



Review of Policy Questions discussed by the Local Community Mitigation Advisory Committees and the Subcommittee on Community Mitigation Relative to The 2018 Community Mitigation Fund ("CMF") Guidelines

Policy Questions That Remain From Prior Years

1. Should the Commission place an overall limit on grants for the 2018 CMF?

Background: Given that MGM Springfield is expected to open late in 2018 and that Wynn Boston Harbor is expected to open in mid-2019, the CMF will not see new revenues for a significant period of time. Approximately \$10 million in funding remains unallocated, assuming continuation of previously authorized reserves and further funding of prior awards.

2017 Results: The Commission anticipated authorizing no more than \$3.4M out of the 2017 CMF. The Commission awarded a total of \$2,207,106.03 of new grant funding. It also authorized \$298,397.92 in grants from the previous awarded reserves for a total of \$2,505,503.95.

2. Should the Commission place a per grant limit for 2018 CMF awards?

Background: As noted, given that MGM Springfield is expected to open late in 2018 and that Wynn Boston Harbor is expected to open in mid-2019, the CMF will not see new revenues for a significant period of time.

2017 Results: The Guidelines set specific limits for grant requests \$400,000 for Specific Impact Grants; \$150,000 for Transportation Planning Grants; \$200,000 for each Region A and B for Workforce Development; and \$200,000 for Tribal Technical Assistance. However, the Commission reserved their ability to authorize funding beyond the amounts.

3. If an overall limit is included, how should the Commission and staff evaluate competitive grants?

Background: It is difficult to make determinations between applications that may not be easily compared, given the wide range of potential mitigation requests.

2017 Results: The review team based their recommendations on specific criteria required of all applications and additional criteria depending upon the type of grant required.



Massachusetts Gaming Commission

4. Should the Commission revisit its determination to authorize planning grants, which require an in-kind match?

Background: In recognition that transportation projects may take many years to plan, the Commission authorized first transportation planning grants in its 2016 CMF Guidelines and funded several projects. In addition, pursuant to its 2015 and 2016 CMF Guidelines, communities may utilize up to \$50,000 of their CMF reserves for planning purposes.

2017 Results: The Guidelines required in-kind services of planning funds.

5. How and when should the CMF guidelines reflect the work of the Lower Mystic Regional Working Group?

Background: As a result of the Wynn MEPA review, the Massachusetts Department of Transportation established a working group to study the regional transportation needs of the Sullivan Square area and I-93 area near Sullivan Square. The recommendations of this group are purely advisory to all parties and are not expected until the late 2018, or early 2019 near the February 1 CMF application deadline.

2017 Results: The Lower Mystic Regional Workforce Group results were not reflected; because the report was not anticipated to be made by the February 1, 2017 deadline.

6. Should the Commission revisit its guideline regarding grants involving private parties?

Background: The 2016 Community Mitigation Fund (“CMF”) Guidelines specified that “[p]rivate non-governmental parties may not directly apply for Community Mitigation Funds. However, governmental entities may apply to the Commission for funds to mitigate impacts to private parties provided that such funding is for a ‘public purpose’ and not for the direct benefit or maintenance of the private party.” The 2016 CMF Guidelines also specified that the Commission did not anticipate awarding any grants involving private non-governmental parties unless the applicant governmental entity, licensee, or both provided significant funds. Questions about this guideline involve the difficulty of ensuring that funding requests are for a public purpose and that any awards would be consistent with the Commonwealth’s Constitution. Further, the funding matching requirement also is potentially difficult.

2017 Results: The 2017 Guidelines stated that “[t]he Commission will not fund any applications for assistance to non-governmental entities unless the applicant governmental entity or the licensee or both provide significant funding to match or partially match the assistance required from the 2017 Community Mitigation Fund. Any such application for assistance to non-governmental entities by a host community must demonstrate that the host community, the licensee, or both will match the assistance required from the 2017 Community Mitigation Fund.” There was one application

submitted on behalf of a private entity. However, no action was taken on that application as of this date.

7. How should the 2018 CMF Guidelines treat multi-year grant requests?

Background: Some 2016 and 2017 awards anticipate future grant requests. Some grants may not be able to be completed in a given fiscal year.

2017 Results: Not specifically addressed. Currently communities are required to apply each year. Each Grant has a 4-year contract limit, some grants were limited to one year, subject to a request for an extension that would be subject to Commission approval.

8. How should the status of Region C and current litigation involving the potential tribal casino impact the 2018 CMF Guidelines?

Background: It may be unlikely that communities in Region C will experience significant construction or operational impacts by February 1, 2018, the statutory CMF deadline. Communities have expressed the need for technical assistance funding to help evaluate potential impacts.

2017 Results: \$200,000 of funding was set aside for use in Fiscal Year 2018 if there is a more clear determination on Region C status.

9. Should the Commission require a dollar for dollar match for its CMF grants?

Background: In recognition of local funding constraints and relative differences between host and surrounding community agreements, the 2016 CMF Guidelines only required an in-kind match for all communities.

2017 Results: In-kind services or funds were required for Transportation Grants; Workforce Development Projects need to provide detail on in-kind services or workforce funds; and applications involving non-governmental entities require the applicant governmental entity or the licensee or both to provide significant funding to match or partially match.

10. Should communities be reimbursed for the cost of administering CMF grants?

Background: Payment of such costs was not allowed under the 2016 CMF Guidelines, which instead required an in-kind match by communities.

2017 Results: In the 2017 Guidelines, Communities were not able to seek reimbursement.

11. Should the 2018 CMF be used to support and help leverage resources to help residents of the Springfield or Everett areas obtain their high school or work readiness credentials to be eligible for employment? If so, at what level?

Background: The Expanded Gaming Act places a priority on the hiring of the unemployed, underemployed, minority individuals, women and veterans at the gaming facilities. It is estimated that 21,000 individuals are on wait lists in MA seeking admission into Adult Basic Education Classes and English Learning language programs, with significant needs for resources in MA Gateway Cities like Springfield and Everett. Both the union construction and the casino operational jobs require a high school diploma or equivalency. The 2016 CMF Guidelines did not include a specific allocation for funding work readiness programs related to the gaming facilities. Workforce training, economic development, and other job promotion activities are eligible activities under the state appropriated Gaming Economic Development Fund, which is funded through gaming taxes from Category 1 facilities when they are operational.

2017 Results: The Guidelines allowed these applications. Two educational programs in Region B (totaling \$371,833.03) and one in Region A (totaling \$200,000) are being initiated. The Commission approved more funding than specified in the guidelines, given the pressing need for such funding.

12. Should the Commission place a limit on grants in each gaming region based on the projected tax revenues generated for the CMF by the gaming facility in that region? If so, should such limit be instituted during the construction period or when the Category 1 facilities are operational?

Background: The 2016 CMF Guidelines placed no regional limitation on grants for Category 1 facilities but did state that “no more than \$500,000 may be expended for operational impacts related to the Category 2 gaming facility, unless otherwise determined by the Commission.” The CMF is currently funded through a percentage of the license fees paid by both Category 1 facilities (\$7.5 million each from MGM Springfield and Wynn Boston Harbor) and the Category 2 facility (\$2.5 million from Plainridge Park). Once operational, 6.5% of the revenues from the tax on the gross gaming revenues from each Category 1 facility will be placed into the CMF. Plainridge Park, now operational, is not required to pay into the CMF, instead paying into the Gaming Local Aid Fund and the Race Horse Development Fund. Any operational Tribal Facility in Taunton would also be required to pay 6.5% of the revenues from the tax on its gross gaming revenues into the CMF; it is not required to pay a license fee).

2017 Results: Not addressed in the Guidelines.

13. Should the Commission allow the Hampden County Sheriff’s Department to reapply for its FY17 lease assistance?

Background: The Commission awarded \$280,000 to HCSD in lease assistance from the Community Mitigation Fund in 2016 “for Fiscal Year 2017” which was further extended by the Commission into July 2017. Pursuant to the grant letter, “the Commission authorized up to \$280,000 in funding for the cost of the first year of lease assistance for the Western Massachusetts Correctional Addiction Center (“WMCAC”).... In order to access lease

assistance funding in future years, HCSD would need to reapply for such future year's funding.... the Sheriff's Office will be eligible for no more than five years of lease assistance totaling no more than \$2,000,00."

2017 Results: Due to transitions at the Sheriff's Department, the Department missed the deadline for re-applying for its grant but expressed the continued need for assistance.

2018 POLICIES TO BE ADDRESSED

1. Should the Commission expressly authorize joint applications by communities?

Background: In 2017 the Commission received and funded a joint grant application by Revere and Saugus. At that time, the 2017 Guidelines did not specify if and how joint applications could be funded. They were required to specify how they would each allocate their reserves to meet grant requirements.

2. Should the Commission allow funding to pay for a portion of the construction costs of transportation projects?

Background: To date, the Commission has only authorized funding for the planning or design of transportation projects.

3. How should the Commission approach issues that may arise in 2018 resulting from the operations of the first Category 1 casino (public safety, hiring, education, business issues)?

Background: The Commission has not witnessed large scale potential impacts resulting from the Plainridge facility. However, planning is necessary soon to be able to evaluate mitigation applications involving any operational impacts at the full casino facilities.

4. Should communities be limited to only one (1) Specific Impact Grant?

Background: The 2017 guidelines specified that Specific Impact Grants were limited to \$400K but did not specify that only one application was allowed.

5. Are the grant limitations (\$400K for a specific impact grant, \$150K for a transportation grant) sufficient for the 2018 program?

Background: While there is a limit on the amount of funds until the full casinos are operational, communities have expressed an interest in more funding for some grants.

6. How can the applications be amended to require applicants to more clearly demonstrate the nexus between the request and casino related impacts?

Background: This is a very common issue in the review of the applications.

7. What language needs to be included to ensure that all entities and departments (e.g. redevelopment authorities/agencies) apply through a community itself?

Background: In the last two cycles, entities within communities have applied, rather than the community itself. The communities were required to assume responsibility for those applications.

8. Should the Commission extend the previously authorized reserves for the 2018 Community Mitigation Fund program and allow communities to continue to access whatever portion of the original \$100,000 that remains unexpended.

Background: Some communities have expended some or all of their reserves. In Region A, 7 communities have allocated their entire reserve and one has allocated a portion; in Region B, currently 1 has allocated its entire reserve and 2 have used a portion; and for Category 2 communities, 2 have allocated their reserve and 2 have used a portion of their reserve.

9. Are the same general analysis factors used in 2017 going to be used for 2018 evaluation?

“The Commission may specify factors that it and staff will utilize in evaluating competitive grants. The following are factors that may be used when the Commission and staff evaluate competitive grants: (i) a demonstration that the impact is being caused by the proposed gaming facility; (ii) the significance of the impact to be remedied; (iii) the potential for the proposed mitigation measure to address the impact; (iv) the feasibility and reasonableness of the proposed mitigation measure; (v) that any programs to assist non-governmental entities is for a demonstrated public purpose and not for the benefit or maintenance of a private party; (vi) the significance of any matching funds; (vii) regional benefits from a mitigation award; (viii) funds from host or surrounding community agreements are not available to fund the proposed mitigation measure; and (ix) that such mitigation measure is not already required to be completed by the licensee pursuant to any regulating requirements or pursuant to any agreements between such licensee and applicant.”

Background: The factors used in 2017 may need further refinement.

10. Should the Commission authorize more funding for non-transportation related planning for those communities that have expended their reserves?

Background: In 2017, communities could apply for transportation planning. However, no general planning application (except for uses of reserve funds for planning) was authorized under the Guidelines. In at least one instance, a planning application was not funded because it was not deemed transportation planning. Some communities have fully utilized their reserves and thus cannot use reserve for additional planning.



Region A - Local Community Mitigation Advisory Committee Minutes

DRAFT

Date/Time: November 15, 2016– 2:30 p.m.

Place: MAPC, 60 Temple Place, 3rd Floor, Boston, Massachusetts

Members Present:	Anthony J. Gallagher Richard Caraviello John DePriest Marzie Galazka Jennifer Garcia Ron Hogan Fred Berman (via teleconference)	Attendees:
		John Ziemba Joseph Delaney Jill Griffin Mary Thurlow Jonathan Silverstein Jacqui Krum John Tocco
Member Absent:	Gerard E. Mahoney Colin Kelly	

Call to Order

Chair Caraviello called the meeting to order and introduced himself and asked the secretary, Mary Thurlow, to do a roll call.

Mr. Ziemba then discussed the Commission meeting that occurred the previous week in which the Commission received the staff recommendations for the 2017 Community Mitigation Fund Guidelines. He mentioned that this Guideline is a discussion draft that will be put out for public comment and voted on at the December 1st Commission meeting. Some of the comments received by LCMAC members from the previous meetings were incorporated into this draft. The summary of changes describes measures to help maintain the budgeting in the 2017 fund. At prior meetings, members had indicated that some budgeting limits are necessary given this early stage of development of the facilities.

The initial fund had \$17.5M from application fees. It has been spent down to \$13.2M over the next few years. After accounting for anticipated spending on the Hampden County Sheriff’s Western Massachusetts Correctional Alcohol Center, there is approximately \$12M available in the Fund. At a previous meeting, staff did not clarify where the Sheriff’s money sits. Mr. Ziemba indicated that what was intended in the discussion draft is to leave \$3.6M for everyone else submitting an application for this upcoming year, with the \$400K “allocated” for an anticipated Sheriff’s application. The western Massachusetts communities had indicated a preference for a split of 25%, 25% of a \$4M budget with 50% in the third year (2019).

Mr. Hogan mentioned that it would be wise to backload funding when impacts are more easily defined. He explained that there could be a better expenditure of funds later in the process. He was wondering if there had been any dialogue concerning the allocation of funds by region as MGM and Wynn will generate different revenues.

Mr. Ziemba noted that there are over two years remaining in the construction period. Once the facilities are operational, there will be approximately \$11.5M generated in eastern

Massachusetts versus \$6.5M in western Massachusetts. Some have proposed that funding should stay in the region in which the money derives. The post-construction period is the time period in which funding becomes more significant. He noted that there is uncertainty regarding what is going to happen with the Taunton Tribal development and that this would be important in determining any allocation by region.

Mr. Carviello asked why there is concern about the Taunton development. Mr. Ziemba explained that unlike the MGM and Wynn developments, the tribal casino under the Compact was not required to enter into surrounding community agreements. Further, the MEPA requirements are different as the tribe was also subject to Federal NEPA requirements. Surrounding communities to the Taunton facility would need to use mitigation funds from the annual Community Mitigation Fund to remedy impacts.

Mr. Carviello asked why the Community Mitigation Fund has to contribute now to the surrounding communities of the Taunton facility. Mr. Ziemba explained that if funding is not provided for now, and the construction commences during 2017, the surrounding communities would not have any mitigation funding available. Funding made available through the Compact is not available until the casino is operational. The Tribe is expected to contribute 17% of its revenues to the fund and 6.5% of that would be contributed to the Community Mitigation Fund.

Mr. Hogan mentioned the need to establish the framework early for the regions; as opposed to doing the opposite.

Mr. Ziemba mentioned that the Region C communities haven't had an opportunity to meet, and that there may be significant needs in the area.

Mr. Hogan mentioned that the money should go where there are impacts.

Mr. Ziemba said that there has to be a demonstration of need. The Commission has broad authority and can create caps on each year.

Mr. Hogan noted that there is an element of subjectivity in funding and that Boston could potentially use all the mitigation funding, if allowed.

Commissioner Zuniga mentioned hearing the same sentiment and a feeling that a lot of resources are available in eastern Massachusetts.

Mr. Ziemba said that at the December 1st Commission meeting is when the Commission will vote on the Guidelines. After the Commission reviews comments written by the communities, communities will have two months to submit their applications. All of the materials submitted go back to the Commission for review. The Commissioners make the final decisions.

The Committee then reviewed Question 2. *Should the Commission place a per grant limit for 2017 CMF awards?*

Mr. Ziemba mentioned the proposed limit for transportation planning grants of \$150,000 per planning grant; noted that the Commission could repurpose dollars and could recommend more funding later. The Commission may place a per grant limit for the 2017 Specific Impact Awards of \$400,000. Unlike planning projects, specific impacts have occurred or are occurring by the February 1 deadline.

Chair Carviello indicated his preference for a wait and see basis.

Mr. Ziemba said that communities need to know for what they can apply.

Mr. Carviello said that it makes sense to wait to see where the funding is in 2017 and adjust at that point.

The Committee then evaluated Question 4. *The Commission may specify factors that it and staff will utilize in evaluating competitive grants. The following are factors that may be used when the Commission and staff evaluate competitive grants: (i) a demonstration that the impact is being caused by the proposed gaming facility; (ii) the significance of the impact to be remedied; (iii) the potential for the proposed mitigation measure to address the impact; (iv) the feasibility and reasonableness of the proposed mitigation measure; (v) that any programs to assist non-governmental entities is for a demonstrated public purpose and not for the benefit or maintenance of a private party; (vi) the significance of any matching funds; (vii) regional benefits from a mitigation award; (viii) funds from host or surrounding community agreements are not available to fund the proposed mitigation measure; and (ix) that such mitigation measure is not already required to be completed by the licensee pursuant to any regulating requirements or pursuant to any agreements between such licensee and applicant.*

Mr. Ziemba stated that the Commission may specify factors that it and staff will utilize in evaluating competitive grants. Due to the various different impacts felt by communities, it is difficult to weigh one community's application against another. Utilizing common factors assists the Commission and staff in the evaluation process. The terms are broad to encompass many factors in the analysis. An example of is a community that will provide matching funds; the matching funds could be a consideration as it shows an investment by the community.

Mr. Hogan asked if a community could get more funding if they provide matching funds i.e. specific impact funds versus transportation planning funds?

Mr. Ziemba explained that the Commission could evaluate how a transportation project relates to the casino and how well it works under other transportation criteria. TIP and PVPC criteria may indicate good projects that may be able to get other state funding. Mr. Ziemba agreed that it may pose difficulties if the provision of matching funds is used to differentiate between specific impact grants.

The committee then discussed Question 5. *"The Commission may state that the CMF will fund no application for more than two years for any municipal employee and the CMF will not pay the full cost of any municipal employee. The municipality would need to provide the remaining amount of any employee cost and certify that all such expenses are casino related. For non-personnel costs, municipalities would still be required to demonstrate an in-kind match."*

Mr. Ziemba explained that the Commission may state that the CMF will fund no application for more than two years for any municipal employee and the CMF will not pay the full cost of any municipal employee. The municipality would need to provide the remaining amount of any employee cost and certify that all such expenses are casino related. For non-personnel costs, municipalities would still be required to demonstrate an in-kind match.

Mr. Ziemba explained that it is difficult to document with certainty that employees use their time exclusively for casino related matters. An example is that a planner could be asked to work on items with no relation to a casino. Therefore, the Community Mitigation Fund should not pay for the full cost of an employee. The Guidelines specify that the fund should pay no more than 2 years for an employee upfront. Does that present an issue? Will communities have difficulties certifying the expense is casino related?

Mr. Hogan mentioned that the two years fits right in as it is a temporary need.

Mr. DePriest asked when do you figure out what proportion is paid? A community could hire a consultant as opposed to full-time employees and have them be small programs with payments decreasing amounts each year.

6. The Commission may not provide grants involving private parties without significant matching funding from either the community or the licensee.

Mr. Ziemba detailed the complexity of providing funding targeted for non-governmental entities and Massachusetts Constitutional Anti-Aid provisions. It is difficult to deal with impacts being experienced and still maintain the requisite public purposes. In some surrounding community agreements, there were some funds to try to address these issues. The grants last year did not require a hard match for applications involving non-governmental entities. However, this year, the host communities will be required to match dollar for dollar.

Mr. Silverstein asked about funding a non-profit providing public services versus one that says its rent if it's going up and needs that to be mitigated.

A discussion was had about if non-profits can prove that the services provided are for a public purpose.

Ms. Krum noted that funds are dedicated in the Host and Surrounding Community Agreements.

Mr. Ziemba mentioned that some things would not be fully funded; but would require the host to match at least dollar for dollar. Surrounding communities are in a different position. Mr. Hogan is concerned that it is creating opportunities; for expansion.

Ms. Krum mentioned as a hypothetical, the remodel of the McDonalds – is this a public purpose?

Mr. Berman said that businesses may experience lost business or their place of work is displaced; a business may no longer able to compete; or community stores, given proximity to the development, may lose business.

Mr. Ziemba mentioned that these may be operational impacts versus construction period impacts and that currently only construction based impacts are eligible.

Mr. Berman would like to sharpen criteria and that the guidelines should say when funding would be available and when would it not;

Mr. Ziemba agreed that there is a lack of specificity and that suggestions are welcomed.

7. The Commission may not authorize fund requests related to utility outages, such as the mitigation of business interruptions from the CMF. No further comments given.

8. The Commission may make available no more than \$200,000 in technical assistance funding to assist in the determination of potential impacts that may be experienced by communities in proximity to the potential Tribal Gaming facility in Taunton.

Mr. Ziemba said that this is a place marker. A representative of Taunton area communities would have to get its application in by 2/1/17.

9. Commission may provide funding of \$200,000 for two pre-employment programs, one in Region A and Region B for work readiness pilot initiatives.

Mr. Ziemba explained that work readiness has become an important consideration to make sure displacement of employees is mitigated. It could assist current employers that may lose employees as a result of the casino. The thought for consideration is how much money for a pilot program. Currently \$200,000 is allocated total for both regions. Will that be enough for a pilot program? Any pilots would be regionally based; the governmental entity would need to spell out how they will work and anticipate a June 2017 determination.

Ms. Griffin is concerned about the impacts current employers would feel especially in culinary and hospitality jobs, as there is currently a shortage in each region. The primary interest is in workforce training and the focus on worker academic credentials while leveraging other state agencies that currently provide educational and training opportunities.

Mr. Berman felt that the cost is significant especially if the programs are regional given the number of employees; the pilot program is not all that would be needed. It's a great program, however, and definitely needs more funding.

Ms. Griffin said that the estimate would be 50-100 participants initially, that the workforce would be regional and that this is a good start.

Mr. DePriest asked if this would be vocational and mentioned that not all voc-techs are regional.

Ms. Galazka clarified that it is for workforce training and certificate projects. Mr. Ziemba said that he is hoping for more regional applications rather than having each community apply. Mr. Carviello asked whether communities would join forces. Mr. Ziemba stated the hope that regional application would be more than 1 or 2 communities.

Ms. Galazka mentioned that the current schools can only accommodate so many students. If communities collectively apply for funds, how to pick and choose. Mr. Ziemba said that there would need to be some targeted resources. Mr. Hogan asked if the deadline for the educational programs would be the same. Mr. Ziemba noted that the February application would be the concept plan. The applicant would be notified if the program is not specific enough. It would be hard to get all the specifics done by the deadline.

Mr. Tocco: We could get a meeting together with a group from Bestcorp; and set one up for host and surrounding communities. Mr. Carviello mentioned that communities could set up a joint venture.

Mr. Berman said that they know what is available and would be able to put out the word.

Ms. Griffin mentioned that she met with them the other day and is working to align funding sources and folks who could refer other businesses. Membership of the Committee was asked to Contact Jill Griffin regarding any comments or questions pertaining to the educational programs.

Mr. Carviello noted that for Region B, the educational programs that MGM needs should open a year earlier.

Mr. Ziemba then read the two remaining issues. *10. The Commission shall extend the previously authorized reserves for the 2017 Community Mitigation Fund program. Communities may continue to access whatever portion of the original \$100,000 that remains unexpended.*

11. *The Commission may state that the cost of the preparation of a grant application cannot be funded by the Community Mitigation Fund.* No response.

Mr. Ziemba asked when the Committee would like to get together again;

Chair Caraviello suggested the 2nd Tuesday in January @ 2:00.

Chair Caraviello closed the meeting at 4:00 p.m.

/s/ Mary S. Thurlow
Mary S. Thurlow, Secretary

List of Documents and Other Items Used

1. Notice of meeting and agenda
2. Membership of Gaming Policy Advisory Committees
3. M.G.L. c. 23K Section 68
4. M.G.L. c. 23K Section 61
5. 2016 Community Mitigation Guidelines
6. Policy Questions for Discussion by the Local Community Mitigation Advisory Committees and the Subcommittee on Community Mitigation Relative to the 2017 Community mitigation Fund (“CMF”) Guidelines

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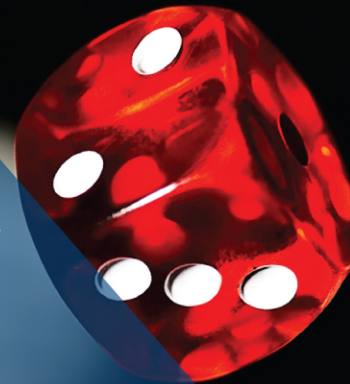


MASSACHUSETTS GAMING COMMISSION

LOCAL COMMUNITY MITIGATION ADVISORY
COMMITTEE

MGM SPRINGFIELD AND WYNN BOSTON
HARBOR CONSTRUCTION UPDATE

FALL, 2017



MGM SPRINGFIELD PROJECT OVERVIEW

OPENING DATE: SEPTEMBER 2018

Development Costs	More than \$950 million - Total Investment
Job Creation	3,000 Permanent Jobs
	2,000 Construction Jobs
Project Metrics	Total On-site Gross Floor Area: 2.1 million SF
	Hotel Rooms: 250
	Total Gaming Positions: ~3,200
	Retail Space: 30,000 SF
	Food / Beverage Space: 70,000 SF
	Convention / Meeting : 42,500 SF
	Cinema : 35,000 SF
	Bowling : 12,000 SF
	Rooftop / Plaza Gardens : 20,500 SF
	Armory Marketplace : 10,000 SF
	Outdoor Plaza : 57,000 SF
	Total Parking Spaces: 3,500 spaces
	Child Care : 5,000 SF offsite
	Residential : 54 Market Rate Units offsite
MGM Springfield will be LEED Gold or Greater	



MGM SPRINGFIELD SITE PLAN



MGM SPRINGFIELD PARKING GARAGE



STATE STREET AND MGM WAY



MGM SPRINGFIELD SITE JULY 2017



MGM SPRINGFIELD MGM WAY AUGUST 2017



MGM SPRINGFIELD VIEW OF MAIN & HOWARD STREET



MGM SPRINGFIELD HOTEL AND PODIUM

February 6, 2017



September 13, 2017



MGM SPRINGFIELD UNION CHANDLER HOTEL FACADE



MGM SPRINGFIELD ENTERTAINMENT PLAZA



MGM SPRINGFIELD GARAGE, ENTERTAINMENT BLOCK AND CHURCH



MGM SPRINGFIELD CENTRAL UTILITY PLANT



MGM SPRINGFIELD INTERNAL FRAMING



KEY MILESTONES

- Parking Garage Complete – October 2017
- Central Electric Facility Complete – September 2017
- Central Utility Plant Complete – November 2017
- Podium Complete – August 2018
- Hotel Complete – June 2018
- Offsite Roadway Improvements – June 2017-May 2018

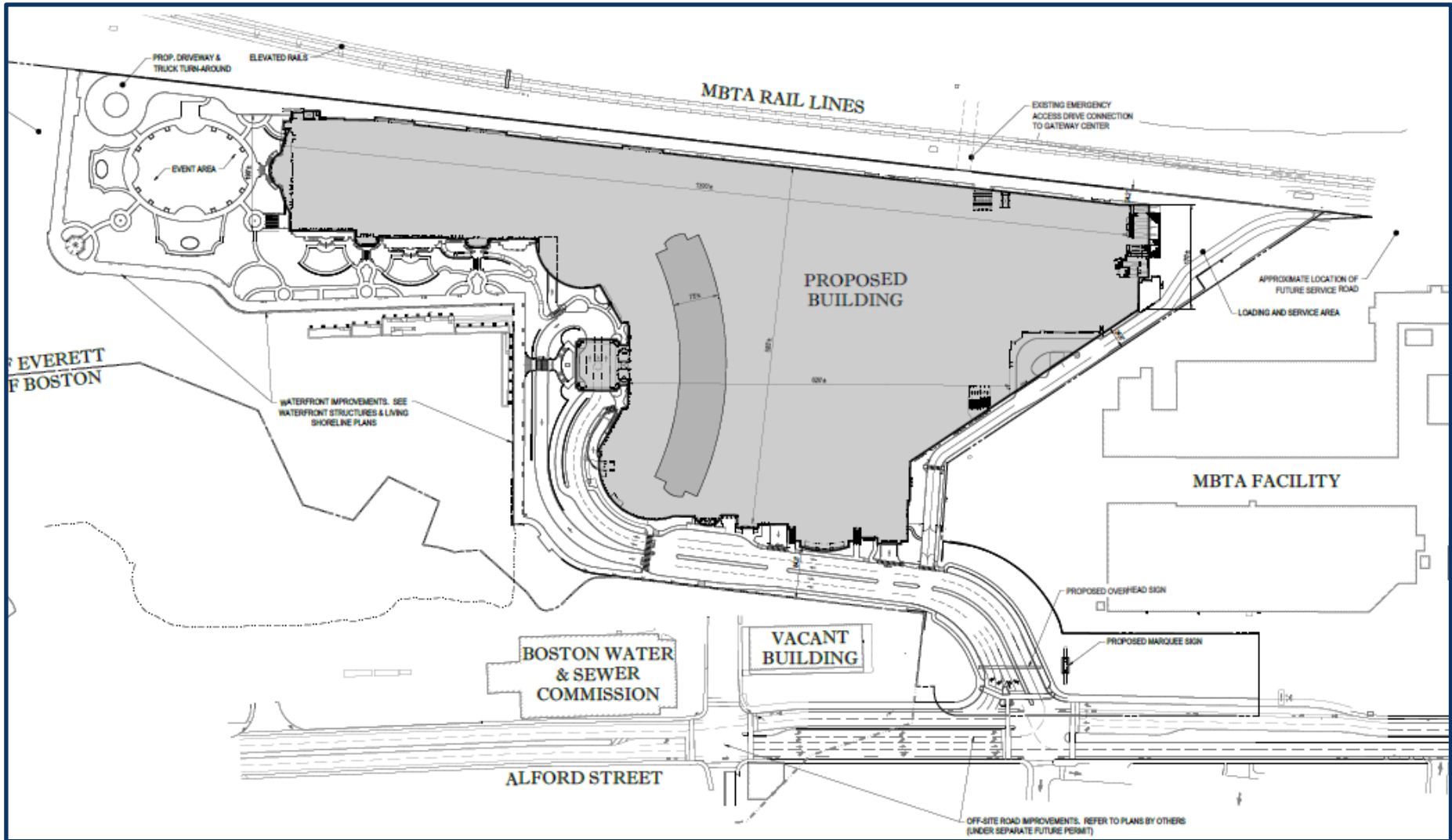
WYNN BOSTON HARBOR OVERVIEW

OPENING DATE JUNE 2019

Development Costs	\$2.4 Billion - Total Investment
Job Creation	4,000 Permanent Jobs
	4,000 Construction Jobs
Project Metrics	Total On-site Gross Floor Area: 3 million SF
	Hotel Rooms: 671
	Total Gaming Positions: ~4,400
	Retail Space: 9,200 SF
	Food / Beverage Space: 105,300 SF
	Convention / Meeting : 60,200 SF
	Spa / Gym: 26,000 SF
	Lobby Lounge: 3,000 SF
	Indoor Garden: 4,000 SF
	Ultra Lounge: 8,000 SF
	Total Parking Spaces: 3,714 spaces
	On-Site Parking Spaces: 2,914
	Off-Site Parking Spaces: 800 spaces
	Wynn Boston Harbor will be LEED Gold or Greater



WYNN SITE PLAN



WYNN BOSTON HARBOR ENTRANCE FROM BROADWAY



WYNN BOSTON HARBOR TOWER CONSTRUCTION SEPTEMBER 15, 2017



WYNN BOSTON HARBOR CONFERENCE CENTER FOUNDATION AND STEEL



WYNN BOSTON HARBOR CENTRAL UTILITY PLANT



WYNN BOSTON HARBOR CENTRAL UTILITY PLANT

February 3, 2017



September 15, 2017



WYNN BOSTON HARBOR WATERFRONT WORK

February 3, 2017



August 11, 2017



LIVING SHORELINE



KEY MILESTONES

- Parking Garage Complete – June 2018
- Convention Area Complete – June 2018
- Central Utility Plant Complete – November 2018
- Podium Complete – February 2019
- Hotel Tower Construction Complete – March 2019
- Gaming Area Complete – April 2019
- FF&E, Commissioning and Final Inspections – June 2019
- Offsite Roadway and Transit Improvements – September 2017 - March 2019

WYNN BOSTON HARBOR



WYNN – THE HARBOR WALK



WYNN – GARDEN LOBBY



Wynn Boston Harbor Garden Lobby

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