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THE COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS GAMING COMMISSION
CATEGORY 1 HOST COMMUNITY HEARING

CHAIRMAN

Stephen P. Crosby

COMMISSIONERS

Gayle Cameron

Lloyd Macdonald

Bruce W. Stebbins

Enrique Zuniga

March 1, 2016 4:00 p.m.- 8:22 p.m.

MASSASOIT COMMUNITY COLLEGE

770 Crescent Street

Brockton, Massachusetts

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P R O C E E D I N G S :

CHAIRMAN CROSBY: Good afternoon everybody, if I can have your attention. Can everybody hear me out there okay?

Good afternoon and welcome. Today is Tuesday, March 1, 2016. This is a public hearing before the Massachusetts Gaming Commission relative to the application for a Category 1 gaming establishment license submitted by Mass Gaming and Entertainment, LLC.

My name is Steve Crosby and I'm the Chair of the Commission. I am joined by Commissioners Stebbins, Zuniga, Macdonald and Cameron. The five of us will preside over this hearing. We're located at the Conference Center at Massasoit Community College, 770 Crescent Street, Brockton, Massachusetts.

We are here in Brockton today because this is the so-called host community to the proposed gaming establishment. This means that this is where the resort casino would be

1 located if the applicant is awarded the license
2 by the Commission.

3 As you may know, the Commission has
4 authority to issue up to only one Category 1
5 casino license for each region of the state.
6 This part of the state is located in what has
7 been identified in our law as Region C. Mass
8 Gaming and Entertainment is the only applicant
9 vying for the one license to be awarded in
10 Region C, though it is important to note that
11 the Commission is not obliged to award a gaming
12 license in every region.

13 I also want to briefly comment on
14 how the Mashpee Wampanoag Tribe casino proposal
15 fits into the picture in the context of this
16 Commission's authority. As you are likely
17 aware, the Indian tribe is a sovereign entity,
18 and accordingly not subject to the jurisdiction
19 of the Commonwealth of Massachusetts or the
20 jurisdiction of this Commission. Tribal
21 casinos are mainly governed by federal law.

22 However, the tribe has entered into
23 a contract with the state, which is referred to
24 as a compact, that gives this Commission some

1 oversight of construction and operations in the
2 event that a casino is built on tribal land.

3 For purposes of this hearing
4 however, please understand that the Commission
5 has no control over whether or when a tribal
6 casino will be built or who may be involved in
7 such a project.

8 We have noted repeatedly that the
9 issue of whether to award a Category 1 casino
10 license in Southeastern Mass., so Region C, is
11 a two-step process. First, we will determine
12 whether we have a quality application
13 consistent with the criteria and standards
14 established in the Expanded Gaming Law.

15 If we do have a quality applicant,
16 then we will decide whether to make the award
17 taking into consideration all of the
18 circumstances at the time including the status,
19 if any, of the tribal casino.

20 In response to the Commission's
21 request for additional information about the
22 status of the Mashpee Wampanoag Tribe's resort
23 casino proposal in Taunton, the Tribe will make
24 a formal presentation during a public meeting

1 before the Commission on March 15. The details
2 of that public meeting are being finalized and
3 will be announced publicly upon completion and
4 shortly.

5 The public support for this proposal
6 or lack of public support is a critical factor
7 that the Commission will evaluate in making the
8 final award of the license. Accordingly, your
9 presence here today and the written comments
10 that many of you have submitted will play a
11 pivotal role in our decision. We thank you and
12 thank you very much for being a part of this
13 process.

14 Before we begin the public hearing,
15 I'd like to lay out the process and establish
16 the ground rules that we will be following here
17 today. The hearing which is provided for by
18 section 17 of Chapter 23K of the Massachusetts
19 General Laws, which is our Expanded Gaming Law,
20 and section 118.05 of the Commission's
21 regulations is intended to provide the
22 Commission with the opportunity to address
23 questions and concerns relative to the proposal
24 of the gaming applicant to build a gaming

1 establishment.

2 The inquiry may include topics
3 related to the scope and quality of the gaming
4 area and amenities, the integration of the
5 gaming establishment into the surrounding
6 community and the extent of required mitigation
7 plans.

8 Additionally, the Commission will
9 receive input from members of the public from
10 host and surrounding communities. The hearing
11 will begin with a presentation by the
12 applicant, followed by questions any of the
13 Commissioners may have for the applicant. Next
14 we will offer the mayor of Brockton, Bill
15 Carpenter, and any other elected officials who
16 are interested an opportunity to comment.

17 We will then allow presentations to
18 be made by representatives from each of the
19 surrounding communities and any impacted live
20 entertainment venues that choose to do so.
21 They will be followed by a representative from
22 Stand Up for Brockton.

23 After these presentations, we will
24 open the floor to public comments and

1 questions. At the conclusion of the comments
2 and questions from members of the public, we
3 will afford the applicant an opportunity to
4 make any closing comments that it would like to
5 make. Any Commissioner may at any time ask a
6 question of the applicant or for that matter of
7 anybody else.

8 In an effort to make the best use of
9 all of our time, we ask that any member of the
10 public proceeds as follows in addressing the
11 Commission. First, any member of the public
12 who would like to address the Commission must
13 be on our list of speakers.

14 If you sent an email to the address
15 on our website by close of business yesterday,
16 your name has already been added to the list.
17 If you have not sent us an email or signed up
18 when you entered the building today, and you
19 would like to be heard, please be sure to add
20 your name to that list. And as I said, the
21 signup sheet is at the back of the room.

22 Second, when I call your name,
23 please come up to the microphone and state your
24 name and tell us where you are from. In the

1 interest of time, I'll call a few names at a
2 time and ask that folks line up behind the
3 speaker until it is your turn.

4 Third, in order to ensure that
5 everyone who wants to speak gets an opportunity
6 to do so -- And we already have about 50 people
7 signed up in addition to the other speakers. --
8 we ask that you please limit your comments to
9 three minutes in length.

10 We have a clock up front, which I
11 believe is here, so that we'll count down the
12 time so you'll be able to see how much time has
13 elapsed. Also please be sure that your
14 comments or questions relate to the particulars
15 of this proposal and not to your views on
16 gaming or casinos in general.

17 Finally, we recognize the great
18 passion that many of you have for this subject
19 matter both for and against. We welcome your
20 comments to reflect that passion. However, in
21 order for this part of the process to achieve
22 its greatest value, it is tremendously
23 important that the discourse here today remain
24 at all times civil. This is one area where we

1 can all likely agree on.

2 For those who have submitted written
3 comments about this project, please know that
4 the Commission will review and consider each
5 and every one of them. Thank you all for
6 taking the time to send them in.

7 At the conclusion of the proceedings
8 today, the Commission will keep this hearing
9 open and continue this public hearing to a
10 further date yet to be determined. Notice of
11 the next hearing date will be provided to the
12 city or town clerk of each host and surrounding
13 community and will be posted on our website
14 www.massgaming.com.

15 With that I will ask the applicant
16 to please identify its representatives and
17 begin the presentation.

18 MR. DONNELLY: Thank you. Good
19 afternoon, Chairman Crosby members of the
20 Commission. Hello everybody from Brockton.
21 Thanks for coming. We are delighted to be here
22 and we thank you for the opportunity to present
23 in this town.

24 I'd like to recognize first, Mayor

1 Carpenter who is in the room, the Mayor of
2 Brockton and thank him for coming today.
3 George Carney, our partner in this project and
4 the long-term owner and operator of the
5 Brockton Fairgrounds who we've been dealing
6 with for quite a while, we're happy to have him
7 here.

8 Speakers today and other persons who
9 may not speak but who are available for
10 questions will be the following. First of all,
11 Neil Bluhm, who you've all met who is the
12 Chairman of Rush Street Gaming and has
13 addressed you before. Joe Scibetta who is the
14 Vice President of Operations and shuttles back
15 and forth between the various properties.

16 Mary Cheeks who was formerly the
17 Vice President of Finance for the two
18 facilities in Pennsylvania that Rush Street
19 operates in Philadelphia and Pittsburgh, but
20 has recently been promoted to General Manager
21 of the casino that's currently under
22 construction in Schenectady, New York that Rush
23 Street will be opening and operating.

24 Scott Strusiner who you all probably

1 met during the course of this who has worked
2 tirelessly on this project. He's an executive
3 with the Bluhm family office who has helped
4 oversee the project.

5 Brian Tennant, Director of Finance
6 for Rush Street has also tirelessly worked on
7 that.

8 In addition to those employees, we
9 have Mike Levin with the company Development
10 Management Associates. Mike's a planner who
11 has worked with Neil Bluhm for over 30 years in
12 designing and helping build the beautiful
13 projects that we do have, and has designed
14 every one of the casinos I know all of you
15 Commissioners have seen.

16 Mike Soll, who is the President of
17 the Innovation Group, a financial analyst group
18 that specialize in casino matters is present.
19 David Tennant who is the Managing Partner of
20 the appellate practice in the Indian law and
21 gaming practice for Nixon Peabody out of the
22 Washington office and who has a large presence
23 in the Boston area.

24 Also, Michael Michaud who is a

1 manager for MGM Transportation, obviously our
2 transportation consultant locally. Charles
3 LeRay, partner in Dain, Torpy, land use,
4 permitting and zoning expert who has helped in
5 our program for this. Steve Martorano who is
6 with Bohler Engineering, our local civil
7 engineering consultant.

8 With that, I will turn the
9 microphone over to Neil Bluhm. And thank you
10 again citizens of Brockton for having us here.

11 MR. BLUHM: Thanks, John. Mr.
12 Chairman and members of the Commission, thank
13 you for giving me this opportunity to address
14 you. And thank all of the residents of
15 Brockton and other interested citizens who are
16 here today.

17 We are very excited about this
18 project. We think it is going to be the best
19 project for the Commonwealth. And we are very
20 excited to try to build a better Brockton and a
21 better future for the city of Brockton.

22 Our proposal will be amongst the
23 largest commercial developments in Southeastern
24 Massachusetts. It is going to cost somewhere

1 around \$677 million. We will be paying an \$85
2 million license fee. It will make about \$700
3 million of gaming tax revenue over the next 10
4 years. That is net of any losses or
5 cannibalization that the other casinos would
6 incur because there is a new casino in Region
7 C.

8 We'll have 1800 permanent casino
9 jobs plus 2000 construction jobs. This will
10 help revitalize Brockton which greatly needs a
11 boost and all of the southeastern part of the
12 Commonwealth.

13 We will open, if we are selected
14 shortly, in the spring of 2019 or possibly
15 sooner if we can get some of the permitting
16 done that could possibly push it until late
17 2018. It could possibly be the first full-
18 service casino to open in the Commonwealth.

19 So, let me spend a minute telling
20 you all who I am for a second, especially
21 because we're meeting the citizens of our host
22 community. I grew up in Chicago and raised by
23 a single working mother who raised my sister
24 and me. We were not wealthy to say the least.

1 My mother worked hard. I went to the
2 University of Illinois. I think my tuition in
3 those days was \$95 a semester. I graduated
4 with a degree in accounting. I was a CPA.
5 Then I went to law school on scholarship at
6 Northwestern University.

7 When I graduated, I went to work for
8 a large law firm in Chicago. It might have
9 been the largest. I became a young partner,
10 but I always wanted to go into business. So, I
11 joined my roommate from college and -- He had
12 started a few months before. -- we started a
13 small real estate company, we had three people,
14 from scratch.

15 And over the years that company
16 called JMB Realty and then ultimately Walton
17 Street Capital and other companies has done
18 more the \$50 billion of developments and
19 acquisitions. And I've been fortunate to have
20 some success. This is a great country America,
21 if you get a good education, work hard and get
22 lucky.

23 I got into the casino business
24 several years ago and founded Rush Street

1 Gaming. One of the key elements of what we do
2 is we're basically real estate developers at
3 heart. We do quality development. We are very
4 proud of the projects that we do. I am not
5 going to bore you with a lot of them. But in
6 Boston, I want to mention a couple of projects
7 we have been involved in.

8 We were involved early in our
9 history and JMB with the Rouse Company who was
10 attempting to develop Faneuil Hall. I met Jim
11 Rouse, liked him, liked the project. And we
12 agreed to put up most of the equity. And we
13 were a 50-50 partner in the Faneuil Hall.

14 At that time nobody knew what
15 Faneuil would turn into. It was somewhat
16 controversial and obviously it's a project we
17 are very proud to have been involved in. We
18 owned a 50 percent stake for many years and
19 sold it some years ago.

20 We also were involved in the
21 development of Copley Place in Boston. That
22 project was started by a company called Urban
23 Investment and Development. We provided most
24 of the equity to develop the project. Before

1 the entire project was completed, we ended up
2 buying Urban and owned 100 percent of Copley
3 Place for many, many years. And I must say
4 when Copley Place was developed, that area
5 didn't look anything like it does today.

6 Ultimately, Copley Place went into a
7 public REIT that we formed. That REIT merged
8 with other companies, but we still remain an
9 interest although we don't manage the property.
10 And the interest is really the shopping
11 centers. The hotels we sold off some years
12 ago.

13 And we built other great properties
14 in Chicago, Century City that we are very proud
15 of. First and foremost, we do high quality
16 properties that we can be proud of.

17 So, let me tell you a little bit
18 about our experience in gaming. I think, I
19 don't know, something like 15 years ago we got
20 involved in developing a casino in Canada for
21 the government of Ontario, the Fallsview
22 Casino. We won an RFP. We were selected to do
23 so. We built about a billion-dollar resort
24 casino. It's a beautiful project. That's how

1 we got into the gaming business. We still run
2 that for the government. I am chairman of the
3 board of that company.

4 After that we decided to get
5 involved in development here in the United
6 States. And over the years, particularly since
7 the great recession, I think it's fair to say
8 we've been the major developer of casinos in
9 major US cities here in the United States.

10 We have developed a casino in
11 Pittsburgh. We developed a casino in
12 Philadelphia. This is all since the recession.
13 We developed a casino in Cook County where
14 Chicago is located. All of these casinos are
15 very successful. You will hear more about
16 that.

17 We are currently developing, as you
18 heard, a casino in what is called the capital
19 region in New York. The state of New York
20 issued four licenses. We were successful in
21 being awarded the license of the capital region
22 which covers Albany, Troy, Schenectady and
23 Saratoga. There's almost a million people in
24 that surrounding area.

1 A couple of situations that I think
2 I should mention which really deals with us
3 getting what I call getting the job done even
4 in tough times. I want to give you a quick
5 history of a couple of projects. They were
6 different.

7 In Pittsburgh, the casino license
8 there was issued to a developer who was going
9 to build it in Pittsburgh. He started
10 construction. This was in 2008 when the great
11 recession was starting.

12 That developer ran into serious
13 financial trouble, didn't have the financial
14 resources. The contractor and employees were
15 going to walk off the job, was facing potential
16 bankruptcy when it just started. I get a call
17 from the contractor. We were already licensed
18 in Pennsylvania to do the deal in Philadelphia.

19 So, we rescued the project with the
20 encouragement of the gaming board and the
21 governor. We put in new equity. Restructured
22 everything, developed that project and is
23 currently the leading project in the Pittsburgh
24 area with a very large market share and a

1 wonderful project.

2 Second situation occurred in
3 Philadelphia, which had a different situation.
4 There under the Gaming Act in Pennsylvania, two
5 casinos were supposed to be licenses awarded in
6 the city of Philadelphia. They awarded one to
7 us and one to another group that had very
8 strong financial backers, very wealthy
9 individuals and developers and a major casino
10 company.

11 So, financial resources were not the
12 issue but the great recession hit -- By the
13 way, those licenses were awarded in late 2007.
14 So, when 2008 arose we had the financial
15 crisis. We built our casino. We were the
16 first casino, I believe, built in this country
17 after the recession.

18 The sponsors of the other project in
19 Philadelphia changed their mind. They said
20 they were going to start construction. They
21 kept saying we're going to do it, just wait,
22 give us more time, give us more time. The
23 gaming board finally ran out of patience and
24 revoked their license. We are the only casino

1 in Philadelphia right now, because the world
2 changed and the conditions were not so
3 favorable in 2008 and 2009 for them to want to
4 put their money even though they had promised
5 that they would.

6 We just recently completed the
7 addition -- Well, we opened it up. We are
8 completing it next month, a \$164 million
9 addition to our project in Philadelphia. It's
10 going to add another 500 jobs and produce a lot
11 more revenue for the state.

12 Now let me talk about this project
13 because that's why we're here. I want to first
14 talk to you about this site. I am in the real
15 estate business so location, location, location
16 is critical. We were looking around Region C.
17 We looked at a lot of sites. And we were not
18 satisfied with any of the sites that we found
19 that would make us want to move forward to
20 develop a casino there. And we thought a lot
21 about it.

22 I got a call to go down and look at
23 this fairgrounds site in Brockton. So, went
24 down and I met George Carney who was the owner

1 of that site.

2 George Carney is a long-term
3 resident of Brockton. On this property, he had
4 originally a racetrack, which closed down, and
5 is now vacant except for an annual fair that
6 they have. So, it's called the fairgrounds.
7 This is an incredible site. It is over roughly
8 40 acres plus.

9 And what excited us so much was a
10 couple of things. First, it is one mile
11 approximately off of Route 24, a major highway
12 as you know. The distance from that highway to
13 this site was roughly the same distance that we
14 had for our casino in Des Plaines near Chicago
15 which is so successful. Those factors were
16 really important to us.

17 Another factor was its location. It
18 is 20 miles roughly from the Boston border.
19 But it is 17 miles from where a casino might be
20 built in Taunton if that should happen. That
21 was a key factor to us if we were going to
22 build a casino. and if there ever was going to
23 be a tribal casino, we wanted to make sure that
24 we could be successful and survive. And being

1 17 miles closer to Boston than Taunton, we felt
2 right off of Route 24 we would be successful
3 with or without a casino in Taunton.

4 Obviously, we'll do better if we're alone. But
5 we'll still have a good investment if there's
6 both of them.

7 So, we couldn't be more excited
8 about the site. I shook hands with George when
9 I met him. We made a deal. He transfers his
10 land into our venture. He'll be a partner in
11 our project. And we have a great relationship.
12 I've enjoyed working with George and his group
13 and family on this project. And he loves
14 Brockton. He has lived here, I guess,
15 virtually your whole life.

16 So, let me move on now to what we
17 would build on this property. For that, I'd
18 like to call on Mike Levin. You've heard Mike
19 has worked with me for over 30 years. I
20 believe Mike was with Urban when we bought
21 Urban. So, he worked on some of our projects.

22 Just by way of example, we developed
23 and owned a very major project in Chicago where
24 there is a Bloomingdale shopping mall, a Four

1 Seasons Hotel, condominiums, office space,
2 parking, a major retail complex. They worked
3 on the development of that. Worked on our
4 projects in Century City where we built a good
5 portion of Century City Los Angeles.

6 Most importantly, he has developed
7 for us all of the casinos that I mentioned
8 today, other than the one in Canada. So with
9 that I'd like to call on Mike to tell you what
10 we're going to build on this site.

11 CHAIRMAN CROSBY: Thank you, Mr.
12 Bluhm. Before you start I just want to say,
13 Janice is it impossible to get any more chairs
14 do you know? They're coming, okay, good.
15 There are a few seats around here for those
16 folks who are standing up. If you want them
17 here in front, there are a handful around if
18 you want. Okay. Excuse me.

19 MR. LEVIN: My name is Michael
20 Levin, and I'm the founding principal with
21 Development Management Associates. My
22 background is architecture and city planning.

23 We've been involved in overseeing
24 design and construction of projects all over

1 the country for Neil and others. As he said,
2 we've been working with Neil since the mid-80s.
3 And we have done all of his casinos to date.

4 I'll give you a little over overview
5 of the project. As Neil said, it is a \$677
6 million investment. The gaming floor 92,000
7 square feet, 2100 slots, 124 games. I want to
8 focus a little bit on the nongaming elements of
9 this project, because those are really what is
10 going to make a difference in terms of creating
11 a major resort and tourist destination.

12 We're going to have an expansive
13 food and beverage program. This ownership
14 feels very strongly on providing quality dining
15 experiences in a variety of venues. You really
16 just have to go look at their properties,
17 fantastic restaurants. In fact, I think
18 perhaps the best testimony is you have people
19 going to these restaurants to eat. They have
20 no interest in gambling. They are going to the
21 restaurants to eat. So, that's a major amenity
22 to this project.

23 We're going to talk more about the
24 hotels, 250 rooms with a spa. I'll share with

1 you the plans because it's going to be a
2 gorgeous hotel. It really is and will really
3 add to the project here.

4 The multipurpose room, 26,000 feet.
5 This is going to provide us the ability to have
6 a number of activities. This includes
7 entertainment, meetings, weddings, exhibits.
8 We'll be able to subdivide that room so we can
9 accommodate smaller venues or larger venues.
10 It really relates and supports both the hotel
11 and the casino activities. It's really an
12 essential element of the program here.

13 So, I think all these with the
14 casino are combined to really provide an
15 incredible destination resort facility for the
16 region.

17 Let's talk design. It's interesting
18 because I think casino developers have maybe
19 two basic philosophies. The first one is, kind
20 of a Las Vegas let's build something large,
21 flashy, huge high-rise, eye-catching. This
22 ownership's philosophy is exactly the opposite.
23 the most important criteria for us is that the
24 facility fit into the community in which it is

1 located. It should reflect the architecture of
2 the community. It should be the appropriate
3 scale and what we call contextual architecture.

4 And I think the best way to
5 illustrate that is if you go to any of the
6 other developments that they had developed --
7 if you go to Chicago, you go to Pittsburgh, go
8 to Philadelphia, obviously Schenectady is just
9 under construction, none of these look alike.
10 Except there is good quality, you'd never know
11 that they are by the same owners, because each
12 one is very different based on the context in
13 which it's located. We think that is very
14 important for a regional casino.

15 On this particular drawing here,
16 sketch, you can see some of the design elements
17 that we will implement. You can see an
18 extensive use of red brick. We've got gabled
19 hipped roofs. We're going to have areas of
20 metal roofs. We're going to have clerestory
21 windows and a lot of traditional New England
22 icons, steeples and such. So, this is coming
23 in actually off of West Street, which is one of
24 our major entrances.

1 This is a shot coming in off of
2 Forest Avenue. Again, it was very important
3 for us to break up these buildings into the
4 individual components. And what this drawing
5 shows here, you can see the garage on the
6 right. It's very important to know that's a
7 masonry facade on the garage. It is going to
8 fit in contextually with the rest of the
9 project.

10 This ownership has always been
11 committed to good design. I can just tell you
12 the process when we go through design with this
13 client is that everybody is at the table.
14 Ownership is at the table. Operations is at
15 the table.

16 We don't have a design meeting that
17 these gentlemen aren't involved with. They
18 know every square inch, every piece of
19 material. They are very involved owners in
20 terms of design. All you have to do is, I
21 think, go to the projects. You can look at all
22 of these pretty pictures. You go to the
23 projects and the design is just incredible.

24 They committed to in our last

1 project to try to achieve LEED Gold in our
2 casino in Des Plaines. It had never been done.
3 And it was really pioneering and we achieved it
4 with their support. We've gotten very good
5 feedback from the community on this design.
6 And I think what we are proposing here, in
7 addition to the financial benefits, which Neil
8 has talked to, this is a beautiful complex.
9 And I think it is really going to be an asset
10 to the city of Brockton.

11 This is the site plan. As Neil
12 said, this was so ideal in terms of the site.
13 One of the biggest attributes here is here is
14 Belmont Street. We have a major exposure of
15 the site to Belmont street. This is important
16 from two standpoints. One, Belmont Street is a
17 major arterial serving the region already.
18 Number two, most of our customers are coming
19 from here. So, it made sense to orient the
20 buildings in that direction.

21 So, you can see here kind of this is
22 the active part of the complex, facing where
23 the traffic and the customers are coming in.
24 This is what we call the quieter, more

1 inactive. This is basically employee parking.
2 What is critical also is that the vehicular
3 access, there's one entrance drive, here is the
4 other where you saw the sketches. It has got
5 to be a very clear, logical vehicular
6 circulation.

7 Because what you have here is you
8 have your regular customers. They are here all
9 the time. They know they come on a Thursday at
10 7:00, they know where to park. They know
11 exactly what the activity level.

12 We are going to get a major input of
13 tourists here. Maybe they've never been here.
14 They maybe come once a year to this facility.
15 When they come to this project, it's got to be
16 easy to get around. Whether they're going to
17 the hotel, going to the casino, going to the
18 parking garage. So, we have to provide a very
19 clear circulation plan.

20 This is the hotel right here, six
21 stories. We located it up near Belmont Street.
22 This is the casino in the middle. There'll be
23 a direct connection between the hotel and the
24 casino. Then here's our parking garage which

1 again provides direct access into the hotel.

2 We provided a balance of parking.
3 To be honest with you, in all of our
4 facilities, there are some customers that
5 prefer surface parking. Unless the weather is
6 terrible, they prefer surface parking. We have
7 other customers who like to go on parking
8 decks. They know they're going to get very
9 easy, accessible parking. So, we provide a
10 balance of both in our facilities.

11 The other major design determinant
12 here was buffer. Ironically, we started on the
13 project, reviewed the zoning code. The zoning
14 code required a 20-foot setback next to
15 residential. Before we even talked to the
16 community, we said that's inadequate.

17 It would not be responsible for us.
18 We meet the zoning code but that just doesn't
19 make sense. So, you can see here this is an
20 80-foot -- We committed to an 80-foot
21 landscaped area between us and the residential.
22 Again, the requirement is 20 feet.

23 In fact, in terms of the definition
24 of setback, under the current zoning, you could

1 have built a building 20 feet from the property
2 line. We're not only doing the 80 feet, you
3 can actually see our buildings are much farther
4 back either due to roads or parking areas. So,
5 we will exceed the zoning requirement.

6 The other are of important buffer is
7 here where we have a detention pond, again,
8 across from the school. This is a major visual
9 and major buffer to the neighborhood to the
10 kind of the south and west of us.

11 Touch a little bit on the building
12 plan here. Here's the casino, again, 92,000
13 square feet. Security is very important. I
14 know questions have come up in terms of minors
15 getting in. And I think Joe or Mary will talk
16 to that.

17 We have three secure entrances to
18 this, only three. One is here to the surface
19 lot. One is here to the hotel. And one to the
20 south here, which you can't see too well is to
21 the garage. That's it. There are three secure
22 entrances to the facility.

23 Here's that multipurpose space which
24 we talked about which we think will be a real

1 add to the project. Talk a little bit about
2 the hotel. Hotel doesn't get much attention.
3 This is going to be a gorgeous hotel. You can
4 see it up here. We have a beautiful courtyard
5 behind the hotel.

6 The meeting rooms are going to spill
7 out into this open courtyard. Here's a major
8 spa. Here's a swimming pool, major landscaping
9 up here. This is really kind of a quiet area
10 of the site, which all of the activity going up
11 front here. This could be a very attractive
12 and quiet area of the site.

13 I know there's been questions raised
14 about the Brockton Fairgrounds Exhibit Hall
15 that's located here. I guess let me make two
16 comments on that. It's fallen in disuse. It's
17 a gorgeous building. As an architect, you take
18 a look at that and you want to do something.
19 When you put a \$675 million investment next
20 door to you, you know that's got to trigger
21 some interest in that building.

22 More important, you can see our
23 plans here. We're right across the street,
24 again, our spa, our pool could very easily

1 relate to what we're doing. We don't own it.
2 We don't own that building, but I think with us
3 being there I think there's a good chance
4 something could happen quite useful with that
5 building.

6 Again, a little bit more on the
7 hotel, it is going to be a major feature and a
8 major draw for tourism. It's going to be a
9 gorgeous hotel.

10 Let me talk a little bit about --
11 There's been discussion of the Master Plan
12 here. And again, I'm an old planner. There
13 are several things happening here. Number one,
14 in terms of this development \$675 million
15 investment, the projections are somewhat less
16 than five million visitors a year.

17 So, you've got a major generator, a
18 major catalyst for development. You've got a
19 significant amount of vacant or underutilized
20 land around us, number two.

21 Number three, you have some
22 institutions like Campanelli Stadium and the
23 Shaw's Center that are underutilized that need
24 help. And we're going to do some cross

1 promotion with them. But you kind of have a
2 dream situation from a planning standpoint.
3 You've got a major catalyst. You've got vacant
4 land, and you've got institutions that need
5 help.

6 The bottom line is we very much
7 support the creation of the entertainment
8 district Master Plan. In addition to funding
9 it, which was one of the things here, more than
10 fund that we want to be actively involved in
11 the creation of the Master Plan. Obviously,
12 it's to our benefit.

13 We're going to be a major
14 stakeholder. We're going to be a major
15 investor. The more development we have around
16 us, the better it's going to make this as the
17 focal point for the region. So again, we
18 encourage development. It should be done in a
19 logical fashion. So, we are very supportive of
20 the Master Plan.

21 And I think what's exciting here is
22 that a lot of Master Plans gather dust.
23 Beautiful drawings, booklets, put them away,
24 you never see them again. This Master Plan has

1 the ability to be real because if we're
2 fortunate to get the license, you are going to
3 have a complex there generating close to five
4 million visitors, \$600 million investment, this
5 Master Plan can be real if it's done right.

6 We have a lot of Master Planning
7 experience. We actually went through a Master
8 Plan in Pittsburgh. Real quickly, as Neil
9 said, we have a casino in Pittsburgh. Next
10 door to us is the Carnegie Science Center, a
11 major institution in Pittsburgh. Next to there
12 is the stadium, Steelers Stadium.

13 There's an organization there called
14 River Life, which is a publicly funded -- I'm
15 sorry, privately funded organization that kind
16 of monitors the river there. They came to us
17 and we work with them and the Carnegie Science
18 and all of the stakeholders to come up with a
19 Master Plan for ours because it was on the
20 river, which was in Pittsburgh is sacred.

21 Again, I think there's tremendous
22 opportunity here. And we want to be involved
23 with this. I think I'll turn it over now to
24 Bob Michaud. Bob is the managing partner,

1 principle at MDM Transportation. I think he
2 will be talking about both the traffic
3 improvements and the public transportation
4 system.

5 MR. MICHAUD: Thank you, Chairman
6 and Commissioners. It's a pleasure to be here.
7 My name is Robert Michaud, managing principle
8 with MDM.

9 This project represents the pinnacle
10 of a multiyear and exhaustive process of
11 identifying a site that could properly
12 accommodate the needs and market position of a
13 full-service resort casino facility.

14 We have been personally involved --
15 I've been personally involved in a number of
16 meetings in living rooms and restaurants and
17 meeting halls in this community to understand
18 what community concerns are and to see if we
19 can mesh two specific goals of this facility
20 with the community input.

21 First that this site -- And Neil
22 mentioned it, location is everything. This
23 site is directly located on an arterial
24 connection to a regional highway system.

1 Location is everything. The ability to get
2 customers in from a regional destination as a
3 regional facility is very important. It's
4 important from the customer experience
5 perspective and the market position of the
6 project.

7 Eight out of 10 customers who will
8 be visiting this facility will be originating
9 from a regional origin and will be using
10 regional highway systems not local streets to
11 get here. And it's an important factor.

12 The second goal speaks to being a
13 good neighbor. And from the very first time
14 that we had discussions with Rush Street about
15 five years ago, it was a very important aspect
16 of their philosophy to be a good neighbor. And
17 any project that they've been involved with,
18 being a good neighbor means that they leave
19 things better than they found them.

20 That they serve as a catalyst for
21 making improvements that enhance a community
22 not detract from it. And that offers
23 compatibility with a longer-term vision of
24 growth for a community.

1 And we believe that both of those
2 goals are met in the following ways. First,
3 that this site is located a mile east of Route
4 24. The longest section of Belmont Street that
5 has already been targeted by MassDOT for
6 substantial infrastructure enhancement. Over
7 \$6 million of monies are now being spent over
8 the next two years to substantially improve
9 Belmont Street as a gateway to this community,
10 not only for vehicular travel but for
11 pedestrian accessibility as well, which is a
12 very important aspect of what Brockton is all
13 about, pedestrian accessibility, bicycle
14 accessibility as well as auto accessibility.

15 Likewise, being a good neighbor as
16 it relates to gateways, we were very pleased to
17 see that there have been ongoing efforts by
18 regional planning, Old Colony Planning Council
19 as well as the city to enhance infrastructure
20 independent of what's being proposed here. And
21 the range of improvements involve the Forest
22 Avenue corridor, which is a very important
23 roadway connection within the city, as well as
24 portions of West Street to the north and Route

1 27.

2 Despite planning efforts identifying
3 a whole host of infrastructure needs, no one
4 has come up with the money or the means to
5 implement those. So, this project really
6 represents a catalyst to make that happen.
7 This developer offers a \$10.2 million package
8 that is above and beyond the \$6.5 million that
9 is already committed and in play by MassDOT.

10 The combination of that funding,
11 some \$17 million will effectively provide the
12 highest performing infrastructure of any
13 licensed facility, gaming facility in the
14 Commonwealth of Massachusetts. When I say that
15 I mean that the ability for the roadways to
16 accommodate vehicular travel and pedestrian
17 accommodation is no better than what you'll
18 find at this location when this is complete.

19 That's a very unique finding among
20 the more than 20 sites that we personally
21 looked at for this proponent or our review of
22 all of the other licensed facilities in the
23 Commonwealth.

24 As it relates to the second

1 question, how to be a good neighbor, one of the
2 aspects that Mike Levin touched on is the
3 ability for this project to fit in the context
4 of the neighborhood where sits. This
5 neighborhood is being targeted as a location by
6 the city that will be an entertainment venue
7 location.

8 So, the infrastructure as it is
9 listed on the slide before you specifically
10 accommodates that need. You will see that a
11 primary feature of that design is a roundabout
12 feature which effectively knits together a
13 series of roadways through a common design
14 element that over time would allow for the
15 development of adjoining parcels being able to
16 plug in with that infrastructure.

17 So, the infrastructure that is being
18 planned is not only consistent with the goals
19 that were identified by regional planning, it
20 is compatible with the longer-term goal of the
21 entertainment district generally without having
22 to change anything.

23 Another way that this fits in well
24 with the community is that we very early in the

1 process understood that the relationship of the
2 high school to the property was a sensitive
3 issue. Of course, the site borders a
4 significant residential community to the east
5 and to the south.

6 In that regard, pedestrian safety is
7 a major concern. And the ability to properly
8 serve the access and circulation needs of the
9 property as a distinct element apart from those
10 land uses was another very primary objective of
11 the design. And we've achieved both of those
12 as follows.

13 That any of the improvements you see
14 on this board, whether it's a realignment of
15 West Street here, a widening of Forest Avenue
16 here, the introduction of new signalized
17 intersections along that corridor, all are
18 complemented by expansive sidewalk connections
19 that run along both sides of all of these new
20 roadways with controlled pedestrian crossings
21 at the signals and the ability to get to the
22 high school specifically, distinctly from this
23 project with a new signal.

24 All of these are consistent with the

1 regional planning goals that were identified in
2 prior studies before this applicant came before
3 the city.

4 So, pedestrian safety is paramount
5 to us. This accommodates that need and leaves
6 things in a much more viable and better
7 condition than they are now or would be without
8 this project.

9 And finally, as it relates to other
10 aspects of transportation, this project isn't
11 all about traffic. This is about
12 transportation and how to best suit the needs
13 of transportation. Whether you're an employee
14 that works here that needs to get here to earn
15 a living, to build a career or you're a patron
16 who opts not to use an automobile to come here
17 but would rather walk or bicycle, in that
18 regard one of the important aspects of this is
19 public transportation.

20 We know that this area is well
21 served today by Brockton Area Transit Authority
22 bus service that runs throughout the city as
23 shown in this slide. You'll see that the
24 proximity of the site here to the downtown area

1 and the Brockton Area Transit station, the Old
2 Colony line MBTA is roughly a mile and a half
3 away.

4 And that BAT Center, as it is known
5 serves as a hub for transportation. The Old
6 Colony line itself runs all of the way from
7 Plymouth to Boston. It has 17 stops. It
8 integrates with the surface bus service run by
9 BAT. One of the routes actually goes right by
10 the site today and will provide one means of
11 getting to this facility whether as a patron or
12 an employee.

13 In addition to what is shown here,
14 we know that in every one of the Rush Street
15 facilities that public transportation is
16 augmented by private shuttle service. So, that
17 to the extent there is the increased ability to
18 get employees to arrive at a facility without
19 having to drive that shuttle service augments
20 those existing services.

21 And this proponent is committed to
22 doing that by providing a shuttle connection
23 from the site to the BAT Center that matches up
24 well with the employee and patron patterns that

1 we expect.

2 In conclusion, the two answers --
3 the two questions that we've looked at, how do
4 you get here and can you do that efficiently is
5 well answered by its proximity to the regional
6 highway systems.

7 And the second question about being
8 a good neighbor really speaks to how this fits
9 in with the neighborhood and all of the
10 community input that we received and how the
11 design has come to fruition by insulating the
12 site from the residential component, relying on
13 regional highway systems, enhancing pedestrian
14 safety with complete street design features and
15 enhancing public transportation.

16 With that I'll turn the presentation
17 to Vice President of Operations for Rush Street
18 Gaming, Mr. Joe Scibetta.

19 MR. SCIBETTA: Thanks, Bob.
20 Chairman Crosby, Commissioners, it's nice to
21 see some of you again after visiting you at
22 some of our properties.

23 As Mike said, world-class design
24 sets us apart from our competitors in all of

1 the markets. Unique to the markets they serve,
2 all of our properties feature natural light,
3 easy to navigate casino floors, great dining
4 and entertainment options and a clean, safe
5 environment.

6 I'll start with our Rivers
7 Pittsburgh property which opened in 2009.
8 Sitting on Pittsburgh's North Shore, Rivers
9 Pittsburgh is part of a sports entertainment
10 district that features Heinz Field, PNC Park,
11 the Carnegie Science Center and our beautiful
12 casino.

13 The property offers gaming, dining
14 and entertainment 24/7. Guests can enjoy
15 first-to-market slots, great local bands and
16 national touring acts. Watch sports on our
17 large big-screen TV in our sports bar.

18 Our buffet and steakhouse have been
19 nationally recognized for being best in their
20 market. And our 20,000 square foot banquet
21 facility has a great view of the Ohio River and
22 Heinz Field.

23 Next, SugarHouse Casino. Since
24 2010, SugarHouse has been a catalyst for the

1 rebirth of Fishtown, the section of Philly we
2 are proud to call home. Since opening,
3 SugarHouse has generated the highest table
4 games wins per unit in Pennsylvania. And the
5 slots win per unit has been consistently in the
6 top three on a monthly basis.

7 Currently, as Neil said, we are
8 completing \$164 million expansion that features
9 a seven-story parking garage, 30,000 square
10 feet event center with great views of the
11 Delaware River, a world-class poker room, high-
12 limit gaming and VIP lounge also along the
13 Delaware River, and five new restaurants
14 including three iconic Philly offerings located
15 all in our new marketplace.

16 The investment in the expansion is
17 ownership's commitment to Philly and the state
18 of Pennsylvania to improve the guest experience
19 and increase revenue for the state.

20 Rivers Des Plaines opened in 2011.
21 Our property in Des Plaines changed what
22 casinos look like in Illinois and is the
23 world's first LEED Gold certified casino. The
24 Des Plaines property is our smallest yet drives

1 the highest revenue for our company and the
2 state of Illinois, consistently doubling the
3 revenue of the number two casino in the state.

4 Situated only 10 minutes from
5 O'Hare, at \$800 win per unit, the casino
6 generates the highest win per unit in North
7 America. The property often experiences 75
8 percent occupancy, however there are no traffic
9 complaints. Featuring both surface and garage
10 parking, five restaurants including a
11 steakhouse operated by Chicago's Gibbons
12 Restaurant Group and Chicago's best high-limit
13 and VIP experience.

14 The property partners with local
15 convention centers, entertainment district and
16 hotels which is a model for what could be
17 created here in Brockton. You will see our
18 Fallsview Casino that Neil spoke to that the
19 folks built before we started Rush Street is a
20 \$1 billion project in Canada right on the
21 Niagara Fall River, features first-class
22 amenities and has received a four diamond award
23 by the CAA.

24 And finally Rivers Schenectady

1 opening in 2017 in the capital region in New
2 York. Rivers Schenectady was officially
3 granted one of New York's four commercial
4 casino licenses in December 2015. We are
5 currently on pace to be the first opened by Q1
6 of 2017.

7 Like our other properties, we
8 feature an easy to navigate casino floor, six
9 dining options, all provided by a local vendor
10 that has local dining options in the city of
11 Schenectady, multiple entertainment options
12 along with the ability to hold outdoor
13 festivals on the Mohawk River. Our events
14 center is flexible space that could handle
15 concerts, multiple meetings at one time and
16 weddings for over 600 people.

17 The property will feature a hotel
18 with 164 rooms, a lobby bar and restaurant, a
19 boardroom and a pool and sundeck. We cater to
20 business and casual guests alike. When
21 complete, the property will cause people to say
22 wow, this is great for Schenectady and great
23 for the capital region. It will truly re-
24 energize the electric city.

1 Wow is a comment I often get to hear
2 when I tour people through our properties.

3 People are always amazed with the attention to
4 detail and the world-class design that we put
5 forth in all of our properties. It shows that
6 we, Rush Street Gaming, are a game changer in
7 the markets that we come into.

8 We are confident because this is our
9 sixth project that is being built from the
10 ground up that the people of Brockton will be
11 very proud of the property. We will continue
12 the champion spirit of this city.

13 It's not just that our properties
14 have been recognized for excellence, we are
15 very proud that our team members have voted us
16 best place to work in every market year-over-
17 year. To be clear, our team in Philly has
18 voted us five years in a row, Pittsburgh five
19 years in a row, and Des Plaines three years
20 running. That's something we are very proud
21 of.

22 Along with winning employment
23 awards, we have consistently won industry
24 awards such as best in gaming, best in Chicago

1 and the prestigious four diamond award.

2 We take being a community partner
3 very seriously. Rush Street Gaming takes great
4 pride in being a significant community partner.
5 We have partnered with national organizations
6 such as the Susan G. Komen fund, the Leukemia
7 and Lymphoma Society and local groups such as
8 the Philadelphia Police Athletic League, Mario
9 Lemieux Foundation. And we are a proud member
10 of every chamber in every city that we operate
11 in.

12 More than writing a check, our team
13 members take great pride in volunteering in
14 their own community. Our leaders are members
15 of local boards. And we often provide
16 compensation to our team members who volunteer
17 in efforts like cleaning parks, painting
18 community centers and food drives.

19 How can we impact Brockton? Let me
20 give you a couple of examples of our ripple
21 effect. The Philly ripple effect. I need the
22 next slide, because I want to show you guys a
23 couple of pictures.

24 So, here is the ripple effect. In

1 2008, before SugarHouse Casino opened its
2 doors, there was a lot of opposition to the
3 project. There was definitely a casino no
4 movement in Philadelphia, especially in
5 Fishtown. Fishtown was a neglected declining
6 community filled with abandoned buildings. As
7 you can see from the pictures on the slide,
8 this wasn't a place where people wanted to
9 live, eat, play or stay.

10 Today, Fishtown is alive. The
11 SugarHouse Casino has been a catalyst for
12 rebirth. Along with SugarHouse Casino, Live
13 Nation has opened a music venue called the
14 Fillmore bringing national acts to Fishtown.
15 Restaurants have opened on all streets,
16 including local distilleries and local coffee
17 houses that were not there before.

18 Most importantly, new construction
19 is rampant. Property values have grown
20 substantially. The groups that once opposed
21 SugarHouse Casino now cheer for SugarHouse
22 Casino. In fact, we have team members who work
23 for us today that opposed in 2008. They were
24 some of the most vocal in opposition. They are

1 some of our happiest employees today.

2 SugarHouse promotes their partners
3 in Fishtown by providing free parking to the
4 Fillmore, sponsoring a restaurant week for all
5 of the Fishtown restaurant and buying from
6 local purveyors. It is now a hot part of town.

7 Next, I'd like to tell you about
8 another ripple effect in Des Plaines. While
9 not as dramatic in physical transformation as
10 Fishtown, the city of Des Plaines has
11 experienced a strong positive economic impact
12 since Rivers Casino opened in 2011.

13 In 2010, the city collected about
14 \$1.3 million in hotel tax from eight hotels.
15 In 2015, that number has almost doubled from
16 the same eight hotels. Rivers Casino supports
17 local hotels through actual booking of rooms
18 for our casino guests, running a convenient
19 shuttle between the hotels and the casino for
20 ease of access, and placing room packages on
21 our website to promote stay and play packages.

22 Rivers Casino also partners with
23 surrounding communities like Rosemont, Illinois
24 which features an entertainment district,

1 outlet shopping center and convention center.

2 The partnership includes cross-
3 promotional opportunities, advertising and
4 shuttle service. In closing, we are very proud
5 of operating in our communities and what our
6 team members have bestowed upon us the best
7 place to work. With that I'll introduce Mary
8 Cheeks, our new general manager in Schenectady,
9 New York.

10 MS. CHEEKS: Thanks Joe. Good
11 afternoon, Chairman Crosby and Commissioners.
12 I'd like to share with you today Rush Street
13 Gaming's commitment to invest in all of its
14 team members, hiring a diverse workforce,
15 continuous training to create quality jobs for
16 the unemployed and under-employed, to hire
17 locally by sponsoring job readiness and
18 training programs to prepare the host and
19 surrounding communities for quality jobs,
20 supporting local businesses and being a great
21 community citizen.

22 These five commitments and
23 initiatives represent the Rush Street culture
24 in every city and state that we operate in.

1 Now moving to team member commitment.

2 As you see on this slide, we are
3 committed to our team. Training programs in
4 place, non-manager compensation exceeds \$50,000
5 annually. I'll say that again, our non-manager
6 compensation exceeds \$50,000 annually. Our
7 philosophy of promoting from within the
8 organization and coaching employees to achieve
9 career goals.

10 We have had in our Pittsburgh
11 property over 300 internal promotions since it
12 opened in August 2009. Ongoing career
13 development through certifications and
14 seminars, health and dental benefits, 401(k)
15 immediately vested, tuition reimbursement, and
16 all Rush Street Gaming team members receive
17 training on the scope, practice and procedures
18 of their responsible gaming plan as part of new
19 hire orientation. And we do a refreshment
20 course once a year.

21 What I'd like to highlight here is
22 the great benefits package we offer to our team
23 members. Very few gaming companies can compete
24 with our 401(k) plan in terms of employer's

1 match. Also, we instruct our team members upon
2 hiring of our commitment to responsible gaming.

3 We work closely with the regulators
4 in identifying people with gambling problems
5 and encourage them to ban themselves and seek
6 help through Gamblers Anonymous.

7 Same holds true for underage
8 gambling. As you heard Mike mention, we'll
9 have three entrance points into the facility.
10 We will man 24 hours, seven days a week, 365
11 days a year those entry points. And we will be
12 aware of everyone that enters in our facility.

13 Moving next to our commitment to
14 diversity. As reflected on this slide, our
15 Rush Street entities consist of a diverse
16 workforce. This is not by accident. Our Des
17 Plaines property women 43 percent minority 57
18 percent, Philadelphia 41 percent women 53
19 percent minority, Pittsburgh 40 percent women
20 28 percent minority. And for our senior
21 leadership of vice president and above 45
22 percent women and 35 percent minority.

23 Also, as Joe had mentioned or
24 somewhere along the line, I've been recently

1 promoted to General Manager of our Rush Street
2 property in upstate New York. Out of our four
3 US properties, two are run or led by females
4 and two by males. Interesting story in the
5 Philly property that I'm transitioning out of,
6 out of our eight senior leaders seven are women
7 and one male. So, we're a very diverse
8 organization.

9 Moving onto our commitment to
10 quality jobs. Rush Street creates life-
11 changing jobs at each of its casinos. As you
12 can see on the slide, 35 percent of SugarHouse
13 team members were unemployed.

14 We accomplish hiring the unemployed
15 by partnering with key workforce agencies and
16 local community colleges in developing training
17 programs. We work tirelessly before opening to
18 make sure all team members are set up for
19 success in their role -- the role that they are
20 hired for.

21 During the PA property, it's a
22 relicensing hearing, team members stand up and
23 tell their story of how important the casino is
24 to their life and their overall employment.

1 We had one gentleman stand up and
2 talk about being homeless before he was hired
3 by SugarHouse and how three years later he has
4 his first car and home. A young lady talks
5 about how she has had her first real Christmas
6 for her children. So, these are life-changing
7 jobs with good salaries.

8 This is particularly important and
9 relevant to Brockton and its unemployment
10 stats. It will help change that.

11 Moving onto our commitment in
12 identifying great candidates locally. I
13 covered this but just to reiterate, Rush Street
14 Gaming will hire locally. To share with you a
15 meeting I had yesterday with the five workforce
16 agencies in upstate New York and the local
17 community college, we put together a plan to
18 focus on a local hiring and create job
19 readiness programs.

20 To name a few of the programs, how
21 to deal with customers and deliver great
22 service, math test training for table game
23 dealers and cashiers, dressing for success to
24 win the job. We not only recruit locally, we

1 train locally to ensure we have great
2 candidates. We are training more than a year
3 out to prepare for the workforce upon opening.

4 Moving onto our support of local
5 business, through our Rush Rewards program, we
6 partner with local businesses. This is done by
7 encouraging our customers to use their loyalty
8 reward points in local venues. And you can see
9 it listed on the slide those venues.

10 We hold continuous vendor fairs to
11 create local business connections. We work
12 with the business -- We work with the various
13 business on how to conduct business with the
14 casino for regulatory requirements and how to
15 submit winning bids. We also assist in
16 partnering smaller businesses to be able to
17 increase capacity to serve us as well as
18 partnering them with national suppliers. As
19 you can see, our annual spend for local
20 businesses and minority and women business
21 enterprise is significant.

22 To conclude, Rush Street Gaming is
23 not your average gaming entity. We have a rich
24 culture that I spoke about in our commitments.

1 This is why I am proud to work for this
2 company. Rush Street Gaming is the third
3 gaming entity that I have worked for and none
4 other compare.

5 This culture is why our casinos
6 operate successfully in both financial
7 performance and customer and team member
8 satisfaction. Rush Street Gaming will make
9 Brockton a better place. Thank you and I'll
10 turn it back to our chairman, Neil.

11 MR. BLUHM: Thanks, Mary. I want to
12 talk to you about the economics of this
13 project. First, let me explain that we are
14 going to invest our own money into this
15 project.

16 We are not a public company where we
17 have to do another deal to show growth or keep
18 our stock price going. This is our own
19 capital. And we have highly confident letters
20 from four major banks, some of whom I've done
21 business with virtually my entire life.

22 And there is no way I'm going to do
23 a deal that I don't believe is going to be
24 successful, is going to be a good investment or

1 that the banks or the citizens would be
2 embarrassed.

3 We have commitments from Wells
4 Fargo, probably the most successful bank in the
5 country who I've done business with for years.
6 We have a highly confident letter I should say
7 from Wells Fargo. A highly confident letter
8 from Goldman Sachs, similar situation, done
9 business forever, Credit Suisse and Fifth Third
10 Bank.

11 Now when I go through these
12 economics, I want to divide them into two
13 sections. I want to take you through the
14 economics if we are the only casino in Region
15 C. And then separately if there are two
16 casinos in Region C, us and the Taunton tribal
17 casino.

18 So, starting out first with just us
19 alone. The first thing we look at when we go
20 into a market -- This is kind of economics 101
21 -- is how many gaming positions are there in
22 the market in relationship to the adult
23 population in the market.

24 You can see on page 30 there are 355

1 adults for every gaming position in this
2 market. And we've included the Wynn project,
3 the Penn project, Twin River, Newport Grand and
4 of course our project. As you can see there
5 are far more adults per gaming position,
6 assuming we are built, than there are in these
7 major markets. And in particularly three of
8 those markets Philadelphia, Pittsburgh and
9 Chicago where we are very successful,
10 operations have far less people per gaming
11 position than we will have in Brockton
12 significantly more. There's 135 in SugarHouse,
13 191 in Pittsburgh, 224 in Chicago which does
14 phenomenal. And we'll have 355 in Brockton.

15 And I might add that another factor
16 is the propensity of that citizens like to
17 gamble and people like to gamble in the
18 Commonwealth.

19 Next slide is our location. That
20 helps explain some of the reason that we are so
21 enthusiastic. We are 27 miles from Wynn
22 Everett project. By the way, we judge distance
23 by driving not by fly. We are 27 miles from
24 Plainridge. We are 42 miles from Twin River.

1 And we are 49 miles from Newport Grand.

2 And when you look at where we are,
3 we are strategically located roughly 20 miles
4 from Boston. So, we are really in an excellent
5 position to gather a significant amount of
6 revenue south of Boston all of the way to the
7 water, etc.

8 I want to point out a very important
9 factor on slide 32. Plainridge is open. And
10 it's had virtually no impact on Twin River. If
11 you look at these charts, this shows the
12 revenue at Twin River, gaming revenue each
13 month for 2015 versus 2014. For the first
14 three months July, August and September, Twin
15 River's revenue was down slightly this year
16 over preceding years.

17 Yet October, November, December the
18 three later months, they're actually doing more
19 business at Twin River than they did a year
20 ago. The fact is they are not being impacted
21 by Plainridge. And there's a reason for this.
22 It is not that Penn is not a good operator.

23 The reason is simply that it is a
24 slots only parlor. They don't have table

1 games. They've spent about \$250 million.
2 We're going to spend somewhere close to \$700
3 million. Going to have hotel, tables, totally
4 different amenities, and the reality is that
5 Plainridge has not stopped the people who are
6 leaving the Commonwealth to go gamble in Rhode
7 Island nor is it picking up people in Rhode
8 Island who want to go into Massachusetts.

9 I think this is an important factor.
10 When we open in Brockton, this will stop. And
11 people will stop going from Massachusetts into
12 Rhode Island because we are going to have a
13 nicer facility than Twin River.

14 Let's talk about the impact on the
15 Commonwealth in terms of tax revenue. The
16 number I'm giving you comes from the Innovation
17 Group. Michael Soll is here. As you know, the
18 Innovation Group is one of the leading firms in
19 the business. They actually invented the
20 formulas by which you do studies and represent
21 many states, etc.

22 So, all of these numbers are their
23 numbers that I'm going to give you. The
24 projection is that assuming we are the only

1 casino in Region C, after cannibalization,
2 after you subtract what the other casinos will
3 lose the business, we are projected to generate
4 an additional \$71 million a year in Brockton,
5 which is new money going to the state, plus you
6 get the license fee upfront of \$85 million.

7 I should point out that the
8 cannibalization is not that material in the
9 sense that any of the existing casinos that are
10 operating in the Commonwealth will be in
11 trouble. And you can look at that chart on
12 page 34. There's no impact virtually at all on
13 MGM.

14 There's an impact on Penn, but they
15 knew that was going to happen. And there's an
16 impact on Wynn, but they're still going to do
17 based on these projections of over \$700 million
18 of win if we open. Our projection is we will
19 do just over \$400 million of business assuming
20 we are the only casino. When I say our
21 projection, this is the numbers from Innovation
22 Group.

23 Looking on the next slide 35 at the
24 annual gaming tax increase, you can see where

1 the \$71 million net number comes from. We
2 actually would generate about \$101 million, but
3 you will lose a little from each of the others.
4 Wynn the most, but of course they make far and
5 away the most. So, we net \$71 million per
6 year.

7 Let's move to the second scenario
8 which is that we are operating a casino and so
9 is the Tribe in Taunton. Let's go through the
10 same analysis. The first again is my Econ 101,
11 if you will. Do we have enough adult people in
12 relationship to the number of gaming positions?
13 Now the gaming positions have been increased
14 because we take Wynn, we take Plainridge, Twin
15 River, Newport Grand and we add on a slew of
16 positions at Taunton.

17 Again, there are more adults per
18 gaming position with this addition in Brockton
19 then there are in any of these other major
20 market, including Philadelphia, Pittsburgh and
21 Chicago where we're operating very successful
22 projects. There's 280 adults per gaming
23 position when you put all those into this
24 market. That's more than in Chicago which has

1 224.

2 If you look at the next slide, page
3 38, you'll again see why we will do well. We
4 are 17 miles from Taunton. That was critical.
5 I mentioned at the very start of why we
6 selected this site. We knew we could survive
7 if they had a casino.

8 You can see where we are located.
9 We are closer to the big population base coming
10 out of south of Boston. And we're 27 miles
11 from Wynn. And we're 27 miles by highway to
12 Plainridge. So, we are very comfortable with
13 our location.

14 Now let's look at the impact of the
15 casino both in Brockton and Taunton and how
16 much money is the Commonwealth going to make?
17 The first premise is that you are always better
18 off with a casino in Brockton. Net of all of
19 the cannibalization, if you have two casinos,
20 the Commonwealth will collect \$40 million net
21 per year.

22 That's not as much as 71 if we are
23 alone because there are no taxes being paid.
24 But it is still more than you now have. Well,

1 a Tribe would not share the revenue, doesn't
2 pay tax if we're there. We are still paying a
3 25 percent tax. And frankly, we're going to do
4 much more business than Taunton for the reasons
5 you just saw. We are closer to the population
6 base right off of Route 24 by 17 miles.

7 I also should point out, which is
8 very significant that the cannibalization
9 impact on the other casinos in the state will
10 be minimal just by adding a second casino. And
11 logic would tell you that will happen because
12 if somebody is going to lose business, say from
13 Wynn or from Plainridge, it's not going to
14 matter that much if there's one casino or two.

15 So, there is very little additional
16 cannibalization. You see that on page 40.
17 Again, these are the numbers from the
18 Innovation Group. If there are two casinos,
19 instead of generating \$404 million of revenue,
20 we will generate \$327 million of revenue. But
21 at \$327 million, we have a significant amount
22 EBITDA or EBITDAM, I should say. Numbers which
23 we've given you which substantially exceed \$100
24 million a year.

1 So, this is going to be a very
2 successful casino for me and for you and for
3 the citizens of Brockton. And frankly, if our
4 numbers are off some, if they are off \$50
5 million some number, we will still be very
6 successful.

7 Now really the key is on page 41.
8 This is the net from all of the different
9 scenarios of what your taxes will be. If we
10 are alone, the net taxes after cannibalization
11 is \$71 million a year. If you have two casinos
12 here, us and Taunton, you'll have \$40 million
13 in net revenue, but you will have 3000 jobs,
14 almost double the jobs because you have two
15 casinos and double the economic benefits.

16 If you have Taunton only and we
17 don't have a license, you'll have 1500 jobs,
18 but you'll actually make less in revenue than
19 you'll have if you have two casinos. The
20 number is \$33 million. And of course, you are
21 not running the risk that maybe you don't have
22 a Taunton casino if you have two casinos or you
23 award us a license.

24 Obviously, if you don't award us a

1 license, and they don't build a casino in
2 Taunton, you've got zero.

3 So, the bottom line of economics
4 here is the Commonwealth earns more tax revenue
5 if you give us a license. That's true if
6 Taunton ultimately opens or if they don't open
7 then you make even more.

8 As I said earlier, the Brockton
9 casino will be successful even if there is a
10 tribal casino in Taunton with \$327 million of
11 win. I should also point out that if there are
12 two casinos here, Taunton will be successful.
13 They won't make as much revenue as they would
14 have if we were not in the region, but they
15 don't pay any taxes.

16 So, it isn't like Taunton if you
17 give us a license and Taunton is going to get a
18 casino if it's ultimately determined that they
19 can have one. And we're going to get that
20 issue in a moment minute. So, there is a
21 significant cost to the Commonwealth if a
22 license is not awarded to us. And we think
23 it's highly likely that a casino in Taunton
24 will be delayed many years and probably will

1 never be allowed to open.

2 So, let me talk about that for a few
3 minutes. I am going to do this quickly. Then
4 call on the Mayor or we can do the Mayor now if
5 he is running out of time. Let me call on the
6 Mayor now because he has to go to a school
7 board meeting, I believe. I'll finish my
8 comments afterwards about the situation.

9 THE HON. BILL CARPENTER: Mr. Chair,
10 Commission, good evening. Let me officially
11 welcome you to Brockton, the city of champions.

12 I appreciate the opportunity to
13 share my thoughts with you on what this resort
14 casino would mean for the residents of Brockton
15 and the future of our city. We all know the
16 numbers, a combined \$12.5 million per year plus
17 over \$10 million in infrastructure improvements
18 plus another \$5 million in upfront payments to
19 the city before the casino even opens.

20 But my comments today are not about
21 the numbers, but instead about what \$140
22 million over the next 10 years means to the
23 city of Brockton.

24 Brockton is a gateway city, one of

1 only nine minority/majority cities in the state
2 where our unemployment rate runs at about 150
3 percent of the state average, and many of our
4 residents are underemployed particularly in our
5 immigrant communities.

6 Our economic development team is
7 working to revitalize a manufacturing legacy
8 city that has been down for the count for a
9 while. We are no longer the shoe city.
10 Blueprint for Brockton 2025, our 10-year
11 economic development plan identifies the
12 Belmont Street corridor near the proposed
13 resort casino site at the fairgrounds as an
14 economic revitalization district.

15 The plan calls for an entertainment
16 district in that area anchored by a resort
17 casino complex. The resort casino will not be
18 on an island but instead directly connected to
19 the redevelopment of that area.

20 When we talk about economic
21 development, what we're really talking about is
22 jobs. The creation of 1800 good paying
23 permanent jobs with benefits, not to mention
24 the 2000 union construction jobs during the

1 build out. Our host community agreement
2 contains a residency preference in hiring. So,
3 we know that the vast majority of these jobs
4 will go to Brockton families.

5 Jobs with a company who not just has
6 a strong track in hiring minorities and women,
7 but a proven record of providing career and
8 promotional opportunities to their minority and
9 female employees.

10 Think about the improved standard of
11 living that comes with those jobs for Brockton
12 families, but even more importantly what those
13 jobs mean to the futures of the children of
14 those families. Let's talk a moment about
15 those Brockton children.

16 We have about 17,500 students in the
17 Brockton public schools, 83 percent of our
18 students receive a free or reduced lunch. 83
19 percent of our kids living at or below the
20 federal poverty level. Over one-third of our
21 students are not proficient in English. More
22 than half of our students go home to a
23 household that does not speak English as its
24 first language. And 18 percent of our students

1 receive special education services above the
2 state average.

3 The Brockton schools also serve
4 about 600 students that are classified as
5 homeless. The transportation costs alone for
6 those 600 homeless students mandated under
7 McKinney-Vento is nearly \$1 million per year.
8 But out of 600 homeless students only about 200
9 were Brockton residents at the time when they
10 became homeless.

11 And make no mistake, we embrace the
12 challenge of providing the additional needs and
13 supports that these children require. And we
14 welcome them with open arms. But there is no
15 question that Brockton is bearing a
16 disproportionate burden the region's
17 homelessness problem.

18 Those jobs going to Brockton
19 residents will pump an estimated \$16 million of
20 payroll annually into Brockton's economy.
21 Couple that economic impact with the local
22 purchasing requirement contained in the host
23 community that compels the resort casino to
24 purchase goods and services locally.

1 We are talking about priming the
2 pump of Brockton's economy with tens of
3 millions of dollars annually, spurring growth
4 and creating private-sector jobs.

5 The state's current Chapter 70
6 formula for local aid to education falls far
7 short of the cost of meeting the needs of the
8 Brockton public school system. Once again this
9 year, our school budget alone faces a projected
10 deficit in excess of \$10 million, potentially
11 causing over 100 additional teacher layoffs
12 this year and the closing of at least one
13 school.

14 While most of our surrounding
15 communities have level or declining student
16 enrollments, Brockton is a gateway city. The
17 Brockton schools have grown by 1000 new
18 students over the past four years, net gain of
19 1000 students over the past four years.

20 And casting a further shadow over
21 the Brockton schools is the impending need for
22 an overdue renovation or replacement of our
23 4500-student 43-year-old Brockton High School.
24 A \$300 million replacement is not likely. But

1 at a minimum, we face a \$100 million renovation
2 and expansion of the existing high school.
3 Even with a maximum state reimbursement of 80
4 percent, that leaves a \$20 million balance due
5 to Brockton, money we don't have.

6 The \$12.5 million per year in annual
7 revenue from a resort casino will allow us to
8 increase local aid to an overcrowded cash
9 strapped school system. Our host community
10 agreement also includes a half-million dollars
11 per year for a community nonprofit. And we've
12 designated the Brockton Education Foundation,
13 501c3 that strives to fund the needs of our
14 students that we're not able to fund through
15 the school budget.

16 That money will be used to pay for
17 afterschool sports, afterschool enrichment in
18 arts and music, support for the award-winning
19 Brockton High band and Brockton High drama
20 club, and transportation for our sports teams.
21 With 83 percent free and reduced that preempts
22 us from charging user fees. But these
23 opportunities for our Brockton children should
24 be based upon their ability, not their ability

1 to pay.

2 No one better understands the
3 challenges and budget shortfalls of our schools
4 than our superintendent of schools, Kathleen
5 Smith, who has gone on record as supporting the
6 resort casino proposal.

7 The development of the Brockton
8 resort casino will also mean improved public
9 safety for Brockton's residents. Currently,
10 the Brockton police force has 184 police
11 officers. However, the Department of Justice
12 guidelines for police staffing for a city the
13 size of Brockton calls for 250, 66 more than we
14 currently have.

15 A portion of the \$12.5 million
16 annual revenue from the casino will allow us to
17 hire more police officers, continuing to
18 rebuild our police department. But
19 additionally, the public safety mitigation
20 agreement with the casino will directly fund
21 the hiring of eight additional Brockton police
22 officers, two additional school police officers
23 along with more school crossing guards, while
24 also allowing us to invest public safety

1 capital in a fire engine and additional police
2 cruisers.

3 Our mitigation agreement also calls
4 for a \$10.2 million investment in traffic
5 infrastructure for pedestrian and traffic
6 safety on the west side of Brockton. I know
7 you saw that illustrated earlier.

8 Most of this investment will be in
9 that Belmont Street corridor identified by
10 MassDOT as a high crash area, an area in which
11 we've had two pedestrian fatalities within the
12 past two years. This critical investment and
13 safety infrastructure will be paid for by the
14 casino developers with no taxpayer dollars.

15 Perhaps the biggest challenge facing
16 the city of Brockton is to change the
17 perception of our city. A destination resort
18 casino surrounded by an entertainment district
19 will transform the image of Brockton from a
20 city to drive through to a city to drive to.

21 And on a personal note, I think it
22 is important for the Commission to know that my
23 son's family lives directly across street from
24 this proposed site at the Brockton Fairgrounds,

1 in fact, one of the closest residences to the
2 project. And if I thought for one minute that
3 this project would have a negative impact on
4 the neighborhood, I would never support it
5 right across the street from my grandchildren,
6 no matter how much money it generated.

7 The state has harmed Brockton in its
8 revenue funding of both schools and municipal
9 services both in unrestricted state aid and
10 Chapter 70 local aid to education. Let's not
11 compound those two factors with a third by
12 failing to issue a casino license for region
13 three.

14 Here are the facts. Governor
15 Baker's proposed FY17 budget calls for \$20.1
16 million in unrestricted local aid to Brockton.
17 Sixteen years ago in FY2001 that number was
18 \$26.79 million. Today the city of Brockton
19 receives \$6.6 million less in local aid than it
20 did 16 years ago.

21 If we factor in inflation, the
22 consumer price index over the last 16 years,
23 the true shortfall adjusted for inflation is
24 \$15.6 million. Had the state just continued

1 local aid adjusted for inflation, our local aid
2 today would be \$15.6 million more than it is.

3 The casino revenue for Brockton only
4 partly makes up for that. Keep in mind that's
5 a one-year deficit, one-year loss that we've
6 been sustaining for 16 years. But the casino
7 revenue for Brockton only partly makes up for
8 that. Nonetheless, it's desperately needed.

9 Today, the city faces the need to
10 find more than \$23 million in new revenue or
11 spending cuts to maintain level services city
12 and schools from FY16 to FY17. And think about
13 that \$23 million shortfall compared to the
14 shortfall in local aid over the last 16 years.

15 It's clear how much of Brockton's
16 budget problems derive from state decisions.
17 It's also clear how important a casino award
18 with \$12.5 million per year in new revenues
19 would mean to Brockton in the future.

20 A decision to award the Region C
21 license would help to offset in part the fiscal
22 damage done by other state decisions. There is
23 no good reason to hold off on awarding the
24 Region C license to a private company willing

1 to put up its own capital at risk to the
2 benefit of both the state and the city of
3 Brockton.

4 So respectfully, I strongly urge the
5 Gaming Commission to issue the Region C license
6 without further delay. The application period
7 has now extended past year. Whether or not
8 there may someday be an Indian casino in
9 Taunton after years of legal challenges, should
10 not be a factor in determining Mass Gaming and
11 Entertainment's suitability for the Region C
12 license. It's time to start generating the
13 hundreds of millions of dollars of revenue that
14 is desperately needed by both the Commonwealth
15 and the city. Thank you.

16 CHAIRMAN CROSBY: Mr. Bluhm, I know
17 you have some more too, but if you can just be
18 as quick you can. We had no idea that this was
19 going to go on this long.

20 MR. BLUHM: This is going to be
21 quick. This is a hard act to follow, the
22 Mayor. And we certainly appreciate the
23 tremendous need that the city has.

24 I just wanted to address the

1 situation involving the lawsuit that's been
2 filed. As you know, a group of citizens in
3 Taunton long opposed to having a reservation in
4 their community have brought suit to challenge
5 the Department of the Interior's decision to
6 put land in trust.

7 Their case is exceptionally strong
8 by any measure of legal review. We've talked
9 to a lot of attorneys who are experts in this
10 field. Each expert in Indian law agrees that
11 the Department of the Interior's decision is
12 unprecedented, contrary to law and violates the
13 2009 Carcieri Supreme Court case which held
14 that the Narragansett Indians in Rhode Island
15 could not get land in trust.

16 The citizens group asked us to help
17 fund their lawsuit. And after looking at the
18 law -- I am not a lawyer anymore. -- I frankly
19 was astonished as have others in looking at
20 what the Department of Interior has done. And
21 we decided to participate in the funding of the
22 suit that they brought.

23 While there are many legal and
24 factual errors in the Department of Interior's

1 grant of land in trust in Taunton, the
2 Department ignored the plain language of the
3 statute as interpreted by the Supreme Court in
4 the Carcier case.

5 The Department effectively
6 recognized that the Tribe was not under federal
7 jurisdiction in 1934. That's the key
8 requirement of the Supreme Court's Carcier
9 case. And the Department basically recognized
10 that. That's required in the Carcier case.

11 But they then tortured the language
12 in the statute to justify an unprecedented
13 decision which took over five years for the
14 Department to make. Basically, the Department
15 ignored the reference to "such members in the
16 statute that necessarily meant only members of
17 a tribe that was under federal jurisdiction in
18 1934."

19 I urge all of you to look at the
20 materials that we have sent to you which
21 included a letter from us, a memo from our
22 lawyer, our Indian lawyer David Tennant. And I
23 think you have a copy of the complaint as well.

24 You don't have to be a legal expert

1 to look at the language in that statute and
2 scratch your head and ask how they came to that
3 conclusion.

4 The effect of the lawsuit is that we
5 expect that there will be many years of
6 litigation five or 10 or even more years before
7 it can be decided whether or not the land can
8 legally be put into trust.

9 This is an important point to note.
10 We know of no situation where financing has
11 been obtained when a court challenge was
12 pending to the Department of the Interior's
13 decision to put land in trust until a federal
14 court had ruled in favor of the tribe. The
15 present situation is the strongest challenge
16 that we know of to the Department of the
17 Interior's unprecedented interpretation of the
18 statute.

19 In the current situation, with such
20 a weak case for putting land in trust, we don't
21 believe that any rational company would
22 ultimately fund a \$500 million project before
23 this matter was resolved in court. It would
24 not be prudent to risk your entire investment,

1 which would be lost if it were ultimately
2 determined that the land cannot be put into
3 trust. Certainly, no construction lender would
4 take that risk.

5 It's important to bear in mind that
6 if it's determined that the land cannot be put
7 in trust, this is a binary decision. And in
8 substance, any investment by a lender or equity
9 would be worthless if a casino could not be
10 built and you put money into it.

11 So, ask yourself if you were a bank,
12 a financial institution, would you make a loan?
13 Or if you were an equity partner, would you
14 risk \$500 million of equity or a loan guarantee
15 prior to this matter being resolved? It is not
16 a sensible risk reward.

17 Someone might say that they are
18 going to fund this, but will they really do it?
19 If that person has the financial resources to
20 put into this project before this is unknown
21 (SIC), I don't think they would do it. And if
22 they have the money, they are smart business
23 people. And I don't think it is a smart
24 investment to take this gamble for the limited

1 reports when you could end up with nothing.

2 So, the bottom line of it is we
3 think that it will at least be many years
4 before a tribal casino can be built. And in
5 all likelihood, a tribal casino will probably
6 never be built in Taunton because this land
7 should not have been put in trust.

8 That basically concludes our
9 remarks. I just want to make a couple of last
10 statements which will be very short.

11 In conclusion, awarding a license in
12 Brockton you've already heard will create money
13 desperately needed for the town of Brockton and
14 surrounding communities who by the way we have
15 agreements with all nine communities now. Very
16 likely that the development of the tribal
17 casino will be delayed for many years and
18 perhaps never opened.

19 The Gaming Act and the tribal
20 compact each contemplated the possibility of
21 two casinos in Region C. And as I pointed out,
22 the Commonwealth earns more revenue with a
23 commercial casino in Brockton or with two
24 casinos than with Taunton alone.

1 With both Brockton and Taunton
2 having casinos, jobs are almost doubled and
3 economic development increases. But if you
4 don't award a casino license in Brockton and
5 the tribal casino never opens, the Commonwealth
6 will lose \$700 million over 10 years, all of
7 the benefits and jobs etc.

8 Again, if you'll award us a license
9 in Brockton, the Tribe will still have a casino
10 if it is ultimately determined that it was
11 legal to do so in the federal courts. It will
12 be a successful casino because frankly we've
13 run the numbers. And I don't know if they are
14 better off paying no tax or paying 17 percent
15 tax when they're all alone. But they will do
16 fine paying no tax. As I mentioned earlier,
17 we're confident that the Brockton casino with
18 two casinos will be successful.

19 But not awarding a license to
20 Brockton is going to put a dagger in the heart
21 of Brockton and hurt the surrounding
22 communities. And we can open in the spring of
23 2019 or possibly sooner.

24 The bottom line is it's a big gamble

1 if you don't give this license to Brockton
2 because you will hurt Brockton so badly. And
3 at the same time, you are running the risk that
4 there will be no casino in Taunton. And if
5 that happens and you don't give us the license,
6 the Commonwealth is going to lose over the next
7 five years after we open roughly \$500 million
8 including a license fee.

9 Talking about a big gamble losing a
10 lot of money and really hurting a city that
11 needs it. If the Indian tribe ultimately is
12 allowed to have the land in trust, they will
13 have a successful casino.

14 So, we urge you to seriously
15 consider, as I know you will, and issue us the
16 license. And I urge you to ask your experts
17 and look at the statute yourself and the
18 materials we've given you. And you look at
19 that language. You are all intelligent people.
20 And you'll scratch your head I am convinced and
21 say I don't know that this thing can stand up
22 at all. It doesn't makes sense to me.

23 Thank you for listening to us and
24 hearing the presentation. We appreciate it.

1 CHAIRMAN CROSBY: Thank you very
2 much, Mr. Bluhm. Thank you to the rest of the
3 representatives from the applicant. It's been
4 two hours. We're going to take about a five-
5 minute break. And we will come back with other
6 elected officials.

7
8 (A recess was taken)

9
10 CHAIRMAN CROSBY: Ladies and
11 gentlemen, we are ready to be reconvene. The
12 next item on the agenda is the other elected
13 officials. At this point, we only have one on
14 the list. Ladies and gentlemen, if you can
15 take your seats, please. Councilor Timothy
16 Cruise, please come forward.

17 MR. CRUISE: Thank you very much,
18 ladies and gentlemen. For the record, I am
19 Ward 1 City Councilor Timothy Cruise. I'm also
20 the president of the city council. The
21 important thing being Ward 1 city council is
22 because the fairgrounds is in Ward 1. I am the
23 city councilor from the area.

24 I want to say that I am here to beg

1 you to approve this license. I don't know that
2 we can wait much longer. I don't have a
3 prepared speech like the Mayor did.

4 But I live about 400 yards from the
5 fairgrounds. And if anybody would be against
6 it, it would be me and my family. And we are
7 very excited for the opportunity to have this
8 come to the city. I can tell you that it's not
9 just about the mitigation dollars, the dollars
10 we can get upfront although that is huge. As
11 we are preparing this year's budget, again,
12 your Commission is in charge with it, but we as
13 a city have taken a lot of things on the chin
14 from the Commonwealth of Massachusetts for the
15 last 20 years.

16 We educate people that aren't from
17 Brockton. And we don't get full reimbursement
18 for that. The Governor's new budget is going
19 to crucify our schools if it goes through as it
20 is.

21 This is an opportunity for you as a
22 commission to help cities like Brockton, which
23 is really what this legislation was about. I
24 think you will find that a lot of the people

1 that you will have testify later that are
2 against this are against gambling in general,
3 which I respect. There are people who do have
4 an issue with that.

5 However, that is not what this
6 Commission is charged with. The Legislature
7 voted to approve this. The people of
8 Massachusetts voted to approve this. The
9 people of Brockton voted to approve this.
10 Those questions are done.

11 Those votes have all been done.
12 Again, some people might say and I see in the
13 paper every now and then the election was
14 fairly close. Well, as I joke with city
15 councilors who have won by five votes before,
16 you know you call somebody who wins an election
17 by a vote, you call them councilor.

18 The election, there was nothing in
19 the legislation that said you had to win by a
20 plurality or by 65 percent or by 70 percent.
21 The election was held in Brockton. And the
22 people of Brockton voted yes on this. And
23 again --

24 CHAIRMAN CROSBY: Folks, please.

1 Excuse me, Sir. Would you please be quiet.
2 I'm speaking to both sides. Let's please keep
3 this down. We're not going to be here all
4 night as it is.

5 MR. CRUISE: Again, I'll be much
6 shorter. I don't have a lot more to say other
7 than I agree completely with the idea that your
8 commission has been charged with giving out
9 these casino licenses. Every day that goes by
10 is more money that the Commonwealth and the
11 city and the area towns all lose out on.

12 Clearly, with the court case against
13 the Wynn casino that could be another year
14 before it even starts looking at permits.
15 Springfield has already started to make changes
16 and has been pushed back I believe a year.

17 This project is ready to go. I've
18 been a city councilor for over 10 years. And
19 I've been very involved before that in much of
20 what has gone on in this city. We try to
21 attract businesses that we can.

22 I don't have any other businesses
23 come to Brockton looking to invest \$700
24 million. The last good piece of property, one

1 of the last really good pieces of property in
2 the city is the fairgrounds. It's a historic
3 piece of property, but the fair itself has
4 fairly pretty much run its course. It's time
5 to move that piece of property, privately owned
6 piece of property forward. This is a great
7 opportunity to do that.

8 Some of the other items that have
9 come up Belmont Street in my ward is one of
10 the most dangerous streets in the state. We
11 need to fix it. It's a state road. They don't
12 have the money to fix it. We don't have the
13 money to fix it. The only way I'm going to be
14 able to get that road fixed is with the money
15 that is coming from the developer who clearly
16 wants that fixed because he doesn't want
17 traffic.

18 Traffic is something that my
19 constituents are concerned about. I understand
20 that. But the people that will want to make
21 sure there is no traffic issues are the people
22 that want to get their customers off the
23 highway and into the casino quicker and out
24 quicker. They don't want traffic. So, they've

1 already worked with us. I've seen good plans
2 to move that traffic in and out safely.

3 Those are the items that I can't fix
4 on my own in the city. And this is one of our
5 last best chances to move the city of Brockton
6 forward.

7 I currently have three hotels in the
8 city that are 100 percent full. The problem is
9 they are 100 percent full with homeless
10 families put here by the Commonwealth of
11 Massachusetts that we educate and sometimes get
12 partial reimbursement about a year and half
13 later.

14 This is an opportunity to have
15 people who want to come to Brockton, want to
16 stay in those hotels and a new resort hotel.
17 Again, it's not just about the money that we
18 can get short-term, it's about changing the
19 image of the city I grew up in.

20 I want people to want to come to
21 Brockton again. We are the only city on the
22 South Shore, the largest city on the South
23 Shore. I grew up as a kid where Brockton was
24 the place to be.

1 Certainly, 100 years ago we were the
2 shoe city. We were one of the lead cities in
3 New England. And we were famous around the
4 world. I want to be famous for the right
5 things again. I want people to want to come to
6 my city again.

7 If you approve this license, I
8 believe this project will almost certainly be
9 the first casino opened in the state, again
10 other than a slots parlor, which is not a full-
11 service casino. Again, respectfully, I don't
12 think it's your worry about competition, really
13 not your decision to make. A private business
14 has made a decision that they can even if the
15 Indian casino moves forward that they clearly
16 believe they can make money.

17 They're not going to invest \$700
18 million if they don't believe they can make
19 money. Again, hesitation on your part about
20 oversaturation and that kind of thing I think
21 that's really not in your tent. I think it's
22 something that private industry makes that
23 decision and they've made that decision.
24 They're here. They've spent money. And they

1 are ready to spend \$700 million in my city.

2 Again, to make it a city where
3 people want to come to, I envision within a
4 year or two of a casino being open somebody
5 building a nice restaurant over where the
6 Staples is right now. Instead of empty plazas
7 on Belmont Street and other places, have
8 restaurants and other things, theaters that
9 people want to come to.

10 So, please I ask you, I beg you to
11 approve this and approve it quickly because the
12 state is losing out also. At this point, we
13 have no money coming in from casinos.
14 Legislature again approved it. The people of
15 Massachusetts approved it. And the people of
16 Brockton approved it. So please, grant the
17 license and please grant it quickly. Thank
18 you.

19 CHAIRMAN CROSBY: Thank you.
20 Senator Mike Brady.

21 MR. BRADY: Thank you, Chairman.
22 Thank you to the board for allowing us to
23 speak. I'm the state senator from the area.
24 As mentioned from my colleague, the city

1 councilor, this was on the ballot. The voters
2 in Brockton voted in favor of this.

3 I think some of the concerns with
4 traffic issues, we put money through the state
5 funding budget on bonding bills and
6 transportation, but there's not enough money to
7 fix the roads and infrastructure in our city.
8 The revenue from this proposed casino will help
9 bring revenue into our community.

10 Brockton's troubles are much like
11 any other gateway city in the Commonwealth.
12 Its tax revenues have habitually failed to keep
13 pace with expenses to run the operation of the
14 government in the Commonwealth in the city.
15 Employee benefit costs and all costs to run the
16 operations of the city are gobbling up every
17 dollar in sight.

18 And our unfunded pensions and
19 healthcare costs have gone through the roof.
20 And our tax revenue is not meeting the needs
21 that we need in the city of Brockton. We are
22 in desperate need of more public safety
23 personnel, more police and firefighters and
24 more importantly more than anything is jobs.

1 The jobs that this casino will
2 provide will help to put people back to work.
3 And I've had tremendous calls from residents
4 all across the area that want to go back to
5 work. The revenue over \$10 million that city
6 will receive from this and the state over \$100
7 million in taxes are much needed to operate the
8 state and the city of Brockton in which we need
9 to operate our budget and to keep things
10 operating in a timely manner.

11 When I first got elected into the
12 statehouse over eight years ago, we were facing
13 a deficit. We seem to have come above that and
14 everything else. And this year, the Governor's
15 proposal we're facing severe deficit, budget
16 deficits.

17 So, we desperately need the revenue.
18 We need the jobs. And as a city councilor who
19 used to represent the area near the
20 fairgrounds, I used to get complaints from
21 different events that would go on there late at
22 night. This will be an enclosed facility.
23 Anytime I worked with the owners and the
24 operators of the fairgrounds, any complaints I

1 did get, they were answered in a timely manner
2 and addressed.

3 The noise and so forth this will be
4 an enclosed facility. So, we won't get the
5 noise. There was concerns years ago from other
6 things operating in this area.

7 I don't want to be repetitive, as
8 the city councilor mentioned but this was on
9 the ballot. The voters voted for it, and
10 desperately need the revenue and the jobs.
11 Thank you.

12 CHAIRMAN CROSBY: Thank you. Are
13 there any representatives of surrounding
14 communities who wanted to speak? Identify
15 yourself, please.

16 MR. LALLY: My name is Jack Lally.
17 I'm a city councilor.

18 CHAIRMAN CROSBY: From Brockton?

19 MR. LALLY: From Brockton, yes, Ward
20 6.

21 CHAIRMAN CROSBY: Sorry. Say your
22 name again.

23 MR. LALLY: Jack Lally. This was a
24 tough decision to come to. I had to really

1 look at both sides carefully but I have to say
2 I am in favor of the casino coming to Brockton.

3 The city is in desperate, desperate
4 need for increased investment and increased
5 revenue. Something like this could turn around
6 the entire area and start to really help
7 Brockton.

8 We are looking at some really,
9 really tough decisions coming up when it comes
10 to budgeting. I have been a councilor for
11 eight weeks. I'm 19 years old and I know this
12 isn't going to be pretty.

13 When I was in high school I had my
14 own car. If I chose, I could have driven to a
15 casino out-of-state. They might not have let
16 me in. And I don't think they would let
17 someone underage go into the casino in
18 Brockton. Just because there's a school nearby
19 doesn't mean it is suddenly going to become the
20 place that high schoolers are going hang out.

21 We need the money. I am implore you
22 to please give us this casino because we are in
23 a desperate situation. It will help us out
24 tremendously. Without it, we will be in some

1 steeper financial troubles. Thank you.

2 CHAIRMAN CROSBY: Thank you.

3 Representatives of surrounding communities, I
4 believe there are none, representatives of
5 impacted live entertainment venues, I believe
6 there are none. Then we will move onto the
7 representative from Stand Up for Brockton.

8 MR. MCDERMOTT: Good evening, Mr.
9 Chairman, Commissioners. My name is Fred
10 McDermott. I'm an attorney, local attorney,
11 Brockton attorney. I'm representing Stand Up
12 for Brockton. And I'm also here on behalf of
13 BIC, Brockton Interfaith Community.

14 I'd like to introduce you to Richard
15 Reid who is the pastor of the North Baptist
16 Church in Brockton. He is going to speak on
17 behalf of Stand up for Brockton. Thank you.

18 REV. REID: Commissioners, I want to
19 thank you for the opportunity to present to you
20 today some of the concerns of Stand Up for
21 Brockton and at least 50 percent of the
22 population of Brockton.

23 The harsh reality is that Brockton
24 is going through hard times right now. And the

1 leadership, we appreciate the fact that they
2 are looking for solutions. They were elected
3 to find solutions. Now there are supposed
4 quick fixes and then there are those long-term
5 strategies.

6 Reality reveals that quick fixes
7 never last and are often harmful to a
8 community. We implore you to follow that we of
9 Stand Up for Brockton would call a biblical
10 principle of counting the cost.

11 Our goal really would be that there
12 be no casino whatsoever in Region C, but there
13 is a reality that there is going to be one, at
14 least one here in this area. The vote on May
15 12 we acknowledge. We were short by 148 votes.

16 But that yes vote did reveal a great
17 divide in the city. It certainly was not an
18 overwhelming victory. When you look at what
19 happened \$1.6 million spent against \$3627. I
20 stand amazed that actually it was that close.

21 Recently, someone did a poll, a
22 random phone poll of people in Brockton and it
23 too is very close. The results were I believe
24 255 people said I am neither for or against or

1 refuse to answer. 700 voted and said that I am
2 for a casino. And 784 said no casino
3 whatsoever. So, it is still a very close
4 thing. And it is a divided city.

5 The promise of \$10 million a year is
6 a lot of money. I wish somebody would give me
7 \$10 million to work with. It would be
8 wonderful for our church and for any of the
9 churches in our community. For Brockton, that
10 is just enough to cover at the current budget
11 rate 10 days of operations.

12 The reality is it's not going to
13 provide any relief to our current budget
14 problems in our city. It's going to be spent
15 primarily on policing and other issues that are
16 related to that immediate area of where the
17 casino has been proposed.

18 We say show me the money and we know
19 that the agreement says that 80 percent of
20 PILOT, the payment in lieu of taxes, in other
21 words instead of real property and real estate
22 taxes, it's part of this \$10 million. And it's
23 going to be used all up. There's going to be
24 nothing left over. And again, it's going to be

1 concentrating, taking care of services in that
2 immediate area.

3 The city of Brockton is also
4 required to find a better water supply or
5 additional water supply. Adding an enterprise
6 the size of this proposed casino, according to
7 their documents would say they use 120,000
8 gallons per day and generate 110,000 gallons
9 per day of wastewater. We have no remedy for
10 this. Can our system currently handle this?

11 We have a real problem with our
12 water system in Brockton. The casino is
13 certainly not going to help. We have an aging
14 water system. Pipes are breaking on a regular
15 basis. Last year we went through a couple of
16 days without any water here.

17 Right now the northernmost street in
18 Brockton, Brookside Avenue, it has relatively
19 low water pressure. I expect that should
20 something in the middle of town taking 120,000
21 gallons a day that's going to diminish that
22 down to a trickle. It's a real problem.

23 The desalination plant, the Taunton
24 River Plant, it's not ready to meet the current

1 needs of Brockton. This is an issue completely
2 aside really from the casino, but it is
3 preparing Brockton for recovery. This may or
4 may not be the solution. That's for others to
5 decide.

6 We do have a serious addiction
7 problem here in Brockton as many communities in
8 Massachusetts do. One of the best quotes I
9 heard on this was by Peter Kadzis on WGBH video
10 who said we would never negotiate with a heroin
11 provider a how much addiction he can bring into
12 a community, why would we negotiate the same
13 with a casino?

14 Again, pointing out the fact that
15 there are ramifications for a decision of this
16 nature. There are problems that do come. Yes,
17 all of the numbers that have been placed before
18 us today, they sound impressive all of the
19 extra money and all that. But what happens
20 with families and individuals in our
21 communities? There is a cost.

22 The Mass. Gaming law allows for
23 three Category 1 casinos in Massachusetts,
24 Everett, Springfield and Taunton. The Mashpee

1 Tribe has met the two conditions set forth in
2 the 2013 Indian Accord. They already are the
3 third casino in Massachusetts. Regardless of
4 the lawsuits that are there, they can build at
5 risk. The law simply says three not four.
6 Brockton is not eligible based upon these laws
7 that are now in place.

8 We know that many of us here are
9 against gambling altogether. There are many
10 people who just don't want it where it's
11 located. Government gambling has always been a
12 problem. It seems to be a failed government
13 policy. I don't know of any government agency
14 that refers to as a policy but that's really
15 what it seems to be for the layman to look at
16 it. It has caused problems for many American
17 families.

18 It's blatantly dishonest. It just
19 starts with a little bit here, a little bit
20 there. And then it becomes a real problem.
21 When this problem gets made worse for an
22 individual, one of the things that we see and
23 I've observed even in Brockton already is
24 places like churches and other nonprofits

1 become the first line of defense.

2 When somebody is going through a
3 struggle whatever it be, one of the things they
4 turn to is the church. I know I get calls
5 every single year, people looking for
6 additional food. This past year it was for
7 rent and mortgage money. Their needs are not
8 being met. Do these folks need jobs, yes. But
9 is this the place to do it?

10 Again, gambling has failed to
11 deliver. It often is promised that it's going
12 to solve the problems. The problems of
13 Brockton are many. They need solutions. But
14 is this the best way to do it?

15 Do the casinos really deliver on
16 what they are saying on paper or slide even
17 today? It's failed because it's financially
18 damaging to the citizens.

19 It increases the divide between the
20 powerful few and everyone else. Predatory
21 gambling is a real problem. It is happening in
22 more and more communities as they continue to
23 expand. The target is the wallet. And it is
24 the low-income. It is the senior citizens, the

1 minorities, those that can least afford this is
2 the target market.

3 Many people have some ideas of what
4 they are selling us today about what the
5 reality is. But I would classify them as lies
6 that have been told that commercial gambling
7 creates jobs. No great nation or state has
8 ever built prosperity on the foundations of
9 personal debt, addiction and the steady
10 expansion of businesses that milk the existing
11 wealth instead of producing new wealth.

12 We need jobs in Brockton. There is
13 nobody that will argue that. We're all in
14 favor of new jobs. But jobs that will create
15 income, will create wealth and stability in our
16 community not draw from what already exists.

17 That casinos improve government
18 budgets, yes, it's impressive. Whether it's
19 \$40 million or \$71 million a year that sounds
20 great. But the reality is when we look at
21 other states that has not really been with it.
22 California being one of the perfect examples
23 that it was supposed to fund the public
24 education. In reality, it only provides 1.3

1 percent of their budget.

2 Do we want to go to Rhode Island, I
3 like going to Rhode Island not to the casinos
4 but for other things. People say you're going
5 to gamble, you're going to go out of state so
6 let's keep the money here. Again, it's not
7 really a valid argument.

8 What we're going to end up here is
9 not necessarily a destination casino but one
10 is that is a convenience casino. Most of the
11 people that will come to it will be ones that
12 are in our immediate area. In those areas that
13 need help the most right now.

14 So, going out of state is really a
15 deliberate public relation tactic to avoid the
16 intense scrutiny of what really happens in a
17 community. The slot machines again, we have
18 the Plainridge casino now. Not a Category 1
19 but there are claims out there that say these
20 don't addict people. They do. And they are
21 designed to draw everything out.

22 I remember a number of times working
23 in computer conventions out in Vegas and
24 leaving my hotel room. The hotel I was staying

1 in was a small one where I didn't expect to
2 find a casino.

3 And when I would leave at 7:00 a.m.
4 to go over to the convention center to work my
5 booth, there would be this group of people that
6 would be at these slots. And when I would come
7 back 14 hours later the same ones are there.
8 It is addicting. It is something we don't
9 need. We have a big enough addiction problem
10 in Brockton. Let's not add to it.

11 The casinos and I bumped in here
12 lotteries, they are not like any other
13 business. A restaurateur will eat his own
14 food. We put in here someone with a vineyard
15 will drink the wine that he makes. A movie
16 actress will watch the movies she makes. This
17 is the only product or service where most of
18 the people who own it and promote it including
19 public officials don't use it and don't even
20 really want to live near it.

21 The fact that it diminishes
22 organized crime. Some studies out in Chicago
23 said that that is not necessarily the case
24 because the criminal or the illegal gambling

1 facilities, once they get people use to having
2 gambling on a regular basis, they pick up
3 people simply because the risk is greater for
4 the reward that they offer.

5 Public opinion supports predatory
6 gambling, we look at the things that you don't
7 want in your backyard. And number one is you
8 don't want a landfill in your backyard. And
9 casino is number two that you don't want in
10 your backyard. I've heard many people say that
11 to me over the last year. We don't really care
12 about a casino. We just don't want it in our
13 backyard.

14 The Brockton reality, and I'm using
15 some of the original numbers that were given a
16 year ago, the promise of 1400 construction
17 jobs. It sounds impressive. These will be
18 union jobs and that is fine. Our union workers
19 need work, but most of the people that we are
20 trying to address that need jobs in Brockton
21 are not union members.

22 These will go to those outside of
23 Brockton proper. Many of it will go to South
24 Shore and Boston-area people. And yet some

1 will have to be brought into our area. It is
2 not going to help the need of the unemployed
3 and underemployed in Brockton.

4 The 1500 plus long-term jobs, you
5 look at the numbers, not all of them are
6 nowhere near the \$50,000 average that they are
7 talking about. Many of these jobs are going to
8 be filled by people that already are doing
9 those same jobs in other places.

10 I think of just the simple area like
11 housekeeping. People are going to be hired
12 because they have experience. And they may be
13 working at one of our city's other hotels now.
14 And they will go over there because of the few
15 extra dollars per hour.

16 It will create some temporary jobs,
17 which is good, but the reality is the
18 likelihood is that many of these smaller hotels
19 that we have in town will ultimately be put out
20 of business with this large hotel. The net
21 gain would be zero.

22 We want to be a destination resort,
23 no. The reality is most of the people will be
24 from this immediate area. That makes it a

1 convenience casino.

2 The location for any business we
3 know is so important. But here this one defies
4 logic for me, putting it next to the high
5 school. I understand there's 47 acres there
6 ready for development, but a high school. This
7 will be what I was looking for, trying to find
8 if anyone else has done it.

9 I cannot find another casino
10 anywhere in the country that is built next to a
11 high school. Someone said well, we'll call
12 Brockton casino high. I don't know that it
13 would ever get to that. I'm hoping that if
14 they get their casino that there will be
15 sufficient measures to keep those that are not
16 eligible to come in there. But the reality and
17 the perception is putting it next to a high
18 school is not good for the image of Brockton.

19 Is there any real economic recovery
20 with a casino? The answer is no. We look at
21 what's happening in Plainridge, understanding
22 it's simply a slots casino. The numbers keep
23 going down. So much so that the Commonwealth
24 has reduced the expectations by 40 percent.

1 That is not good economics.

2 Will it be delivered what was voted
3 on here, we don't know. Springfield has scaled
4 back. The Everett one is going to go through
5 many changes and may be even more due to some
6 litigation. We're not sure what's going to
7 happen there. But is that what the people
8 voted on, probably not.

9 Of course, the reality here is will
10 the Taunton casino happen? The predicted
11 lawsuit came true. And Mr. Bluhm and his team,
12 they are partially funding it. And he
13 explained that well earlier. And I understand
14 where he is coming from.

15 But the reality is that it is not
16 against a casino, it is against the recognition
17 of an Indian tribe and it is a very special
18 tribe. It's the tribe that met the pilgrims,
19 the first immigrants to this country. Who are
20 we to say that they are not an Indian tribe?

21 Enhanced business opportunities here
22 in Brockton. We need to have alternatives. I
23 said it in my opening. We've elected our
24 officials for this particular thing, look for

1 solutions. Opening up Main Street to two-way
2 again will help. Enhancing academic
3 opportunities by expanding college and
4 technical training facilities. This is a good
5 thing for Brockton.

6 Convert part of the fairgrounds
7 property into an indoor sporting facility.
8 Convert part of it to affordable housing units
9 for starter families and senior housing, the
10 people that need it most.

11 Convert it into a sporting museum
12 for the city of champions. And then one of the
13 things I know is happening in a different part
14 of the city is that an ethnic restaurant area,
15 starter restaurants. This is a perfect
16 location for it. Yes, it is central. Yes, it
17 is on a main thoroughfare. These are things
18 that should be done.

19 Someone suggested to me yesterday to
20 add something into this was a new police, fire
21 and EMT center where it would be centrally
22 located and easy access. Again, a good
23 solution.

24 Searching for more regional and

1 national companies to come to relocate to
2 Brockton. I know many of our councilors are
3 working on this thing even right now. But
4 let's kick it up a notch. And partner with
5 Boston and other regional healthcare facilities
6 to improve what we already have here in
7 Brockton. Make it so that we are truly city of
8 champions.

9 The time is now for us to Stand Up
10 for Brockton. Our choice, a short-term
11 solution that comes with some long-term
12 problems and a major disruption of family life
13 and the community or chart a new course with
14 original and fiscally sound and beneficial to
15 the community ideas and efforts.

16 Commissioners, Stand Up for Brockton
17 and the churches of Brockton are praying for
18 you every day that God will grant you wisdom as
19 you ponder the evidence and make a decision.
20 Thank you.

21 CHAIRMAN CROSBY: Thank you very
22 much Pastor Reid. We have Shaynah Barnes, city
23 councilor from Brockton.

24 MS. BARNES: Good evening. I came

1 in a little late, so I apologize for my
2 tardiness and my sneakers, but I was out
3 walking earlier.

4 Like I said, I came in a little
5 late, so I didn't hear the beginning of the
6 presentation but I did hear that it was pretty
7 lengthy earlier. I guess I'm just standing
8 first of all just to note my opposition to this
9 particular project in the city of Brockton.
10 And not to rebut, but just to address from my
11 perspective and my point of view some of the
12 things that I heard as I came in the door.

13 I won't be long. I particularly
14 have a problem as of late with all of these
15 projects that have been presented to the city
16 of Brockton for development and all these
17 things. I am really disappointed that we are
18 coming off so desperate. The desperation that
19 we are showing as a city, it's abhorrent.

20 I think we need to step back and
21 take a beat and not jump into everything that
22 comes across the desk. Not every idea is a
23 good idea. We need to take a moment to make
24 sure that what we do is something that can be

1 beneficial and that can be sustained long-term.
2 And being desperate is when we get proposals
3 like casinos and power plants and all of these
4 other kinds of things that foreseeably are bad
5 projects.

6 So, I just have a problem. We are
7 not desperate. We're not. We are in really
8 tough times. We are definitely in tough times,
9 but we are not desperate. Desperation is a
10 whole different animal. I think that if we
11 also market our city in a more effective way
12 and actually go out and pirate some of these
13 businesses.

14 And when our administrator, our CEO
15 of our city, when he goes to Washington, DC and
16 Cape Verde, come back with some proposals for
17 businesses there that can maybe expand and
18 franchise here in Brockton. That's what we
19 need to do.

20 We need to go out and actively find
21 these projects and these businesses that are
22 willing to invest in our city because we have a
23 lot to offer. We don't market ourselves well
24 and that's why we are in these situations we

1 are in now.

2 And fighting in court and having a
3 conflict over contracts from 20 years ago that
4 seven, eight, nine years up the road, all of a
5 sudden it's a bad idea. So, everything was a
6 good idea at the time but now when you see it
7 and some of the things start to shake out from
8 it, all of a sudden it's a bad idea.

9 Then we get in these positions where
10 we have to take these band-aids and we have to
11 take these things because we get caught up.
12 I'm really passionate about this because I
13 really am dismayed at how we appear. And I
14 want to make sure that we don't continue to go
15 down this road that any and everything that
16 wants to come to Brockton can just dump here,
17 and then either take off or do whatever they
18 want to do, because that's where we are now.

19 Traditionally, if you take a look at
20 some of the casinos in some of the other areas,
21 Mohegan Sun that was like the best thing since
22 sliced bread when it first came around 10 years
23 ago or whatever. -- I mean Foxwoods. And then
24 Mohegan Sun came.

1 Traditionally, casinos report
2 devastating revenue losses in the first three
3 to five years of their operations. Look at
4 Plainville, Plainville didn't even get a year
5 and they were about to close their doors two
6 months ago. So, we need to take a look at that
7 as well.

8 I don't think we have the foundation
9 to be able to support that. And I really don't
10 think people come into Brockton to come to this
11 casino. That's not what's going to draw them
12 here. That's not a family place to bring
13 people.

14 I agree with the Reverend when he
15 said about the indoor arena sports area. That
16 was a good idea about the sports memorabilia
17 museum. How about bringing some culture here.
18 How about not bringing an industry that
19 promotes having a cash check machine in the
20 bathroom? How about that? How about we do
21 that? How about we promote it a little bit
22 better?

23 I was the only councilor to come out
24 against the proposal in the beginning. And I

1 made sure I did all of my research. I attended
2 every meeting. Several of these gentlemen and
3 ladies, I've seen them several times the
4 meetings. I try to go to every single one that
5 I could and I did as much research as I could.

6 And when BIC started to get their
7 campaign off the ground against the casino, I
8 also went to that. So, I wanted to make an
9 informed choice for myself as a resident, as
10 somebody who is going to be living here who has
11 no real plans of leaving.

12 I want to make sure that as I
13 continue to grow and as I grow my future family
14 I hope that I'll have someday. I'll have a
15 foundation. I'll have something that I can be
16 proud of and say this is where we are, not
17 that's where that old casino was so that it
18 looks like some of the other places that are
19 dilapidated and that we haven't been able to
20 fill.

21 Casinos in general -- Let me back
22 up. I'm pretty sure it was mentioned here
23 earlier that we had our challenges. We have
24 our challenges here. And some of the

1 challenges are getting worse. I get that. And
2 we're trying every single day.

3 And myself and the other councilors,
4 we're banging our heads trying to figure out
5 what we can do as a corporation and cooperative
6 partnership to make the city a little bit
7 better. We have our challenges. And we are
8 white-knuckling it.

9 Why would we invite an industry with
10 known foreseeable challenges into our city to
11 just burden us more with some of the things
12 that we're not even accustomed to. Some of the
13 things that casinos bring -- And not all
14 casinos are bad. I'm not against gambling.
15 I'm not against the whole gambling thing. I
16 buy a scratch ticket every once in a while.
17 Everybody does. So, I'm not against gambling.
18 I'm just against it here.

19 Why would we with the foreseeable
20 problems that a casino brings, just in general,
21 not all but most of them, why would bring that
22 here to further burden our system? We are
23 looking at major layoffs. We are looking at
24 school deficits. We can't support that.

1 Also Brockton is not a casino
2 industry. We're not a casino town. We are a
3 manufacturing town. We are distributors. We
4 distribute goods for people to take home and to
5 do stuff with. Let's do that.

6 Maybe let's start to look at Spark
7 Street. Let's build Spark Street back up and
8 maybe we can start to have a mini industrial
9 parkway or something so we can start to attract
10 all of these businesses that we're saying we
11 can't attract. We can't attract them because
12 we're not trying. And we need to start trying
13 a little bit more with a little more fervor.

14 I was back there taking notes. I'm
15 not a huge, huge gambler, but I'm not against
16 it. But I don't really know the odds or all
17 that stuff or the tables and all that but
18 everybody keeps saying the people of Brockton
19 voted for it.

20 Yes, a slight majority of the people
21 voted for the casino. But not everybody voted
22 for the casino. I being one, several tens of
23 people in here also did not vote for this
24 particular project. I would say I would be

1 extremely cautious to wager a \$700 million
2 project on the whim of 143 people. That's what
3 the referendum went by 143 people. Like .01
4 percent.

5 So, if you can't even get the people
6 in your area to overwhelmingly support your
7 idea, what makes you think that somebody
8 outside is going to support this? I respect
9 the developers. I respect their business.
10 They're extremely, wildly successful. And I
11 definitely wish them well in all their
12 endeavors, but let's turn the page on this.

13 What's on page two of this proposal?
14 Not even this proposal, but what's your second
15 proposal? What is the secondary one? Is it
16 something better like a sports arena or
17 something that everybody can take advantage of.
18 Not something that's exclusionary and that only
19 people either will leave with their pockets
20 turned out like oh, boy on the thing there from
21 Monopoly, we don't want that. We can't afford
22 that.

23 We cannot afford to burden the
24 people any further with something that is, like

1 I said, foreseeably going to be a problem here
2 in the city. So, I'll just urge you to not
3 grant this particular license for the city of
4 Brockton. That's my time. Thank you.

5 CHAIRMAN CROSBY: Now we are to an
6 opportunity for representatives of the public
7 to speak. There are about 70 names on this
8 list times three minutes that's 210 minutes.
9 Who knows how many hours that would be. So, we
10 will start. You do have a right for three
11 minutes.

12 But number one, let's please adhere
13 to them. And number two, again, we said
14 earlier on we understand and appreciate the
15 passion. We can feel the passion in the room
16 on both sides of this issue. This is
17 complicated.

18 But rather than repeat and repeat
19 and repeat the same things over and over again,
20 if you can make your positions known, give us a
21 chance to see you and hear your positions
22 succinctly, and then maybe move on. Maybe
23 we'll have a chance to get through everybody
24 who'd like to speak tonight.

1 I'm just going to go through the
2 list starting on the top. Isabel Lopez, I'm
3 going to read several names, Britney Swiger,
4 Ethan Snow, Stephen Bernard. If you can come
5 up and be in line. It'll save us some time.
6 Isabel Lopez, Britney Swiger, Ethan Snow,
7 Stephen Bernard. Isabel Lopez?

8 MS. SERRANO: I'm reading the
9 statement for her. My name is Luisa Serrano
10 and I'll be reading on behalf of Isabel Lopez.

11 CHAIRMAN CROSBY: Okay.

12 MS. SERRANO: Good afternoon members
13 of the Gaming Commission. My name is Isabel
14 Lopez and I'm an organizer for the Brockton
15 Interfaith Community. And I am here today to
16 speak on behalf of the thousands of residents
17 that have voted no for the casino as well as
18 the thousands of members that attend BIC member
19 congregations and on behalf of the thousands of
20 students that attend the Brockton High School.

21 Since the beginning of last year
22 when we heard the public officials had decided
23 to sign a contract for a casino here in
24 Brockton, thousands of faith leaders started to

1 call BIC to get involved and worrying about the
2 devastating effects this could potentially
3 cause to our city that already struggles with
4 the highest percentage of violence and
5 addiction. Throughout this year, BIC has been
6 working with clergy area member residents to
7 make sure their voices were heard throughout
8 the election and postelection.

9 Parents who believe it is harmful
10 and a threat to their children's future to
11 allow a gambling casino across the street from
12 Brockton High School had no other resource than
13 to work to oppose this idea.

14 We have heard from hundreds of
15 Brockton High School students that their
16 dignity has been violated and disrespected.
17 Nowhere in this process there has been an
18 attempt made to reach out to them to ask for
19 their input, recommendations or feedback.

20 Putting a casino directly across the
21 street from one of the country's largest high
22 schools is absurd. Basically, you can do
23 whatever because I don't matter. I am a
24 citizen like anyone else in this city. I

1 deserve to express my point. This is what the
2 youth participating in the listening session
3 BIC conducted over the summer.

4 It will not be of the benefit to the
5 people of Brockton, the residents of
6 surrounding communities or the Commonwealth of
7 Massachusetts to accept any deal or idea when
8 you know the health, safety and well-being of
9 all people is at risk deteriorating their
10 lives. People matter more than profits.
11 Please do not issue a commercial casino license
12 in Region C. Thank you. And this on behalf of
13 Isabel Lopez.

14 CHAIRMAN CROSBY: Thank you very
15 much. Britney Swiger.

16 MS. SWIGER: Hi, thank you. My name
17 is Britney Swiger. I'm a banquet server at the
18 Rivers Casino in Pittsburgh. I've been there
19 for four years. It's run by the same people,
20 Rush Street Gaming that's trying to come into
21 town. I appreciate the opportunity to tell you
22 me and my coworkers' story.

23 Just to show you a little bit of --
24 tell you a little bit about how sometimes at

1 the Rivers you could just be that a number on
2 your badge, a disposable employee like a lot of
3 the good employees I've seen gone were.

4 As a banquet server, we cater events
5 from small meetings to big lavish parties. We
6 serve food, drinks to guests. My coworkers and
7 I also when I had first started working there,
8 we were washing our own dishware without the
9 proper equipment. In the middle of events, it
10 was pretty dangerous and not to mention it was
11 unsanitary. We told management about at so
12 many times. They told us -- They laughed. It
13 was going to cost \$50,000 to put a new dish
14 system in our banquet facility. So, it was a
15 joke.

16 They didn't do anything to fix it
17 until of course a coworker got stitches. She
18 had to go to the hospital and she had to come
19 back. And she ended up working rest of her
20 shift. It takes somebody to get injured to get
21 safety on the job.

22 Also, in banquets we have to fight
23 to make sure -- it's called a toke book. I get
24 \$3.75 an hour plus my gratuities off of

1 parties. And that's off of the food and the
2 bar together, the gratuity put in my paycheck.

3 When I first started there, we were
4 just getting paychecks every two weeks. And I
5 had no idea how I was getting paid. I didn't
6 know if my numbers were right. There was no
7 log. There was nothing to say this is what you
8 made on this day or anything like that. We got
9 a group of workers actually together and
10 marched into management and we demanded a token
11 book that we wanted to know what we were
12 making.

13 After we got the token book and
14 everything like that and people were starting
15 to check their hours, starting to check their
16 tokens and things like that. There were
17 discrepancies. People were working but not
18 being paid for events. That was that.

19 We kept asking for gratuity records
20 and things like that to this day. Sometimes
21 they come in a little bit late. It is a
22 business. Banquet business throughout the
23 United States people do file unemployment.
24 There is also a problem when one of my

1 coworkers filed unemployment. And it's a two-
2 week pay period. You can make a certain amount
3 of money in one week and in the second week you
4 may not have any work but the casino was
5 dividing that one week into the two weeks.

6 It's pretty frustrating sometimes
7 not to know where your money is coming from
8 especially when your management does. We're
9 fighting for a fair process to organize. For a
10 while now we've had a petition running things
11 like that. That's like the main reason I'm
12 here.

13 We've been fighting for a fair
14 process. We want to make our job a great,
15 great job. And we want the accountability to
16 be there at our job. And I worry that Rush
17 Street Gaming will treat you like they've
18 treated us. Thank you.

19 CHAIRMAN CROSBY: Also Stephen
20 Bernard, Larry Curtis and John Merian.

21 MR. SNOW: Thank you for the
22 opportunity to speak today. My name is Ethan
23 Snow. I'm with the New England joint board of
24 Unite Here.

1 We're a labor union that represents
2 about 10,000 workers in New England in the
3 manufacturing and service industries including
4 about a thousand workers in and around
5 Brockton. Nationally, Unite Here represent
6 about 100,000 casino workers making us the
7 largest casino workers union in the world.

8 We oppose this casino proposal
9 because of the atrociously labor record of the
10 Chicago group that controls it. This Chicago
11 group called Rush Street Gaming is holding back
12 working families at the casinos they already
13 operate, SugarHouse in Philadelphia, Rivers
14 Casino in Pittsburgh and Rivers Casino in Des
15 Plaines outside of Chicago.

16 As you know, Rush Street Gaming and
17 Mass Gaming and Entertainment share three
18 senior officers, the same Chairman, the same
19 CEO and the same Secretary-Treasurer. And Rush
20 Street Gaming would operate the Brockton casino
21 if it's built.

22 You heard from one of the casino
23 workers today who bravely shared some of her
24 and her coworkers' stories with you. But here

1 is more of the Rush Street story.

2 Turnover at Rivers Casino Pittsburgh
3 to date was at 40 percent last fiscal year,
4 double the rate of the union casino that is its
5 nearest competitor. SugarHouse Casino in
6 Philadelphia pledge "the best jobs in Philly"
7 but workers there have complained of insecure
8 job, understaffing and a lack of basic respect
9 on the job.

10 Each existing Rush Street casino in
11 the US has run anti-union campaigns. They've
12 settled a total of 38 Federal unfair practice
13 charges rather than face administrative trials.
14 Rivers Casino Pittsburgh broke Federal labor
15 law by illegally interfering with a union
16 election through surveillance of union activity
17 and preventing distribution of union materials.

18 And casino workers have reported
19 harassment from their managers including
20 threats, surveillance and other intimidation
21 tactics.

22 The major benefit of casinos that
23 host communities like Brockton get is permanent
24 jobs. But at Rush Street casinos the job track

1 record is marred by high turnover, low wages,
2 poor benefits and ongoing labor conflict.

3 There will be a difference elsewhere
4 in Massachusetts. Our experience as the casino
5 workers union shows that a real partnership is
6 possible. Some casinos provide good union jobs
7 where workers have a voice and where the wages
8 and benefits are excellent.

9 We have long-term and cooperative
10 relationships with the casino companies that
11 will be operating in Springfield and in
12 Everett. We are confident that those jobs will
13 be family sustaining jobs.

14 Unlike those casinos, Rush Street
15 Gaming has refused to agree to follow a fair
16 process. We urge you to reject their proposal.

17 CHAIRMAN CROSBY: Thank you.

18 MR. BERNARD: Good evening,
19 Commissioners. My name is Stephen Bernard.
20 I'm a life-long resident of Brockton and I'm
21 also president of the local branch of the
22 NAACP, the National Association Advancement of
23 Colored People.

24 Do not be afraid of change, be

1 afraid of not changing. Socrates a great
2 philosopher said that the secret to change is
3 to focus all of your energy not on fighting the
4 old but on building the new.

5 We who are in favor fervently
6 embrace change. We embrace opportunity and we
7 embrace the positive. This is a one-time
8 opportunity with far-reaching and significant
9 economic stabilizing factors for the city of
10 Brockton, the region and for the people.

11 The March 2013 Brockton racial
12 profile reads white population 44.2 percent,
13 the black population 39.4 percent, the Hispanic
14 population 7.8 percent, other 3.2, two or more
15 races 2 and American Indian .4 percent.
16 Obviously as spoken earlier we are by now a
17 majority/minority city.

18 From the Institute of Assets and
19 Social Policy out of Brandeis University, an
20 article of February 2013 entitled the Roots of
21 Widening Racial Wealth Gap Explaining the
22 Black-White Economic Divide, the key factors
23 are or the key findings are tracing the same
24 households over 25 years, the total wealth gap

1 between white and African-American families
2 nearly triples increasing from \$85,000 in 1984
3 to \$236,500 in 2009.

4 Two of the of the greatest drivers
5 of the growing racial wealth gap are years of
6 homeownership, household income, unemployment
7 which is much more prominent among African-
8 American families, a college education,
9 inheritance financial support by family of
10 friends and pre-existing family wealth, and
11 three, equal achievements such as income gains
12 yield unequal wealth rewards for whites and
13 African-Americans.

14 The unemployment rate for the state
15 of Massachusetts is 4.7 percent. The
16 unemployment rate for Brockton is 5.6. In the
17 country, the United States unemployment rate is
18 5.5 with African-Americans almost twice at 9.5
19 percent. While white unemployment for the
20 country is 4.6 percent.

21 We are encouraged by the financial
22 impact that the employment opportunities from
23 this project will have on so many families.
24 Brockton is where we live, where we learn and

1 where we work. We know that this Commission
2 takes into account the social policies shaping
3 and opportunities when making the final
4 decision. Remember the sitcom the
5 Jeffersons --

6 CHAIRMAN CROSBY: Mr. Bernard, I'm
7 sorry --

8 MR. BERNARD: -- on CBS that aired
9 in 1975 to 1985? It was a spinoff from All In
10 the Family with Archie Bunker.

11 CHAIRMAN CROSBY: Mr. Bernard, I'm
12 sorry your time is up. You can submit your
13 statement to us, the rest of it if you want to.
14 Larry Curtis.

15 MR. BERNARD: Thank you, we
16 encourage you to pass this license onto us. We
17 finally need a piece of the pie. Thank you
18 very much, Commissioners.

19 MR. CURTIS: Good evening and thank
20 you for the opportunity to testify for our
21 great city of champions, the city of Brockton.

22 My name is Larry Curtis. I am a
23 resident in the city Brockton. I am a
24 homeowner and I am also registered voter.

1 I would like to characterize this
2 process as kind of a 12-round championship
3 battle. A battle that the city of Brockton is
4 very, very famous for with our boxing history.
5 In round one, we saw Mass Gaming and
6 Entertainment, the city of Brockton and Mr.
7 Carney come together and propose the idea of
8 developing a destination resort casino for the
9 fairgrounds. That was a win for the city.

10 Round two was a collaborative effort
11 that resulted in us as the city of Brockton
12 entering into a city host agreement which then
13 triggered a number of events over the course of
14 the next several rounds. Round two I would
15 characterize as a win for the city of
16 Brockton.

17 Then we got into what became the
18 pros and cons of a destination resort casino
19 for the city. Both sides for and against spent
20 several weeks over an eight-week period getting
21 out their votes for and against the city in
22 accordance to the Mass. Gaming Commission's
23 rules and regulations.

24 Those rounds, rounds three, four and

1 five were really a draw for the city. And
2 round six as we saw on May 12 basically ended
3 up with a significant win for the city of
4 Brockton, the residents who came out and said
5 yes for Brockton in their support of a
6 destination resort casino.

7 Shortly after that vote, we saw a
8 couple of losses happen in the city. We saw in
9 round seven the continued state and local aid
10 cuts that the city continues to experience.
11 We've heard them from the Mayor in earlier
12 testimony.

13 We also had a significant blow below
14 the belt when the state decided to cut any
15 existing funding for our community college
16 collaborative that was going to be an anchor
17 economic development in the downtown area of
18 Brockton, a significant blow to our city.

19 But then in November 2015 in round
20 nine, we saw a resounding vote of confidence in
21 the reelection of our Mayor Carpenter and the
22 direction that he is taking this city. And
23 that election won 55 votes two years ago to
24 over 1700 votes in support of the Mayor going

1 forward.

2 The city in turn had losses in
3 rounds 10 and 11. In round 10 the Department
4 of Education made a decision that it was going
5 to allow charter schools to come into our city.
6 That decision will cost the city probably \$10
7 million going into fiscal year 2018 that is so
8 much needed in our public education system.

9 Round 11, we're a city that is known
10 for self-inflicting ourselves. Front page of
11 the paper this past week, let's sue each other
12 again over the power plant and let's look at a
13 \$350 million development project that has been
14 nine years in the making and waiting for some
15 decision to be made.

16 It brings us to round 12, why are we
17 here tonight? We are here tonight because the
18 city of Brockton, Rush Street Gaming and Mass
19 Gaming and Entertainment are going to knockout
20 this proposal once and for all.

21 As Commissioners, I hope that it's a
22 unanimous decision on your part after you hear
23 all of the testimony. And I will take a three-
24 two vote though. Thank you.

1 CHAIRMAN CROSBY: Also Phil Griffin,
2 Paula Landerholm, John Merian, Phil Griffin,
3 Paul Landerholm, Michael Gallerani. Yes, Sir.

4 MR. MERIAN: Mr. Chairman,
5 Commissioners. I'm Brockton. My name is John
6 Merian. I'm a lifelong resident of Brockton
7 with my wife Shelley. We've raised four
8 remarkable children who have all attended
9 Brockton public schools. I am the co-owner of
10 a business in downtown Brockton with my brother
11 Paul in third-generation family company
12 established in 1951.

13 President of the Downtown Brockton
14 Association and President of the 21st-Century
15 Corporation. I'm here to support Rush Street
16 Gaming's application to build a resort casino
17 in Brockton because this project will bring
18 much-needed economic vitality to Brockton.
19 These are very challenging times for my city.
20 I've seen the city in the height of its
21 prosperity when business was bustling and
22 people were visiting Brockton to shop and be
23 entertained in the many movie theaters,
24 ballrooms, bowling alleys and our 150-year-old

1 Brockton Fair.

2 We're looking to regain this
3 vitality and energy by bringing in business.
4 Federal and state monies are drying up. And
5 cities like Brockton need to find creative
6 solutions to generate revenues which are
7 necessary for much-needed infrastructure
8 repairs and to maintain the services for our
9 residents who have stayed loyal to this
10 community.

11 This resort complex is a creative
12 solution. The hotel, restaurants,
13 entertainment hall and casino will be an
14 entertainment option which will attract people
15 to a new exciting city. It's an economic
16 development project which will create 1800 new
17 jobs for the people who live here.

18 The hotel and casino entertainment
19 complex will generate \$10 million that will
20 help fund more police, more teachers, fix roads
21 and attract people into the city who can
22 potentially spend money in our community. It
23 will complement our economic development plan
24 to rebuild our downtown where we will be

1 opening several more restaurants and continue
2 to create a better quality of life for Brockton
3 and the surrounding towns.

4 In closing, Brockton's economic
5 development future will continue to look for
6 creative ways to generate new monies which will
7 rebuild our city. This entertainment casino
8 resort will not only generate \$10 million to
9 the city, but expand our local economy through
10 commerce created by buying goods and services
11 that will generate additional millions to the
12 local economy.

13 For years, Brockton has been the
14 recipient of every socially dependent problem
15 from homelessness to drug rehabilitation
16 centers but not the necessary funding to
17 support the costs that burden our local
18 services.

19 Federal monies are scarce and the
20 government has recently announced more cuts to
21 an already underfunded budget. This is
22 devastating to Brockton. Projects like the
23 casino resort do not come along very often. It
24 will create new jobs, generate new taxes, add

1 dollars into our local economy by buying goods
2 and services.

3 It will give our city a reason to be
4 proud again. What may I ask the Commission is
5 your answer? If I may be so bold, the answer
6 is support this resort and let us create a new
7 vibrant destiny for the city of Brockton.
8 Thank you.

9 MR. LANDERHOLM: Good evening. My
10 name is Paul Landerholm. I'm a 30-year
11 resident of Brockton. I'm also a Local 7
12 Ironworker.

13 I'm strongly in support of this
14 casino. I'd love to see some benefits to
15 Brockton. What this will bring -- I'm sorry.
16 I'm not as good a speaker as all of these other
17 people before me. I am strongly in support for
18 it. We need something here. We are not a
19 staple of a shoe city anymore. We're a staple
20 of other things in the news. So, maybe a
21 casino will bring a different light to the
22 city. That's it. That's all I got. Thank
23 you.

24 CHAIRMAN CROSBY: Thank you.

1 MR. GRIFFIN: Good evening Mr.
2 Chairman, Commissioners. Thank you for coming
3 to Brockton. My name is Phil Griffin. I lived
4 in Brockton all my life.

5 To really simplify this discussion,
6 what this really boils down to is the economic
7 future of Brockton. Brockton is in desperate
8 need of jobs and revenue. I believe this
9 casino would be a real impetus in providing a
10 stimulus in the economy that Brockton needs.

11 In the short-term, there'd be plenty
12 of jobs for union tradesmen to make good living
13 wages for their families. In the long-term,
14 there'd be permanent jobs, 1800 jobs. That's
15 only the beginning of it.

16 You have a gentleman like Mr. Bluhm
17 who is willing to invest almost \$700 million,
18 other entrepreneurs will come to Brockton and
19 won't be hesitant to maybe invest \$1,000,000,
20 \$500,000 or even \$100,000. It will change the
21 whole image of the downtown Brockton and the
22 city in general.

23 I cannot urge in any stronger way.
24 The city of Brockton deserves better jobs, a

1 better economic future. And this could be the
2 beginning of it. Thank you very much.

3 CHAIRMAN CROSBY: Mr. Gallerani,
4 also Adriano Cabral, Dana Boardman, Jeanne
5 Holmes.

6 MR. GALLERANI: Good evening. I'm
7 Michael Gallerani. And I think in the interest
8 of time, I will just defer to the comments that
9 Mr. Merian, the President of Brockton 21st-
10 Century Corporation, which I'm Executive
11 Director of. I think I don't need to echo
12 exactly what he said. Thank you.

13 CHAIRMAN CROSBY: Thank you.

14 MS. HOLMES: I'm Jeanne Holmes.
15 Good evening. First of all, I'm going to say
16 I'm Ward 1. I know you heard from the Ward 1
17 councilor. Guess what, he doesn't speak for
18 the neighbors. He doesn't speak for the
19 residents of Ward 1.

20 I'm here speaking as a parent, as a
21 taxpayer and a resident who lives in the
22 neighborhood of the proposed casino in Ward 1.
23 I am absolutely against the casino that is
24 proposed. And I urge you to deny the

1 application for the casino in Brockton at this
2 time.

3 It's not the right place. It's not
4 the right time. It's not the right applicant
5 for the license. And I predict that awarding
6 this license will ultimately cause great harm
7 to Brockton and to the surrounding communities
8 as well as seriously embarrass the Gaming
9 Commission.

10 I know that many people have bought
11 the rhetoric spun by the applicants. Many of
12 the people, Mr. Curtis is paid by Mr. Carney,
13 all the people. I'm not paid by anybody. I'm
14 just here on my own.

15 But I have to say this, not all that
16 glitters is gold. Not long ago, I had to go to
17 Reno with my daughter who was doing a clinical
18 rotation there. I'm sure this is just one
19 example, but people need to know what the
20 realities around a casino are as opposed to
21 what's been promoted and what has been
22 advertised by this applicant.

23 I went to Reno with my daughter.
24 And I can tell you it was the most depressing

1 weeks and the scariest of weeks that I have
2 ever endured. Reno has many casinos, but other
3 than the bright lights of the casinos, the
4 place is a mess.

5 When I walked around there was
6 nothing but empty storefronts, pawn shops, pan
7 handlers, vagrants, etc. I felt extremely
8 unsafe as I walked the streets because other
9 than the vagrants, I didn't see anyone. I
10 presume the other people were inside the
11 casinos or their houses.

12 The evidence that it's not safe was
13 quite evident in the buildings that I saw,
14 because the buildings and homes around the
15 casino area had bars on the windows. And the
16 place where my daughter stayed had a 24/7 armed
17 security guard along with key access to the
18 building and the parking building. And I
19 asked the building manager about her safety
20 because I was going to be leaving her there.
21 He advised that they were doing the best they
22 could to protect the people that went to their
23 hotel. But the best thing was they couldn't
24 really make sure she was safe. So, she should

1 make sure that she never ventured out alone as
2 it would not be safe outside the secured walls
3 of that building and the hotel in Reno.

4 If that's not enough, I visited a
5 pawn shop. And I could not help but feel the
6 pain and the suffering of items that were for
7 sale that clearly belonged to some family
8 member, a spouse, a parent at one time, were
9 probably someone's family heirlooms but now
10 they were being sold to strangers because the
11 original owners had fallen victim to the lure
12 of the casinos and the bright light.

13 If this can happen in Reno, it can
14 surely happen in Brockton. Even worse is that
15 this will be right next to our schools and
16 endanger our children. At least in Reno, the
17 casinos weren't near the schools or near the
18 children. I ask for your indulgence, if I may.
19 I'm almost finished.

20 I would also point out that Mr.
21 Bluhm and Carney, they have provided us with
22 lies and manipulations. I think that they have
23 also come before you. I would point to the
24 time of --

1 CHAIRMAN CROSBY: Ms. Holmes, I'm
2 sorry. We are out of time. You can submit
3 your comments to us.

4 MS. HOLMES: Just quickly I would
5 say oh, the tangle webs they weave, first they
6 practice to deceive. Please don't fall into
7 their web. Please.

8 CHAIRMAN CROSBY: Thank you.
9 Adriano Cabral, Dana Boardman, Christopher
10 Lovetere, Alison van Dam.

11 MR. BOARDMAN: I'm Dana Boardman,
12 work 38 years at the VA Hospital on Belmont
13 Street.

14 Some of my concerns is the traffic.
15 That is a joke. The study you folks have
16 received is full of falsehoods that a two-year-
17 old would know how to read would find out that
18 the day they picked to do that was --

19 First of all, February, the shortest
20 month of the year, vacation times and they
21 picked a two-hour timeframe, which the traffic
22 on the street is unbelievable. There's been
23 accidents, fatalities. So, you should really
24 look at that study.

1 The other thing is there was a
2 comparison between building and staying the
3 same. If you look at the statistics, when they
4 had buildings some of the traffic went down.
5 Either it's a typing error or someone doesn't
6 know how to do a very good study.

7 Other things in the traffic is there
8 has been fatalities. The owner got injured
9 coming out of the fairgrounds himself. And the
10 money that we are talking about, the state
11 hasn't guaranteed that they will put their
12 portion up which is the major areas.

13 I believe with the traffic studies
14 and you increase at least three percent traffic
15 and then the narrow two-hour period they have,
16 that traffic is from when school gets out so
17 until 6:00 at least. So, people when they come
18 to Brockton, they're going to see this
19 wonderful brick building, they will not come
20 back because their lives are going to be in
21 their hands going down 123. It's a four-lane
22 highway that is too narrow and there have been
23 many fatalities there.

24 Also, I'd like to share with you,

1 and I'm upset not having the two hours to talk
2 that other people had to go over this but I do
3 have you were supposed to have put on your
4 website this five-criteria.

5 One of them is an overview, how does
6 the applicant show its uniqueness to the
7 industry. Beautiful brick buildings but that
8 site is historic. It has a world-famous
9 history of the fair. My great-grandfather
10 would travel by train from Lynn to come here.
11 Why hasn't that been incorporated?

12 Or city of champions, shoe city, why
13 isn't there something showing our history
14 there. They are just a new industry. They
15 want a new and they forget the history of
16 champions. We have historic sites that are not
17 being built up because the leaders lack
18 fortitude. Why isn't there a great ferris
19 wheel there to show off?

20 Revenues, okay, many people have
21 talked about Taunton and made this sound like
22 Taunton is not going to matter. Well, I
23 haven't heard them talk about and I read
24 there's going to be a casino in Tiverton just

1 over the border. Talk about saturation, come
2 on.

3 The other quick thing is they don't
4 talk about what is it going to do to the
5 average person. Addiction goes up at least one
6 percent. That would be 1000 families adding to
7 our already fourth highest closure rate in the
8 state.

9 CHAIRMAN CROSBY: Mr. Boardman,
10 sorry, you're finished.

11 MR. BOARDMAN: I'm sorry that the
12 opponents didn't get fair time.

13 CHAIRMAN CROSBY: Thank you.

14 MR. PERALT: Good evening, my name
15 is Alan Peralt. I've lived in Brockton for the
16 last five years. The reason I came to Brockton
17 is because I work for the Brockton Rockets
18 baseball team, which will be right near the
19 proposed casino.

20 Right now, it's only a seasonal job.
21 So in order to be able to work, I've only been
22 able to get temporary jobs. The last full-time
23 job I ever had was I worked at Foxwoods Casino.
24 I was against gambling and all that. I

1 occasionally would go. I can go to Foxwoods
2 right now and don't even gamble.

3 At the time, I had just got married.
4 I wanted to start a family. Same thing, there
5 was only temporary jobs. Foxwoods gave me a
6 chance for a salary, benefits program,
7 everything so I was able to support my family.
8 That's how I looked at it as a job.

9 And hopefully, I can do the same by
10 living here again, staying here and able to
11 work full-time again so I am able to support my
12 family. That's all I have to say.

13 CHAIRMAN CROSBY: Thank you.
14 Christopher Lovetere, Alison van Dam, Dr. Mark
15 Oliver, Patricia Lawton.

16 MR. LOVETERE: Good evening, Sir,
17 Ma'am. My name is Christopher Lovetere. I'm a
18 professional magician.

19 If anybody should have a personal
20 desire to work at a casino it would be me. If
21 for no other reason, I would find great favor
22 at your card tables. I'm sure I could take
23 plenty home for me. But that won't happen and
24 I digress.

1 I want to thank Mr. Crosby, Mr.
2 Stebbins, Mr. Zuniga, Mr. Macdonald and Ms.
3 Cameron for giving me time to speak about the
4 grave threat that faces my family and my city.
5 I am a Brockton resident. I have been for over
6 45 years minus the four years that I served in
7 the United States Air Force defending and
8 representing the Commonwealth of Massachusetts.

9 My wife and I have raised five
10 children, three have graduated college. The
11 remaining two will be freshman Brockton High
12 School in September.

13 Your stated mission is to create a
14 fair, transparent and participatory process for
15 implementing the Expanded Gaming law. In
16 creating the process, part of your mission is
17 to reduce to the maximum extent possible the
18 potentially negative or unintended
19 consequences.

20 The Commission has been clear that
21 it will base its decision on whether to approve
22 a commercial Region C casino on what it
23 believes is the best interest of the
24 Commonwealth.

1 Your decision to accept the
2 application by Mr. Bluhm based on your doubts
3 about the Mashpee Indians being federally
4 designated a reservation. The Tribe did indeed
5 receive that designation. A casino in Taunton
6 -- not Taunton, Taunton, Taunton -- does
7 satisfy your stated mission. The discussion
8 should be over. Why does it continue? Why
9 does it continue when they come to you and
10 threaten you with litigation?

11 In August that's what they did. I
12 have the transcript. They threatened you with
13 litigation if their proposal wasn't put
14 forward. The discussion should be over. The
15 Brockton casino doesn't satisfy your mission
16 statement.

17 It hasn't been a fair process. And
18 out-of-state billionaires should not be allowed
19 to buy results of a local election. By
20 outspending the opposition by 600 to 1 with the
21 single stroke of a pen with a single check from
22 this man, he was able to buy the support of
23 former Mayor Jack Units. I'm sorry, I'm
24 running out of time. I have it written. I

1 will be quick.

2 CHAIRMAN CROSBY: I'm sorry. Finish
3 it up.

4 MR. LOVETERE: I won't ramble. It
5 isn't fair we were only allowed three months to
6 gather facts and have a healthy debate on the
7 issue. It isn't transparent when the Brockton
8 Fairgrounds has its designation change from
9 agricultural to commercial.

10 CHAIRMAN CROSBY: Mr. Lovetere, I'm
11 sorry. Your time is up.

12 MR. LOVETERE: I gave four years.
13 You won't give me three minutes. I gave four
14 years. Let me finish.

15 COMMISSIONER ZUNIGA: Settle down.

16 CHAIRMAN CROSBY: You can submit the
17 paperwork to us. We have your letter. I think
18 it's time for other speakers. Thank you.

19 CHAIRMAN CROSBY: Allison van Dam,
20 is that you?

21 MS. VAN DAM: That's me. Good
22 evening Chairman Crosby and Commissioners. So,
23 it's an important distinction in this project
24 to note that it's a suburban casino. It is not

1 Reno. Brockton will never be a casino city.
2 We are city that hosts a suburban casino,
3 hopefully.

4 This represents a large economic
5 opportunity as we've heard of the investment
6 from the Mayor and how we plan to use that for
7 education, infrastructure support. But not
8 only that it helps replace those 600 jobs that
9 were lost with the closing of Raynham Dog Track
10 when the referendum vote changed the dog
11 racing.

12 It'll also help to bring back some
13 of those \$1.1 billion that is spent in Rhode
14 Island and Connecticut in casino gambling. The
15 largest patronage in those casinos is from
16 Massachusetts residents.

17 So, many may ask how do we know Rush
18 Street Gaming their claims they can be
19 confirmed? So, our present CEO, Chris Cooney
20 visited Rivers Casino in Des Plaines, Illinois,
21 which is a Rush Street developed facility that
22 is closest to the suburban model that we are
23 looking at developing here. What he discovered
24 confirmed the claims of the positive impact

1 within the community.

2 So, Rivers Casino opened in 2011.
3 It's near Chicago much like we're near Boston.
4 And it's close to the highway. They get 10,000
5 visitors each day. The facility is well-
6 balanced within the environment. It's not
7 overbearing. It fits with what is going on
8 around it.

9 There are 10 other close by casinos.
10 There are three of them within 30 miles. So,
11 we're talking about saturation of market, they
12 have found that that is not a problem. There's
13 plenty of business to go around in Illinois.

14 They have partnered locally with the
15 workforce training program in Chicago to place
16 homeless and at-risk families into jobs in
17 their casino. They mentored hundreds, employed
18 26 and invested \$200,000 through grants,
19 scholarships and sponsorships.

20 The faith-based groups have actually
21 supported the casino as well because they have
22 provided financial aid, food and volunteerism
23 to those different nonprofits. In fact they
24 gave \$1.7 million in donations beyond the host

1 agreement to the different communities.

2 It helped to finance infrastructure
3 roadway reconstruction through the casino
4 taxes. There was new transformative drinking
5 water project which also saved local water rate
6 for the residents as well. It was outstanding
7 food establishments much like they're planning
8 on doing here. That's attracted other
9 restaurants.

10 Diversification of entertainment as
11 well. There's a skydiving facility, indoor
12 skydiving has opened there as well as ice-
13 skating. It's brought a lot of development
14 into the area for entertainment,
15 diversification of industry.

16 So, we've seen a lot of progress in
17 Brockton downtown creative economy and
18 development would help us support a lot of
19 that. They've proven that they are capable,
20 stellar, well-vetted, well-financed and they
21 have a great track record of casino
22 development.

23 So, we couldn't have a better
24 partner. And they're likely to be the envy of

1 other casinos within the Commonwealth. Thank
2 you.

3 CHAIRMAN CROSBY: Thank you very
4 much. Mark Oliver, Patricia Lawton, Fred
5 McDermott I think has already spoken, Kelly
6 Williams, Gene Marrow.

7 REV. OLIVER: Good evening, Mr.
8 Chairman and Commissioners. My name is Mark
9 Oliver. I am a pastor in this city at Trinity
10 Baptist Church. I also serve Operation
11 Divinity which is a ride along with the police
12 department, getting a chance to visit a lot of
13 situations, a lot of brokenness.

14 I also am co-founder of Brockton
15 Christian mentoring initiative to try and
16 respond to some of that brokenness in the
17 homes. In one of our ride-alongs, I did meet
18 some young men. And one of the young men I now
19 mentor. I first want to start by sharing with
20 you the response of this 13-year-old who I had
21 the privilege to serve as a mentor for the last
22 two years.

23 When he heard as we were driving by
24 the fairgrounds, when he heard that a casino

1 was proposed for our city, the very first
2 thing, the very first thing that he thought
3 about was his father. His dad works. He's not
4 unemployed.

5 His dad works but he has some
6 issues, including a gambling issue. The very
7 first thing this young man said is oh, great.
8 Oh, great.

9 And I said, what do you mean by
10 that?

11 He says, now I'll never see my dad.
12 I will never see my dad. The truth is with all
13 of the ride-alongs and the different things
14 that I know about in this city, that story will
15 be repeated and repeated and repeated and
16 repeated and repeated and repeated and
17 repeated.

18 Secondly, I just wanted to say that
19 it hurts me to think that we are easily
20 dismissing the potential influence of a casino
21 adjacent to our high school. It's been
22 mentioned. We know those who have put the
23 application in, they say listen, location is
24 everything.

1 Well, we also know that proximity is
2 influence. Proximity is influence. That's the
3 reason that people don't want things like bars
4 and adult stores next to their children's
5 schools and playgrounds. It's the very reason
6 that we have zoning laws on all those kinds of
7 things because we know proximity is influence.
8 It's the reason that people move out of
9 neighborhoods when drug activity gets out of
10 control.

11 And it's like we are pretending that
12 that is not next to each other. We're
13 pretending like it has no influence.

14 Since proximity is influence, I'm
15 asking you to supply us with the wisdom that
16 our own vote on this issue didn't supply, to
17 really think through it. Proximity is
18 influence. Help us as a community to prevent
19 an influence of our children that arguably is
20 on the low end of a life direction instead of
21 the more noble directions that will come from a
22 good Brockton education. Thank you.

23 CHAIRMAN CROSBY: Thank you.

24 MS. LAWTON: Good evening,

1 Commissioners. My name is Patricia Lawton. I
2 was born in Brockton. And I've lived in the
3 neighborhood of the fairgrounds in two
4 apartments and two homes. And our family now
5 has a business here on Belmont Street about a
6 mile from the fairgrounds.

7 Every summer we look forward to the
8 Brockton Fair as did my parents and
9 grandparents. People came from all over the
10 area to go to the fair. But times change and
11 so has the fair. And now is the opportunity
12 for something else to take its place.

13 Something that will continue to
14 offer entertainment as the property has for 140
15 years. The casino is just part of the
16 proposal. Let's not forget the 225 room hotel,
17 the 25,000 square foot entertainment space,
18 room for restaurants, and the development that
19 surrounds the fairgrounds that history tells us
20 is sure to come with it.

21 I would like to change the adverb to
22 a preposition talking about Brockton as in
23 going past Brockton to going to Brockton as
24 they did for 140 years for fun and

1 entertainment. This is what is at stake here.
2 The perception that Brockton isn't a good place
3 to go. We are a proud but tired old city
4 looking for a business of this size to give us
5 the shot of adrenaline we need to spur other
6 economic development to invest in her. We
7 haven't had that for a long time.

8 The wrong lesson the development
9 might teach people is really lost on me. I see
10 a lesson on job creation. I think the best
11 thing we can do for a young person is to make
12 sure their parents are employed or that they
13 themselves have opportunities. Those same
14 children are driven to school by their parents
15 who stop at the convenience store to buy gas,
16 Powerball tickets and scratch tickets. At
17 night they're down with their parents at
18 George's café and eat pizza while their parents
19 play Keno.

20 One month ago those same families
21 bet on the Super Bowl. And I'm willing to bet,
22 as the saying goes, this month they're in their
23 office pools betting in favor of Ohio State
24 against Villanova. Gambling is all around us.

1 I know there are some who moralize
2 against the evils of gambling. May I point out
3 that many of those who oppose the Brockton
4 license have already publicly supported the
5 grant of a federal license to the Wampanoags in
6 Taunton just 13 miles from where I'm standing.
7 It's okay to bet in Taunton, but not here.

8 Moral decisions are not made by
9 commissions. This is a business decision. A
10 business with a great track record wants to
11 come to Brockton and bring with it money and
12 jobs to help our city.

13 We have always been known as the
14 city of champions. Some boxers have helped
15 secure that title for us. And we are still
16 fighting to keep that name. We are in the ring
17 right now and we need one more champion.

18 We need you the Commission to grant
19 us the license for this proposal. Give us one
20 more round to foster economic growth and the
21 potential to make the city once again a place
22 people go to to be entertained and to be an
23 even better place to work and raise a family.
24 Thank you for your time.

1 CHAIRMAN CROSBY: Thank you.

2 MR. MCDERMOTT: Good evening again,
3 Fred McDermott. I am a lifelong resident of
4 Brockton. Actually, I'm a third generation
5 Brocktonian. I have a home here. I have a
6 business here.

7 We've heard a lot of things about
8 the desperation or Brockton. Unfortunately,
9 there are a lot of older mill cities that need
10 money, Chicopee, you name it, Lawrence, Lowell.

11 You're not here to give people
12 money. You're here to determine what is best
13 in terms of this Commission and casino. Region
14 C already has a casino. It's in Taunton. End
15 of story. There's three casinos in this state.
16 If you contemplate a fourth, and maybe a fourth
17 might have been contemplated that might be up
18 for litigation too, who knows? Could you
19 possibly contemplate a fourth that was as she
20 said 13 miles away from another casino?

21 You can get on 24 now and within 15
22 minutes or if you drive like most people on 24
23 within 10 minutes, you can be to where that
24 casino is going to be. Why would you want to

1 put another casino 10 minutes away by car?

2 Brockton does have problems. It has
3 a lot of problems and it does need money. But
4 certainly, you don't need to start
5 cannibalizing casinos or permitting your way
6 into a lawsuit by granting a fourth casino by
7 allowing Brockton to have one.

8 I pay my state taxes too. I want to
9 make sure that each casino pays their state
10 taxes. I wouldn't want to let the state miss
11 that opportunity. And if Brockton is granted
12 that then that means the Taunton casino pays no
13 taxes.

14 Brockton casino is the wrong thing
15 for the state and is the wrong thing for the
16 city. Thank you.

17 CHAIRMAN CROSBY: Thank you.

18 MR. MARROW: Good evening, thank you
19 Commissioner. My name is Eugene Marrow. I'm a
20 resident of Brockton. I was born not too far
21 from here. Brockton Hospital I think is one
22 block away. Not only was I born here, but my
23 mother and father were born at Brockton
24 Hospital. There were nine in my father's

1 family and 12 in my mother's family. So, we go
2 quite a ways back.

3 I have just a couple of concerns.
4 I'm very passionate about -- I was an educator
5 in the city of Brockton for 42 years. As a
6 matter of fact, I taught at Brockton High
7 School for 42 years and ended up the principal
8 of Brockton High School. I know they mentioned
9 about this casino being so close to Brockton
10 High School.

11 But I've also had the pleasure of
12 working in a gambling place called Raynham Park
13 for Mr. George Carney for over 20 years. I can
14 tell you in those 20 years and also at the
15 Brockton Fair when they had the horse racing
16 and Marshfield Fair and Weymouth Fair, there's
17 never been any problem with students involved
18 in the gambling and what have you.

19 And this casino hopefully that's
20 going to be built in Brockton is going to be
21 very secure. Brockton High School students are
22 not going to be waltzing out of Brockton High
23 School and waltzing over to the casino. So, I
24 am very compassionate about Brockton education.

1 The reason that I am for the casino
2 is that in the 42 years that I was an educator
3 in Brockton, I have seen the educational system
4 go through some very difficult times. I was
5 here when they laid off 450 teachers when we
6 had 40 and 50 in a classroom. It took us over
7 10 years to get back to normal.

8 We are now back in the throes of
9 going back to that situation. Funding for the
10 education has been cut. You heard that there
11 is a new charter school coming to the city of
12 Brockton that the superintendent didn't want,
13 the Mayor didn't want, the city council didn't
14 want, the school committee didn't want and we
15 didn't need it.

16 This urban city of Brockton is the
17 best urban city in Massachusetts when it comes
18 to education. You can look it up. We have
19 made great strides in bringing up our MCAS
20 scores and all of that.

21 They should have never allowed first
22 of all the charter schools to come to Brockton.
23 We are not in the lowest 10 percent. So, I
24 urge you -- Is that my signal to leave? Okay.

1 I just want you to know that I'm passionate
2 about the education in Brockton. And I think
3 the casino will help us in that endeavor.
4 Thank you.

5 CHAIRMAN CROSBY: Kelly Williams,
6 Bishop Teixana, Viviana Sapien.

7 MS. WILLIAMS: Hello. Thank you for
8 allowing me the honor to speak here tonight on
9 behalf of Rush Street Gaming.

10 Personally, I want to tell you that
11 my husband and I have lived in Northern
12 Liberty's Fishtown area, lived and worked for
13 over 20 years. And to see the renaissance of
14 our neighborhood and the surrounding areas is
15 just so overwhelming. It makes us so proud and
16 the new businesses and the restaurants and the
17 bars and the parks and the dog parks and the
18 sidewalks and the trees and the waterfront that
19 we've always wanted to be developed is so
20 beautiful now.

21 And it brings us such pride to be a
22 part of it. Now I work there. One of my jobs
23 at SugarHouse is to facilitate new hire
24 orientation. And one day in class a new hire

1 stood up and said I would love to share my
2 story. And he said, Kelly, I have lived in
3 this area, born and raised, and now I have
4 three little boys and a little girl.

5 Since they were old enough to play
6 baseball, I've been a Little League coach. He
7 said for years on Saturdays they've been
8 playing on a brown dirt lot where they made
9 their bases out of cardboard boxes and
10 sometimes even his sweatshirt. He said until
11 SugarHouse donated tens of thousands of dollars
12 to this park.

13 Now they have this official baseball
14 field along with a playground and a parking
15 lot. He stood up in class and he said Kelly, I
16 have to tell you, I feel so much gratitude to
17 SugarHouse, the fact that somebody cared about
18 our neighborhood and our children enough to
19 invest in this Little League that now there's
20 hundreds of little kids playing baseball. Now
21 they have this beautiful field that they're
22 proud of.

23 And when he told me that story, it
24 prompted me to talk to the VP of

1 Communications. And I said tell me more about
2 our community involvement, because I'm excited.
3 I'm so proud. I need to know more about this.
4 And she said, Kelly, from day one of opening we
5 committed ourselves to knowing our neighbors,
6 to donating to causes and organizations that
7 are important to the neighborhood and to the
8 city of Philadelphia. We at SugarHouse have
9 donated over \$7 million, \$7 million to the
10 local communities. It just makes me so proud
11 that I can speak here on behalf of that.

12 And we have a continued commitment
13 to support those efforts. I love working for
14 SugarHouse. I'm so proud to work for Rush
15 Street Gaming because I know that we are part
16 of something greater for our team members and
17 for the city of Philadelphia. Thank you so
18 much.

19 BISHOP TEIXANA: Unfortunately black
20 lives and brown lives in this country, in this
21 state (INAUDIBLE) Last Tuesday, I spent six
22 hours at Shirley medium jail talk about black
23 history month. And I had at least over 200
24 inmates in front of me. And a good number of

1 them were young men from Brockton Haitians,
2 Cape Verdeans, Latinos and black Americans.

3 If we do care about education as I
4 do as I drive, as I go to the jails in
5 Massachusetts --

6 CHAIRMAN CROSBY: You should speak
7 to us please.

8 BISHOP TEIXANA: I'm speaking to you
9 but also I want the audience to listen the pain
10 of what we can build in this nation when people
11 want to come and impose their power, their
12 illness of money on the poor people. Brockton
13 yes, it's a poor city. Not by choice, by the
14 leaders we have in Brockton.

15 Yes, we look great. We look scared
16 because of corruptions of the city of Brockton.
17 And you hear this is the baby of mayors who
18 came through this city. Jack Units and others
19 and they stand on this issue to hurt the city
20 for their own self-interest.

21 Now as when they speak to you they
22 are able to stand as a firm man. I'm here as a
23 man of faith to let you know I see in the
24 families, the inmate of families of this city

1 is tremendous than what the casino is preparing
2 to bring to Brockton.

3 You heard very well what my brother
4 pastor told to what that 10 whatever it is they
5 will give to us. So, please make a decision
6 that is going to affect the future generation
7 of Brockton.

8 I love Brockton. I've been here for
9 20 years as a priest. And I work hard. I
10 didn't get paid to stand for the casino. And I
11 could if I wanted to like many of them here.
12 And to see all the names how their live
13 experience exchange. They all know each other
14 by names. That's the city we live in Brockton.
15 No more champion here, but I've seen
16 corruption, corrupt people here. That's why we
17 keep going down and down. And if you are here
18 to help us, help us build the right thing.
19 Thank you.

20 CHAIRMAN CROSBY: Viviana Sapien,
21 Mike Ciulla, Patricia Wright.

22 MS. SAPIEN: Hello, my name is
23 Viviana. And I have been with Rivers Casino
24 Des Plaines, a Rush Street Gaming property for

1 a little over two and half years.

2 I started out in a customer service
3 department and I'm here speak about the many
4 team member benefits available at Rivers
5 Casino. We all have goals. My personal goals
6 are to get married, complete a master's program
7 and someday own four dogs.

8 Before working with Rivers, I had
9 applied to several master's programs, got
10 accepted. And unfortunately, I had to decline
11 because the funding was just not there for me.

12 When I got to Rivers, I could not
13 believe that they offered team members
14 scholarship program for both team members
15 eligible dependents. I heard amazing stories
16 about coworkers who they put their children
17 through college. One of my coworkers even put
18 his grandchildren through college.

19 I have taken advantage of this
20 program. And I am very proud to say that this
21 August, I will be graduating with a master's in
22 integrated marketing and communications. This
23 scholarship has covered all four semesters,
24 fall and spring for me. In my academic journey

1 Rivers has been amazing at accommodating both
2 my schedule and understanding my study demands.

3 I have since transitioned into the
4 marketing department for Rivers Casino where I
5 can directly apply what I learn in my class to
6 real-life experiences. I have never worked for
7 a company who cares so much. And I've never
8 worked for a company who believes in me so
9 much. Thank you very much.

10 CHAIRMAN CROSBY: Thank you.

11 MR. CIULLA: Hi, I'm Mike Ciulla. I
12 just want to mention something that wasn't
13 really covered very clearly. The Brockton
14 Fairgrounds is in Ward 1. During the vote what
15 happened Ward 1 voted against it. I just
16 wanted to mention that to you. I think it was
17 seven wards. And they voted against having a
18 casino. That wasn't covered. Very important.

19 CHAIRMAN CROSBY: Okay. Thank you.
20 Patricia Wright, David Vatthanavong, Abraham
21 Ways.

22 MR. GOLKA: Can I just make a quick
23 incision here that I run a business here in
24 Brockton. And I don't think our Mayor is going

1 to --

2 CHAIRMAN CROSBY: What is your name,
3 Sir?

4 MR. GOLKA: Robert Golka. I don't
5 think our Mayor has our interest at heart.

6 CHAIRMAN CROSBY: Excuse me, Sir. I
7 don't think you are on our sign-up sheet here
8 and there are other people who are ahead of
9 you. Patricia Wright, David -- Thank you.

10 MR. VATTHANAVONG: I was the
11 smartest kid back in kindergarten. Good
12 evening, Mr. Chairman and Commissioners. My
13 name is David Vatthnavong. I'm an employee
14 with SugarHouse Casino Rush Street Gaming. I'm
15 a pit manager there.

16 I've been with SugarHouse Casino
17 since day one 2010. In 2013, because of Rush
18 Street Gaming and SugarHouse Casino, I was
19 nominated for the emerging leader award. Top
20 40 professionals in the gaming industry under
21 the age of 40. I was one of seven winners out
22 of over 10,000 applicants.

23 SugarHouse culture is very unique
24 and more of a family-oriented atmosphere. No

1 other company can compare to SugarHouse Rush
2 Street ways. Working for a company that
3 identify fun as a core value, SugarHouse has
4 created over 1000 jobs with opportunities for
5 full medical benefits, 401(k), tuition
6 reimbursement along with service benefits for
7 being nice to guests and fellow coworkers.
8 Attendance bonus for hourly employees for
9 showing up for work on time or having a perfect
10 attendance.

11 SugarHouse gives back to the
12 community. On Thanksgiving, we donated over
13 1200 turkeys and canned food back to the
14 community. We also, as a matter of fact,
15 Friday just passed we had denim day. We
16 donated over \$7000 to the police athletic
17 league for us to wear denim jeans to work, a
18 dress-down day.

19 I want to talk about one of our
20 employees. About a year and half ago, he lost
21 his family and everything that he owned to a
22 tragic fire. Our GM heard news of it. We had
23 pallets of houseware items and clothing and
24 money to donate to him.

1 It is very touching feeling that we
2 have a company like this that care so much for
3 the employees and the community. Thank you for
4 your time. It was an honor to speak on behalf
5 of a company that I love and am proud to be a
6 part of. Thank you.

7 CHAIRMAN CROSBY: Thank you.
8 Abraham Ways, Melvin Carlisle, Duane Denny.

9 REV. WAYA: Good evening. My name
10 is Abraham Waya.

11 CHAIRMAN CROSBY: Waya, my
12 apologies.

13 REV. WAYA: Mr. Chairman and members
14 of the Commission thank you so much for the
15 opportunity speak.

16 You have heard many repetitions of
17 many things you've already heard many times
18 before. You have to look as intent and as
19 serious as possible even though you have heard
20 it before and can repeat it yourselves. But
21 thank you so much for doing that.

22 I am a United Methodist pastor. I
23 was appointed to Brockton by the bishop. And
24 when I was appointed, the first thing I did was

1 to go online and check Brockton.

2 I heard everything that Emilio
3 mentioned a moment ago, all the negative things
4 about the city. In the midst of all the
5 negative things there was this shining light
6 that that year that I came to Brockton,
7 Brockton High School was at the top or one of
8 100 of the 21,000 high schools in this country.
9 I thought that was a great thing.

10 And I got here, I've had a wonderful
11 time being a minister in the city. A moment
12 ago, Mr. Bluhm mentioned something about his
13 own life journey and the wonderful work his
14 mother did to raise him and his sister.

15 I want to thank God for that that
16 she did not at the time that the temptations
17 might have been there she did not take the \$95
18 for his institution and gamble with it at a
19 casino somewhere. Had she done so, he probably
20 wouldn't be here today. And he probably
21 wouldn't have been in the charity that he has
22 been doing at least at that point. So, I want
23 to thank God that that happened.

24 I think that one of the dangers we

1 have in this conversation is we look at the
2 dollar figures and that is great. The city of
3 Brockton wants money. That's understandable.
4 But much of this money is coming from people's
5 pockets. This is not money as in a
6 manufacturing industry where you make something
7 and you make a profit out of it.

8 This is all money coming out of
9 people's pockets. If I were a betting person,
10 I would bet that majority of you and maybe even
11 the people that are represented here supporting
12 it do not themselves bet. They do not
13 themselves gamble. They would not take all
14 their money and put it in the gambling machine
15 because we want the money. But it comes out of
16 somebody else's pocket.

17 And I want to encourage you, want to
18 encourage you strongly with all that you have
19 heard to not grant a license for a casino in
20 the city of Brockton. Thank you very much.

21 CHAIRMAN CROSBY: Thank you. Also
22 Melvin Carlisle is that you?

23 MR. CARLISLE: Yes, Sir. That's me.

24 CHAIRMAN CROSBY: And Dwayne Denny

1 and Gary Leonard, Michael Matthew, I think.

2 MR. CARLISLE: Mr. Chairman,
3 Commissioners, thank you for this opportunity.
4 I'll be brief. My name is Melvin Carlisle.
5 Because of its hiring and screening process
6 Rush Street Gaming's properties more
7 specifically the Rivers Casino in Pittsburgh
8 has been voted best place to work and best
9 casino for six straight years. Rush Street
10 Gaming hires employees with integrity, treats
11 its employees with respect and offers
12 competitive rates of pay and excellent
13 benefits.

14 As with any hiring process, you have
15 to weed out those that do not have a sound work
16 ethic. I work in the security department at
17 the Rivers Casino in Pittsburgh as an entrance
18 control officer. And along with my team
19 members am responsible for meeting and greeting
20 guests as they enter our casino.

21 Our primary function is the
22 prevention of underage access to the gaming
23 floor. We check over 28,000 IDs per month.
24 From September 2013 to November 2015 we had

1 over 750 consecutive days without incident.
2 Since November 2015, our current run without
3 incident is over 100 days. This is a difficult
4 task given the proficiency of those making and
5 selling fake IDs to underagers.

6 I have worked with many companies
7 over the past 50 years. Most of those were
8 with Verizon Communications formally Ma Bell or
9 Bell Telephone, renamed Bell Atlantic and
10 finally Verizon Communications.

11 Verizon is a very solid company
12 offering its employees good wages and benefits.
13 Since signing on with the Rivers Casino in
14 2011, I must say this company is by far the
15 best employer I've had across my working
16 career. In 2012, I was voted employee of the
17 year by over 2000 of my peers. What an honor.

18 The Rivers Casino in Pittsburgh is
19 involved with the local community through many
20 community projects such as riverbank cleanup,
21 restoration and painting of various buildings
22 and sites and through donations.

23 I am extremely proud and pleased to
24 be part of the Rush Street Gaming team at the

1 Rivers Casino in Pittsburgh. I urge you to
2 review the success of other Rush Street Gaming
3 properties and surrounding communities as you
4 render your decision. Thank you.

5 CHAIRMAN CROSBY: Thank you. Duane
6 Denny, Gary Leonard, Michael Matthew, Stephen
7 Torrey, Howard Miselman, Belange Jean, my
8 apologies if I'm getting these wrong. Geoffrey
9 Anatole, Steve Warner, Ashley Schrag, Alan
10 Peralt snuck in.

11 MS. SCHRAG: Hello, my name is
12 Ashley Schrag. I've been with Rush Street for
13 five years. I'm going to share my personal
14 journey with you.

15 I started at SugarHouse Casino at
16 21. I was lost, didn't really know what I
17 wanted to do with my life. I lived in a rough
18 part of Philadelphia in a low-income family. I
19 started at SugarHouse as a player service agent
20 entry-level and I quickly fell in love.

21 I considered the guests and my
22 coworkers family. After that I was promoted to
23 a guest service rep. where I worked under the
24 best management who guided me and really gave

1 me the opportunity to be myself and learn
2 valuable career opportunities and skills.

3 About a year ago I was promoted to
4 guest service manager at the age of 25 at
5 Rivers Casino without a degree. I can say
6 right now, I would not be the woman I am today
7 if it wasn't for SugarHouse and Rivers. They
8 are truly my family and they gave me the
9 opportunity when I didn't think I had one.
10 They believed in me when I didn't believe in
11 myself. They really have changed my life.

12 So, our fundamentals at Rush Street
13 are fun, service, integrity and respect. And
14 our core values, they're not just words written
15 on paper. They are engraved in our team
16 members' hearts. We truly live and breathe
17 those values.

18 Our team members, we care about them
19 so much. We are always showing them
20 appreciation, finding new ways to really just
21 give them appreciation they deserve for going
22 out there and working hard. At the end of the
23 day, they are our most valuable asset.

24 Our service is excellent. And if

1 you believe -- If you don't believe me you can
2 read all of our survey comments from our
3 guests. They will tell you that the reason
4 they choose Rivers is because of our team
5 members.

6 All casinos have table games. All
7 casinos have slots. But our service is beyond
8 everyone else. That's why they choose us,
9 because when they come into Rivers they feel
10 like family.

11 So, if you're looking for a casino
12 that's really going to make a positive impact
13 on your community, your team members and the
14 guests that enter those doors, then adopt us.
15 Let us become part of your Boston family.

16 Thank you so much, and have a
17 wonderful night.

18 CHAIRMAN CROSBY: Steve Warner,
19 Jerry Maloney I think Francis Gibbs, Stephen
20 O'Brian.

21 REV. WARNER: Mr. Chairman and
22 Commissioners and everyone who is in the room
23 here. Thank you for your indulgence. I am
24 absolutely amazed at your patience, And even

1 all the people in room, we've heard a lot of
2 different ideas.

3 I am the senior pastor at Brockton
4 Assembly of God in downtown Brockton. The
5 church with a constituency of about 700 people.
6 I speak for them when I am here tonight.

7 We have a slogan. We are in
8 Brockton for good. And we mean that in two
9 ways. We have the ability to leave Brockton,
10 but we have chosen not to. So, we are here for
11 good. And the second thing is we are here to
12 do good.

13 I think the best that I could do
14 would be to urge you to vote no to this
15 proposal even though there have been many ideas
16 floated. The larger one probably being
17 financial. And there is no question that
18 Brockton is in great need of finances. And
19 it's easy to sit back and pontificate about
20 what we would do and what we should do. But
21 the reality is the city needs money.

22 The question I have is whether or
23 not this is done at the great expense of the
24 future. I see that -- I think I'd be too

1 strong to say our opponents, but people who
2 have a different point of view have a slogan of
3 benefits for Brockton and beyond. And I point
4 you to that word beyond which to me means not
5 only some surrounding community that would
6 benefit as a residual effect, but also beyond
7 in terms of time.

8 Because what I notice about casinos
9 is the glowing reports diminish and go downhill
10 as time passes. Casino opening in 2011, 2008
11 it's great. But how about 1995? Go back and
12 look at some of those statistics.

13 Here is what I want to leave with
14 you because we've had a lot of data thrown at
15 us. I'd like to leave you with a cartoon I saw
16 a while back. And I'm going to describe
17 because I don't have it. The cartoon is of two
18 lions at the zoo. They're looking through the
19 bars. And over to the side would appear to be
20 the remnants of the lion keeper who presumably
21 has been consumed.

22 And the two lions are looking, one
23 smug and the other worried. And the caption of
24 the worried lion at the bottom says well,

1 genius that took care of breakfast but who is
2 going to feed us supper? I think the concern I
3 have is who's going to feed us supper?

4 We're going to celebrate at
5 breakfast. We're going to pull out the
6 confetti. We're going to cut the ribbons.
7 We're going to have the photo ops. We're going
8 to do all that kind of thing. And Brockton for
9 a while is going to be better supposedly.

10 But just like in this room, we
11 started with a full house and now we are about
12 50 percent. In fact, most of the people I
13 noticed here are not high school students.
14 They're not young families. They are people
15 who 20 years from now when this thing goes
16 downhill won't be here. They'll be at Marco
17 Island, St. Petersburg, Naples, in the ground,
18 not here.

19 And then some of us will drive down
20 the street and wish we had not made this
21 decision. Wished we hadn't been politicians
22 but that we had been statesmen.

23 So, I close with this. A politician
24 looks at the next election. A statesman or

1 woman looks at the next generation. They were
2 not here tonight to be represented. I speak to
3 you and ask that you please vote no for this
4 proposal. Thank you very much.

5 CHAIRMAN CROSBY: Thank you. Jerry
6 Maloney, Francis Gibbs, Stephen O'Brian, Jack
7 Clancy it looks like.

8 MR. O'BRIAN: My name is Stephen
9 O'Brian. I live in Brockton. Thank you
10 Commissioners for allowing me this chance to
11 speak. I'm going to leave out some of my
12 points because other people have already made
13 them and we are running out of time.

14 I urge you not to grant a license to
15 Mass Gaming and Entertainment to build a casino
16 in Brockton. Brockton High School is 4200
17 students will be the only high school the state
18 located next to a casino complex. This is
19 unacceptable and unfair to the students and the
20 city.

21 Millions of dollars in
22 "infrastructure improvements" won't touch these
23 problems. And congestion and danger to
24 pedestrians will get much worse than it is now.

1 Furthermore, those of Brockton unlike other
2 cities which held elections did not give the
3 developer a solid mandate.

4 When Everett held its yes or no
5 vote, the results were 87 percent yes to 13
6 percent no. Everett gave Wynn Resorts
7 overwhelming pro casino mandate. When New
8 Bedford held its vote, the results were 73
9 percent yes to 37(SIC) percent no. KG Urban
10 and New Bedford had an overwhelming pro casino
11 mandate. The Revere election showed similar
12 results.

13 When the Brockton election was held
14 the results were 50.5 percent yes to 49.5
15 percent no. There is no solid pro casino
16 mandate here. It wasn't even lukewarm
17 approval. The yeses did win, but only by one
18 percent. Elections can be bought by developers
19 with almost unlimited resources in this case by
20 Neil Bluhm and his Brockton based network of
21 paid consultants.

22 This out-of-state developer spent
23 \$1.6 million in order to buy the election.
24 Extensive mailings were made to Brockton

1 citizens. There are pro casino ads on the
2 Internet. The FM Marshfield radio station that
3 serves this area was airing vote yes ads every
4 half hour.

5 The opposition spent about \$3600 and
6 used to unpaid volunteers. It was David
7 against Goliath and David almost won.

8 Mayor Carpenter in his television ad
9 says in Brockton everything is close by. But
10 everything won't be close by if residents have
11 to fight casino traffic every time they go out
12 to run an errand. Don't do this to Brockton.
13 It is the wrong neighborhood, the wrong city,
14 the wrong developer and the wrong idea.

15 Please don't grant Mass Gaming and
16 Entertainment a license to build a casino in
17 Brockton. Thank you for listening.

18 CHAIRMAN CROSBY: Thank you.
19 There's a Leon from East Bridgewater.

20 MR. CLANCY: Jack Clancy.

21 CHAIRMAN CROSBY: Jack Clancy. Just
22 one second. I'll read a few other names,
23 excuse me. Leon from East Bridgewater. Got
24 it, my apologies, Robert Emery, Buster Sieben.

1 Mr. Clancy is up.

2 MR. CLANCY: Thanks for having me.
3 I didn't write anything down. I didn't think
4 there was a need to. I just want to reiterate
5 what my friend Pat Lawton said. She said
6 everything I was thinking.

7 I wanted to add a couple of things.
8 I was at the meeting in Holbrook. And there
9 was a gentleman there who quote or nonquote
10 said that if you go to casino you become a
11 drunk, you'll start shooting heroin, and you'll
12 beat up your spouse. Well, three days later, I
13 went to my 60th birthday party -- I know you
14 can't believe I'm 60. -- at Foxwoods with all
15 my boys and girls. I didn't drink. I didn't
16 shoot any heroin and I didn't call up my ex-
17 wife and beat her up.

18 So, I don't know where he got his
19 facts from, but as far as I'm concerned about
20 gambling, to me it's about being an adult.
21 That's the way I look at it. I work 95 hours
22 week. I make decent money. I love gambling,
23 but I don't spend my life gambling. That's a
24 blast. That's how I look at it.

1 My opinion is this. Brockton had a
2 vote. And the vote was yes. I don't care it
3 if it was by one like Hitler won or by 148.
4 And if nobody knows that fact about Hitler,
5 look it up because it's the truth. But the
6 deal is this, it was a vote.

7 So, my question is again why are we
8 here? If it was a vote whether it was by one
9 or 148. I know you guys got a job to do. My
10 other question is this, if you guys do not
11 grant this casino, then we should change the
12 voting process in Massachusetts. That's all I
13 have to say.

14 MR. SILITRIO: Good evening,
15 Commission. Leon Silitrio, Jr. of East
16 Bridgewater. I was a resident of Brockton, but
17 moved.

18 The reason that I'm here tonight is
19 that in 2004, I was appointed a national rep.
20 for the Veterans Administration, the VA
21 Hospitals throughout New England. One of the
22 facilities was Brockton.

23 As you people drove down here
24 tonight, you came by the Brockton VA Hospital.

1 I stood in a meeting several years ago and I
2 was told I couldn't speak. They were on the
3 verge of closing that hospital.

4 I'm a Vietnam veteran '67 '68. I
5 didn't see my children until they were six
6 months old. Tonight we heard they're going to
7 spend \$7 million on Belmont Street. The
8 Commonwealth of Massachusetts had just deferred
9 \$3.5 million to run the Brockton High School.

10 Fast track money goes, Congress and
11 the Senate in November voted \$600 million for
12 the Commonwealth of Massachusetts over the next
13 five years. We presently handle 192 calls a
14 day in the city of Brockton on the ambulances.
15 192 runs a day by the fire department. That's
16 132,000 runs a year. They just went out and
17 spent \$1.2 million on a bond issue to buy a new
18 fire truck.

19 Several million dollars to do other
20 things. The money is not here in the city of
21 Brockton. 1991 I had the city contract with
22 the city of Brockton. They were on the verge
23 of bankruptcy for the company I worked for.
24 They couldn't pay the oil bill for the company

1 I worked for. Business as usual in the city
2 are here.

3 When you leave here tonight, you're
4 all fine fellows. Bite the bullet as we did in
5 Vietnam. I came back. And I knew like Jimmy
6 Shea and wrote the anti-Vietnam bill. I was
7 asked to leave a meeting. They didn't want to
8 hear from us.

9 But I'm speaking for the veterans at
10 22 a day dying through suicides, 100 a day
11 dying in this country from ODs. The city of
12 Brockton thinks that they're going to cure a
13 drug addict at the VA Hospital. Once you
14 transport them in the Brockton to the VA
15 Hospital the patient is subject to arrest under
16 federal law.

17 I was instrumental in bringing a
18 \$3.2 million shelter on Spring Street. There
19 is no such thing as a homeless veteran in the
20 United States of America today unless you want
21 to be. But you're not going to help a guy
22 leaving the VA Hospital that has a drinking
23 problem or a gambling problem. Has there been
24 an impact study by the federal government of

1 what it's going to do to the VA in this area?

2 Thank you.

3 CHAIRMAN CROSBY: Thank you.

4 MR. EMERY: Hi, I'm Bob Emery. I
5 thank the Commission for a chance to speak. A
6 lot of what I was going to say has already been
7 covered. So, I hopefully will be real quick.
8 I've been watching the property values in
9 Brockton. I was born and raised in Brockton.
10 I lived in Brockton probably half my life.

11 I've been watching the property
12 values, primarily residential. Five years ago,
13 there was a lot of houses available for
14 \$100,000. Try to find one now. Property
15 values have been going up steadily for the past
16 few years. New housing starts are going up.
17 The houses being built are being sold.
18 Brockton is slowly coming back in the
19 residential market We still need a lot of work
20 in the commercial stuff.

21 I honestly don't think the casino is
22 the way to go. It is going to bring crime.
23 Yes, the casino people are going to give us
24 extra money. We are going to spend that and

1 more taking care of the crime that come because
2 they're here. And the property values around,
3 particularly close that casino will go down.
4 That isn't a ghost town up there. It's mostly
5 residential. The houses are in good shape and
6 they're almost all occupied. Completely a
7 different situation than some of the places
8 they've been to.

9 I don't think you're going to see --
10 Brockton right now by the way, crime rate is
11 down a little bit according to the state as
12 reported on Channel 25 and Channel 4 this past
13 January. Overall crime in Brockton is down.
14 Murders are up. Brockton rates number three in
15 the state for the murder rate, Boston first,
16 Springfield second.

17 And a destination resort, maybe I
18 can give them a couple of ideas. Come to
19 beautiful Brockton on the shores of Salisbury
20 River. That sounds interesting. Or if you
21 want exciting, come to exciting Brockton murder
22 capital on the South Shore. That's where the
23 money needs to go. That's where the work needs
24 to go. We don't need another attraction that

1 is going to bring more crime, more pain and
2 things like that. Thank you very much.

3 CHAIRMAN CROSBY: Thank you, Sir.
4 Just before you start, are you Mr. Sieben?

5 MR. SIEBEN: I pronounce it Sieben.

6 CHAIRMAN CROSBY: Sieben, sorry.

7 MR. SIEBEN: My handwriting.

8 CHAIRMAN CROSBY: Also, Linda
9 Bishop, Janice Schuster, Carol DeLorey. Sorry.

10 MR. SIEBEN: It's all right. I'm
11 Buster Sieben. I've been a citizen here for
12 about 38 years. Just a slightly different
13 presentation here.

14 We each see the world from our own
15 lens. And we are talking about the financial
16 needs in Brockton. And as a follower of Jesus
17 Christ, I am persuaded that having a casino in
18 Brockton as a first choice is certainly not the
19 wisest answer as I understand how Jesus taught.

20 We are about to celebrate Easter in
21 a few weeks. That's a historical fact. And on
22 the subject of money, Jesus is an authority.
23 He spoke more on money than he did heaven and
24 hell combined. He promises that a city that

1 will follow Christ that will put him first is a
2 city that will be healed, will have its needs
3 met. That will have adequate and really more
4 than adequate.

5 The people that I have personally
6 worked with over the years who have embraced
7 the message of Christ have experienced healing
8 in their lives. Those who have put other
9 values first have really missed the kind of
10 healing that they could have had.

11 So, my encouragement, I'm persuaded
12 that the casino from the little bit I've
13 studied and it's only a little bit about
14 casinos that they haven't produced worldwide or
15 United States wide health in communities.
16 There's been real detriments.

17 But anyplace, anyplace where Christ
18 is embraced there is blessing. So, I don't
19 know how you'll deal with that. I just offer
20 that as my thoughts concerning our city that I
21 want to be healed. I believe that our
22 combined, all of us together, just trusting the
23 Lord and honoring him is the way for our city
24 to be healed. He's got very, very, meaning

1 Jesus has very, very deep pockets. Thank you.

2 CHAIRMAN CROSBY: Thank you Linda
3 Bishop, Janice Schuster, Carol DeLorey, Carolyn
4 Krikorian, Grant Krikorian, yes, Sir.

5 MR. KRIKORIAN: I'm Grant Krikorian.
6 I'm a resident of Brockton for over 40 years.
7 And I oppose the casino for many reasons, but I
8 have one reason in particular that is very
9 personal to me.

10 My wife and I were teachers in the
11 Brockton public schools for over 50 years
12 combined until we retired. Our three children
13 went right through the Brockton schools.
14 Brockton schools have and continue to offer a
15 wonderful education to our students.

16 I believe the idea of a casino
17 located across from the high schools is a
18 travesty and an offense to the students at
19 Brockton High School. Our students in Brockton
20 are taught to be people of high moral
21 character, to value long-range goals, to value
22 the ethic of hard work.

23 A casino is the antithesis of these
24 values with its get rich quick gambling. I

1 noted that the folks from Rush Street Gaming
2 spoke about an hour and a half. They mentioned
3 the high school exactly once regarding
4 pedestrian safety. Do they care about our
5 children?

6 I'm disappointed in the city council
7 who did not oppose the casino. I'm extremely
8 disappointed in the chairman of the school
9 committee, the superintendent of schools and
10 the school committee who have not opposed the
11 casino. I believe they have put cash ahead of
12 character. I believe they put money ahead of
13 morality.

14 Our children deserve better. In
15 closing, I'd like to point to that sign. The
16 most important word in that sign ethical. I
17 implore the Commission to do the ethical thing
18 in the interest of our children and our
19 citizens and not approve the casino. Thank
20 you.

21 CHAIRMAN CROSBY: Thank you, Sir.
22 Arnold Frantz, Anna Rogers, John Simpson, Ann
23 Hunyadi, Luisa Serrano, Tracie Gutierrez,
24 Diane Ransom.

1 MS. RANSOM: I don't know about
2 everybody else, but I want a casino that
3 benefits us so much that they need to organize
4 food drives. I don't feel these people have
5 any idea at all what Brockton is about.

6 And a good neighbor I don't think
7 would do this type of thing that they are
8 trying to do here. They're not even here yet
9 and they're trying to plan on how to expand. I
10 oppose for three reasons. One, we need to make
11 it possible for children to thrive in the city.
12 We need to make it more inviting for people to
13 want to raise families here. We need to take
14 pride and care in what we place here. People
15 live here. So, yes location is everything.

16 We do not want another Boston
17 without any parking, houses being added onto
18 houses. The only way to grow is to build
19 vertically and not horizontally. We have
20 enough here to cause people to be unhappy
21 through the litter, drugs, gangs, prostitution,
22 bar establishments, crimes, homelessness and
23 all over ugliness.

24 And I think it's really unfair that

1 somebody is going to point a finger at our
2 newly elected governor who is absolutely trying
3 and really wanting to help these people out,
4 help us out. Our city wasn't always like this.

5 What it came to is evacuation plan
6 years ago was school choice. The elite could
7 get their children out of this school system,
8 which left nobody to care about this city and
9 nobody to invest in it. I tell you what, I
10 don't believe that these people plan on
11 investing here for us. That's just common
12 sense. Thank you.

13 CHAIRMAN CROSBY: Thank you. Greg
14 Sabine, Carla Toussant, Kinsley something or
15 other, it starts with an O. Jerry Stewart,
16 Jack Lally already spoke. Amanda Brown, Brian
17 Curra van, last name on the list. Good things
18 happen to he who waits.

19 MR. CURRAVAN: I just want to say a
20 couple of things. And of course being here
21 this long, a lot of things have been
22 repetitively, said.

23 In 1976 I moved here to Brockton, my
24 mom and my dad and my 12 brothers and sisters.

1 We went to the schools. We've done everything
2 here. It's not up to the Commission or up to
3 the clergy to tell people how to live or how to
4 set morals for their own children. If I went
5 across the street to the casino, I'd get
6 whacked.

7 I've got two kids one in high school
8 and one just graduated. The last thing a
9 teenage boy wants is cameras, security around.
10 They want privacy. So, I don't think that's
11 going to be such a big problem.

12 Second thing is we voted. Whether
13 you win by one or four, we still voted. I
14 voted today for the next president. You can't
15 tell me my vote doesn't count. It's no
16 takebacks. It's my constitutional right. I'm
17 embarrassed for the clergy. They can't
18 separate state and church. Thank you, Sir.

19 CHAIRMAN CROSBY: Thank you, Sir.
20 That is all the names we have on our list.
21 Yes, Sir.

22 MR. STEWART: Good evening,
23 Commission members.

24 CHAIRMAN CROSBY: What is your name,

1 Sir?

2 MR. STEWART: It is Jass Stewart, J-
3 A-S-S, last name, S-T-E-W-A-R-T.

4 Thank you for the opportunity to
5 speak today. I am a former city councilor at-
6 large here in Brockton, served three terms
7 decided not to seek reelection last year but I
8 continue to live in Brockton.

9 I'm in full support of the casino
10 proposal from Rush Gaming. I voted in favor of
11 having the proposal sent up to the ballot that
12 was voted on earlier. As you know the process,
13 the city council has the obligation to review
14 the proposal. If it believed it were not a
15 suitable proposal for the city, it could have
16 elected not to have sent that proposal to the
17 ballot.

18 I am not going to repeat what I
19 believe to be the really sort of stellar
20 reputation of the organization and the fact
21 that it has invested in a number of landmark
22 facilities throughout the country, including
23 Faneuil Hall here in Boston, the Chicago
24 Mercantile Exchange Center, the Four Seasons in

1 Philadelphia and some other establishments.

2 On the issue of crime, I did
3 research. I know it's important to look at
4 data overall in terms of gaming and its impact
5 on communities. We know that data is mixed.
6 But we have a really unique opportunity here to
7 look at a specific organization, and look at
8 its specific facilities throughout the country
9 to see the impact of those facilities on those
10 communities. So, we are fortunate in that way.
11 I've done the research which helped me to come
12 to my conclusion earlier.

13 So, in every location where Rush
14 Gaming has a casino, crime has either remained
15 constant or decreased. In those places where
16 mayors and police chiefs were initially
17 hesitant about the facility, they are now
18 writing letters of support for the casino and
19 its positive impact on the community in those
20 areas.

21 We also know here locally the police
22 patrolmen's union has endorsed this casino.
23 They are encouraging residents to support the
24 project as well. So, we would assume that if

1 police is in fact in support of the project
2 that should speak volumes to the issue of its
3 neutral to positive impact on crime.

4 On the issue of traffic, frankly,
5 it's in the best interest of the casino to
6 ensure that traffic flows easily because their
7 business is based on return customers. So, if
8 folks have a hard time getting to the casino,
9 then they're practically out of business.

10 So, the traffic plan is on the
11 city's website. And we see that the casino is
12 proposing to make significant improvements to
13 infrastructure, making the roadways better, the
14 sidewalks safer, including for the Brockton
15 High School students. I'm almost out of time.
16 I'll wrap up here with the issue of --

17 CHAIRMAN CROSBY: Mr. Stewart, I'm
18 sorry, we stopped everybody else as well.

19 MR. STEWART: So, I'm in support of
20 the casino. And I'm going to submit my
21 comments in writing.

22 CHAIRMAN CROSBY: Thank you very
23 much. I appreciate it.

24 CHAIRMAN CROSBY: I think we've done

1 it. We do have in our practice to opportunity
2 for the applicant to speak at the end if they
3 want, if there's something they wanted to
4 respond to, not to go back over any of the old
5 arguments. But if there were new data points.

6 We, I think, are not going to ask
7 any questions. We will save any questions we
8 have for our next meeting. We're not going to
9 close this. When we reconvene this meeting.

10 MR. BLUHM: I will be brief. I just
11 wanted to cover one issue that's been raised by
12 the Unite Here union. Basically, we respect
13 the rights of our employees to choose whether
14 they want to have a union or not and have an
15 election under the NLRB rules. I believe the
16 Unite Here has not called for an election
17 because they don't think they could win the
18 election because I don't think the majority of
19 the employees would vote for one in a fair
20 election.

21 We do have a union in Philadelphia,
22 the carpenters union that covers a group. We
23 have the operating engineers in Pittsburgh that
24 cover a group. We have contracts with both of

1 them, good relationships.

2 In New York, by law we were required
3 to enter into a labor peace agreement and have
4 done so and have good relationships with the
5 New York hotel and motel workers which is
6 actually affiliated with Unite Here.

7 So, the bottom line of what I'm
8 saying here is we respect employees' rights.
9 And if there's an election and they elect to
10 have a union, we will negotiate in good faith
11 and have a contract. We have done that in the
12 situations where that has arisen.

13 CHAIRMAN CROSBY: Thank you very
14 much. Any Commissioners have anything else to
15 say other than it's been a long day?

16 So, I would have a motion to suspend
17 this meeting. We will not close it. We will
18 convene again sometime in the next few weeks
19 where there will be a final opportunity for
20 people to respond to anything that hasn't been
21 dealt with. And I'd have a motion to suspend.

22 COMMISSONER MACDONALD: So moved.

23 CHAIRMAN CROSBY: Second?

24 COMMISSIONER ZUNIGA: Second.

1 CHAIRMAN CROSBY: Any further
2 discussion? All in favor, aye.

3 COMMISSIONER MACDONALD: Aye.

4 COMMISSIONER CAMERON: Aye.

5 COMMISSIONER ZUNIGA: Aye.

6 COMMISSIONER STEBBINS: Aye.

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8 (Meeting suspended at 8:22 p.m.)
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1 ATTACHMENTS:

- 2 1. Massachusetts Gaming Commission January
3 28, 2016 Notice of Meeting and Agenda
4 2. Mass Gaming and Entertainment Presentation
5 3. Stand Up Brockton Presentation
6
7

8 GUEST SPEAKERS:

- 9 John Donnelly, Esq. (Counsel for MG&E)
10 Neil Bluhm, Mass Gaming and Entertainment
11 Michael Levin, Development Management Associates
12 Robert Michaud, Mass Gaming and Entertainment
13 Joseph Scibetta, Rush Street Gaming
14 Mary Cheeks, Rush Street Gaming
15 The Honorable Bill Carpenter, Mayor Brockton
16 Timothy Cruise, City Councilor
17 Senator Michael Brady
18 Jack Lally, City Councilor
19 Fred McDermott, Stand Up for Brockton
20 Rev. Richard Reid, Stand Up for Brockton
21 Shaynah Barnes, City Councilor
22 Luisa Serrano
23 Britney Swager
24 Ethan Snow, Unite Here

- 1 GUEST SPEAKERS:
- 2 Stephen Bernard
- 3 Larry Curtis
- 4 John Merian
- 5 Paul Landerholm
- 6 Phil Griffin
- 7 Michael Gallerani
- 8 Jeanne Holmes
- 9 Dana Boardman
- 10 Alan Peralt
- 11 Christopher Lovetere
- 12 Alison van Dam
- 13 Rev. Mark Oliver
- 14 Patricia Lawton
- 15 Eugene Marrow
- 16 Kelly Williams
- 17 Bishop Teixana
- 18 Viviana Sapien
- 19 Mike Ciulla
- 20 David Vatthanavong
- 21 Rev. Abraham Waya
- 22 Ashley Schrag
- 23 Steve Warner
- 24 Stephen O'Brian

1 GUEST SPEAKERS:

2 Jack Clancy

3 Leon Silitrio

4 Bob Emery

5 Buster Sieben

6 Grant Krikorian

7 Diane Ransom

8 Brian Curravan

9 Jass Stewart

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C E R T I F I C A T E

I, Laurie J. Jordan, an Approved Court Reporter, do hereby certify that the foregoing is a true and accurate transcript from the record of the proceedings.

I, Laurie J. Jordan, further certify that the foregoing is in compliance with the Administrative Office of the Trial Court Directive on Transcript Format.

I, Laurie J. Jordan, further certify I neither am counsel for, related to, nor employed by any of the parties to the action in which this hearing was taken and further that I am not financially nor otherwise interested in the outcome of this action.

Proceedings recorded by Verbatim means, and transcript produced from computer.

WITNESS MY HAND this 7th day of March, 2016.



LAURIE J. JORDAN
Notary Public

My Commission expires:
May 11, 2018