



Meeting Minutes

Date/Time: March 22, 2016 – 1:00 p.m.

Place: Massachusetts Gaming Commission
101 Federal Street, 12th Floor
Boston, Massachusetts

Present: Chairman Stephen P. Crosby
Commissioner Gayle Cameron
Commissioner Lloyd Macdonald
Commissioner Bruce Stebbins
Commissioner Enrique Zuniga

**Time entries are linked to
corresponding section in
Commission meeting video**

Call to Order

See transcript page 2

[1:05 p.m.](#) Chairman Crosby called to order the 183rd Commission meeting. Chairman Crosby noted that he has recused himself from Region A deliberations in the past and he will recuse himself from participating in the discussions today. He also noted that Commissioner Macdonald is going to recuse himself because he was not present for the Region A deliberations. Chairman Crosby stated that Commissioner Zuniga will chair the meeting.

Legal Division

See transcript pages 3-94

[1:06 p.m.](#) General Counsel Catherine Blue provided an overview of the Wynn draft Section 61 Findings process which included the following: formal approval process, permitting agencies, consultant's review and recommendations, and Wynn's mitigation plan. She stated that the Commission will post the draft Findings for public comments, the Commission will hold a public hearing on March 29th, the comment period will close on April 11th, and the Commission will review comments and determine if any revisions should be made. Once complete, the Commission will vote to incorporate the Findings into the Wynn license, publish it in the Environmental Monitor, and vote to take final action on the Region A License. She noted that Wynn will provide quarterly reports on its compliance with

the Section 61 Findings. She also noted that the Commission reserves the right to reopen the Section 61 Findings in the future if it finds additional mitigation is required and the Commission will entertain applications to the Community Mitigation Fund to address unanticipated impacts from the project.

- [1:11 p.m.](#) Robert DeSalvio, President of Wynn MA, introduced Chris Gordon and Jacqui Krum. He stated that Steve Wynn was in Boston last week and unveiled two new project models and renderings along with the announcement of a new name for the project – Wynn Boston Harbor. He stated that the location and address is still in Everett and will remain in Everett. He stated that they received the support of the Everett Mayor for the project name change. He stated that they changed the name because they felt their connection to the water and harbor was a critical part of the ongoing success of the project, they are part of the Boston Harbor watershed, they want to celebrate that connection and the opportunity to support other development projects.
- [1:16 p.m.](#) Chris Gordon, President of Wynn Design Development MA, provided an overview of the Wynn Boston Harbor project. He stated that the project is located in Everett and in an ideal location on the river/harbor with roadway access. He stated that the site has been vacant for 30 years and has historically been used by chemical companies causing contamination in the ground. He described their remediation plan. In 2012 Steve Wynn toured the property, in 2013 they filed a gaming application, in 2014 they were awarded a Region A license, and in 2015 they continued with their design and permitting. He noted that the facility, a mixed-use building, will include a casino, hotel, restaurants, retail shops, convention space, ballroom, spa and gym. The project will also include outdoor amenities such as an event lawn, waterfront access, and connection to a park and trails for bikes and pedestrians. He provided an overview of the project facts which included: a development range of \$2 billion, 4,000 permanent employees, 4000 construction jobs, emphasis on local buying, and \$100 million in vendor spending.
- [1:25 p.m.](#) Mr. DeSalvio presented on the gaming tax allocation, he noted that there will be benefits throughout the Commonwealth, and they estimate \$830-\$840 million in gross revenue. He presented on the old and new exterior renderings. He stated that the interior arrival space will have a great wow factor which will include a Popeye statue installed at the base of the escalators, floral designs, and quality finishes.
- [1:28 p.m.](#) Mr. Gordon stated that they are actively pursuing LEED Gold certification status because it's good business and the right thing to do. He reported that they are deep into site remediation and making good progress. He stated that they will also do the following: set up indoor and outdoor gardens to minimize heat islands, install solar panels on the roof to generate onsite power, use sustainable wood products and onsite cogeneration systems to reduce power costs, reduce construction waste, build green roofs and use rainwater storage for irrigation, allot 210 spots for electric car charging, and compost food.
- [1:33 p.m.](#) Jacqui Krum, Senior Vice President and General Counsel of Wynn Resorts Development, presented on the Wynn MEPA process. She reported that in three years they have worked with a number of consultants, filed over ten thousand pages of analysis, and responded to all comment letters received. The project will provide \$840 million in community and mitigation payments over 15 years and they will

implement a transportation demand management program. She also highlighted the host and surrounding community agreement benefits, continuing obligation to monitor traffic and implement additional mitigation measures if necessary, hiring preference for residents in construction and operation jobs, commitment to local vendor spending, and support for local businesses.

[1:39 p.m.](#) Mr. Gordon presented on transportation mitigation and highlighted the following: roadway and station improvements, public transportation access, premium park and ride services, pedestrian and bike access, connection to trails, full-time transportation manager, ride share, employee shuttle, water shuttle, and on-site Zipcar services. Commissioner Zuniga inquired about transportation monitoring and Mr. Gordon responded that transportation monitoring will be a structured program conducted initially every six months and then annually. Mr. Gordon reported that there will be a roadway improvement plan for Everett, Medford, Revere, Chelsea, and Sullivan Square. He noted that they are not getting any public money for this project.

Mr. Gordon reported on site remediation which includes three phases: removal of the worse material, excavation, and harbor sediment removal. He provided an overview of the excavation process. He also noted that the property is a PIP (Public Involvement Plan) site and they have held a number of public hearings and provided weekly reports.

[1:59 p.m.](#) Mr. DeSalvio reported on the water transportation program which includes connecting the casino site to the inner Boston Harbor, proposed boat design for a 49 passenger vessel, ADA access, and proposed schedule with Boston Harbor Cruises. He stated that this program is a unique way to get folks to the site and take cars off the road. Mr. DeSalvio stated that this is the largest private development project in Massachusetts. It is a \$2 billion project with \$840 million in community and mitigation payments, \$266 million in road infrastructure and traffic demand management program, \$58 million in roadway improvements, and \$30 million in site remediation – all of which is 100% privately funded.

2:05 p.m. The Commission took a short recess.

2:13 p.m. The meeting resumed.

[2:13 p.m.](#) Rick Moore, with City Point Partners and MGC Consultant, introduced Jason Sobel from Green International and Jason Lawson from PMA. He stated that a Section 61 process is routine for projects and it includes a project description, mitigation package, and opportunity for public agencies to comment. He noted that a more elaborate process was required for this project by the Secretary of Environmental Affairs. He stated that all the mitigation packages were brought together in one place and provided for another round of evaluation and public comments. He stated that it is their judgement that the on-site mitigation (clean up remediation, LEED Gold process, energy and water efficiency, and recycling) meets or exceeds the requirements of the regulations. He also stated that it is their judgement that off-site mitigation (transportation, roadway, rail, water, pedestrian, and bike) rises above the minimum requirements and adds benefit. He noted that the monitoring plan includes traffic data collection and the ability to reopen the mitigation package if actual traffic does not track what had been estimated to occur. He also recommended the following additions to the Section 61 Findings: (1) that the

intersection on Broadway in Somerville be added to the monitoring plan so that if it is impacted, they will have data to inform future mitigation; and (2) that Wynn provide a lighting plan so that Charlestown residents can get an understanding of how the lighting may impact their environment.

[2:27 p.m.](#)

Commissioner Cameron inquired if all the right stakeholders are involved in the Sullivan Square group to help identify federal, state, and local monies. Mr. Moore responded that the right agencies, communities, and parties are at the table.

[2:29 p.m.](#)

Commissioner Zuniga inquired if the Somerville intersection matter is referred to in the draft. General Counsel Blue stated that both the intersection and lighting plan are in the draft on pages 30 and 43.

[2:32 p.m.](#)

Commissioner Stebbins inquired about federal transportation money and federal agency participation in the Sullivan Square working group. Mr. Moore responded that the federal folks will delegate to the state Department of Transportation and that Congressman Capuano is very involved in the process.

[2:33 p.m.](#)

Commissioner Macdonald stated that he was abstaining from any vote, but inquired about the lighting plan. Mr. Moore stated that it's a photometric plan to show that lighting on the site does not spill over into adjacent properties and cause disruption. He stated that the lighting is not directed outside the property. The light is directed to illuminate the tower and lower rise buildings.

[2:37 p.m.](#)

Commissioner Zuniga inquired about the traffic impact of an alternative project on-site such as condos. Mr. Moore responded that a residential development would generate an a.m. traffic peak that you wouldn't get from a casino.

[2:38 p.m.](#)

General Counsel Blue stated that if the Commission has no suggested changes to the draft, staff will post for public comments until April 11th. She also noted a public hearing will be held at the Boston Convention Center on March 29th.

Other Business Not Reasonably Anticipated

See transcript pages 94-95

[2:42 p.m.](#)

Having no further business, a motion to adjourn was made by Commissioner Cameron. Motion seconded by Chairman Crosby. Motion passed unanimously.

List of Documents and Other Items Used

1. Massachusetts Gaming Commission, Notice of Meeting and Agenda dated March 22, 2016
2. Wynn Boston Harbor Section 61 Presentation, dated March 22, 2016
3. Massachusetts Gaming Commission Section 61 Findings to be Issued Pursuant to M.G.L. c. 23K and M.L.G. c. 30, § 61, 3/17/16 Preview Draft for Public Comment
4. Memorandum from City Point Partners to the Massachusetts Gaming Commission, dated March 22, 2016 regarding MGC Draft Section 61 Findings, Wynn Everett
5. MassDOT Public Meeting Draft Section 61 Findings, Wynn Everett Casino Resort, PowerPoint Presentation dated March 11, 2016

/s/ Catherine Blue

Catherine Blue, Assistant Secretary