be Wynners, not Losers

Dear Commissioners:

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

The construction jobs from this development are important. But it is even more important for the gaming commission to weigh the long-term results of this major decision. Year after year, Wynn has been named the best casino resort employer in Las Vegas, where it has scores of competitors. The permanent jobs created by Wynn in Everett will be jobs Massachusetts resident really want and will enjoy. That is an important factor for you to take into account.

Therefore, I respectfully urge your favorable consideration of this project. Thank you for your attention to this matter.

Yours sincerely,

John Pellegrini
11 Elmwood Avenue
Saugus, MA 01906

Bresilla, Colette (MGC)

From: AshleyMarie Lujan <a_lujan7@yahoo.com>
Sent: Thursday, September 04, 2014 10:42 PM
To: MGCcomments (MGC)
Subject: Please Support Wynn Plan

Dear Members of the Massachusetts Gaming Commission:

We have the chance to make a difference in many people's lives with the Wynn Resorts project.

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

Therefore, I respectfully urge your favorable consideration of this project. Thank you for your attention to this matter.

Yours sincerely,

AshleyMarie Lujan
4411 Alexis dr bld 340 #451
Las Vegas, NV 89103

Bresilla, Colette (MGC)

From: Deanna McNamara <dmcnamara32@yahoo.com>
Sent: Thursday, September 04, 2014 10:21 PM
To: MGCcomments (MGC)
Subject: Charlestown Resident Against the Casino in Everett

John,

I am writing to you in order to voice my opinion on the proposed Casino In Everett. I have been a Charlestown Resident for 13 years but have lived and worked in the Boston Area my whole life. I can't imagine this kind of development along Rt. 99 being non-invasive to the Community of Charlestown. The drive or even the walk to the proposed location is minutes from any point in Charlestown. Charlestown is a stones throw away from the *actual* site of development. How is it that Charlestown can not be considered a surrounding Community? We are already affected by the current safety concerns of Sullivan Sq. As well as the traffic and pollution created from the Commuters that is created by Rt. 99. Moving forward with this plan is like creating another Town of Winthrop. Winthrop is practically cut off due to the congested roadways and traffic circles from it's neighbors like Suffolk Downs and the Airport. I shudder at the thought of how insanely horrific traffic was before the Big Dig was even implemented or finished. I predict this development will cause similar devastation to the Commuters and more importantly the Residents of Charlestown. Charlestown is part of the City of Boston. I'd like to keep that way.

I am a Charlestown Resident and I am against a Casino in Everett and the Commonwealth of Massachusetts.

Thank you for your consideration,

Deanna Sutton

5 Russell Street
Charlestown, MA
02129