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THE COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS GAMING COMMISSION
CATEGORY 1 HOST COMMUNITY HEARING (continued)

CHAIRMAN

Stephen P. Crosby

COMMISSIONERS

Gayle Cameron

Lloyd Macdonald

Bruce W. Stebbins

Enrique Zuniga

March 28, 2016 4:00 p.m.- 6:17 p.m.

SHAW'S CENTER

1 Feinberg Way

Brockton, Massachusetts

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

CHAIRMAN CROSBY: Good afternoon ladies and gentlemen. Today is Monday, March 28, 2016. This is a public hearing before the Massachusetts Gaming Commission here at the Shaw's Center in Brockton.

I am Chairman Stephen Crosby. Also present are Commissioners Gayle Cameron, Lloyd Macdonald, Bruce Stebbins and Enrique Zuniga.

This hearing is covered pursuant to § 17 of Chapter 23K of the Massachusetts General Laws and § 118.05 of the Commission regulations. We are here today to reconvene our host community hearing that began on March 1, 2016, and to accept public comment from members of the host community regarding matters that occurred since the host community hearing on March 1 pertaining to Mass Gaming and Entertainment's application for a Category 1 gaming license in Brockton, Mass.

There are three items on our agenda. First of all, the Commissioners will have a chance to ask questions of the applicant about

1 their presentation back on March 1, because we
2 ran out of time and didn't have the opportunity
3 to do that. Secondly and primarily, we will
4 take comments from the public limiting your
5 comments to things that have occurred, actions
6 that have occurred or things have come up since
7 March 1.

8 Then there will be an opportunity
9 for brief closing statements from either or
10 both the applicant and/or the host community.

11 This is not an opportunity to repeat
12 messages that have been delivered to us
13 previously. Rather it is only for comments on
14 developments since May 1.

15 Before we begin, the Commission
16 would like to thank you all for being here and
17 other times as well. This is a public hearing
18 and it is critically important that you the
19 public be part of the process to ensure that
20 the Commission achieves the best results
21 possible.

22 We've also received many written
23 comments that we have and considered them all.
24 This is not a question-and-answer period or a

1 debate. Once we begin, anybody who wishes to
2 comment and has signed in, and there's a sign-
3 up sheet outside if you haven't signed up
4 already, may come forward when called and be
5 recognized by the Commission. They may then
6 proceed to offer their comments.

7 In order to use the available time
8 efficiently, the Commission asks that speakers
9 to limit their comments to three minutes. And
10 we have a clock, as you know that we will be
11 keeping time.

12 Upon closing the public this
13 evening, and we will stay as long as it takes,
14 the Commission by statute must make its
15 determination of award of a Region C license no
16 sooner than 30 days and no later than 90 days
17 after the close of this hearing.

18 The Commission expects to begin its
19 public evaluation of MG&E's Region C
20 application the last week in April -- begin its
21 public evaluation of MG&E's Region C
22 application the last week in April and will
23 deliberate in public, streamed live on the Web
24 until it reaches a decision. We will accept

1 further written comments via our website until
2 that public evaluation begins the last week in
3 April.

4 Before we begin public comment, the
5 Commissioners are invited to ask questions of
6 the Brockton applicant, MG&E, since we did not
7 have time for this follow-up at the last
8 meeting. So, Commissioners, did you have any
9 follow-up questions? One item on the agenda is
10 down.

11 Now we will turn to the public
12 comment period. The Commission requests that
13 all speakers identify themselves prior to
14 commenting and please be sure to keep your
15 voices up as this hearing is being recorded.
16 With that, we will now open up the floor to
17 comment and we will start with Anne Beauregard,
18 Ward 5 councilor from, I believe, the city of
19 Brockton. Councilor Beauregard?

20 We will then move to the people
21 signed up online. And will start with Dana
22 Boardman. We could also line up maybe Reverend
23 Jill Wiley, Pastor Richard Reid are next on the
24 list.

1 MR. BOARDMAN: Hi, my name is Dana
2 Boardman. I live on 28 Oakdale Street in the
3 wonderful city of Brockton. I'd like to thank
4 you Mr. Crosby and members for giving me the
5 opportunity to speak to you again.

6 The casino issue in Brockton has
7 become a very fluid issue. As I ask you to
8 honestly consider both the state's needs and
9 the city of Brockton's needs. Economically, a
10 decision will impact many lives as I'm sure you
11 are aware.

12 The recent infusion of the Taunton
13 casino has made your decision more complicated.
14 The status of Native American tribes issues
15 seems rather uncomplicated if history is has
16 taught anything correctly. The Pilgrims were
17 helped by the Wampanoags. King Phillip's War
18 was fought nearb. Massasoit's Community College
19 named after the chief who was killed in
20 Plymouth. I know you don't want to hear a
21 history lesson but from my perspective I think
22 that will clear up.

23 The economic uncertainty over
24 oversaturation is a very real issue and will

1 add to the uncertainty in the long run. One of
2 the issues I haven't heard raised his how much
3 water is the city going to be tying up and how
4 much will that impact on the city's growth. I
5 haven't heard too much about that. I didn't
6 see in their application any water saving
7 techniques or solar or anything really high-
8 tech from what I could see online.

9 Financing, I am sure they have a lot
10 of money, deep pockets and that's wonderful.
11 I'm just concerned with long-term with two
12 casinos possibly in the area.

13 Also, I'm very concerned, I don't
14 know if you get the local paper, but a few
15 weeks ago this facility ironically here is
16 being funded by \$8 million that's owed the
17 city. They're asking for it to be waived. So,
18 there's concern that if you build over there
19 five restaurants, two or three hotels, this
20 place is going down and the taxpayers here
21 would be greatly impacted. Where are we going
22 to come up with \$8 million? We can't afford to
23 just say nice, see you later.

24 Also, the last meeting, I'm not

1 trying to bring up new stuff, but it was an
2 eye-opener. We had union people from
3 Pennsylvania come in here and they expressed
4 some concerns that I would have as
5 Commissioners and a company coming into
6 Brockton that has some of the concerns that
7 those people mentioned.

8 Another concern I haven't heard
9 answered is in Brockton we have a lot of
10 gamblers. They love the lottery. Well, if you
11 have a casino here it's going to dip into the
12 lottery, how much? That money comes back to
13 the schools and the state. So, you may be
14 doing -- robbing Peter to pay Paul. I have the
15 rest I'll give to you. Thank you for
16 listening.

17 CHAIRMAN CROSBY: Thank you for
18 sticking with the time limit, appreciate it.
19 Reverend Jill Wiley.

20 REV. WILEY: Mr. Chair, members of
21 the Commission and those watching online, my
22 name is Jill Wiley and I live just down the
23 street from here at 127 Tilton Avenue in
24 Brockton.

1 And I oppose the awarding of a
2 Region C license to Mass Gaming and
3 Entertainment. Welcome to the neighborhood,
4 Commissioners. You feel like you're in a
5 resort destination today?

6 The new material that I just wanted
7 to touch on was thank you for coming to the
8 site where the casino is proposed. And you can
9 see where we all live, work, shop, bank,
10 worship and daily cross paths. Probably 23,000
11 people live within a 10-minute walk of this
12 site, Shaw's Center. Then, virtually all of
13 the population of Brockton is within a 15-
14 minute drive.

15 So, this site is at the heart of who
16 the community is. So, I wanted to thank you
17 for putting the community in the host community
18 meeting and the hearing today, because we
19 haven't had a lot of opportunities to speak
20 directly.

21 Some of us have been to many
22 meetings. We know you. We know how you
23 operate. I might reiterate what somebody said
24 that you sit very patiently and with great

1 attention to material that my eyes glazed over
2 about three months ago. So, I want to honor
3 you for that.

4 It is your job. You are regulators,
5 but in this case as you can see, because of the
6 application that you're looking at, you're also
7 called to be traffic managers, city planners,
8 even moral agents because there has not been a
9 discussion in this community either before or
10 since this host community agreement was made.

11 There was one meeting that once
12 again we heard the proposal laid out but there
13 was little opportunity for our leaders to come
14 and ask us questions and enable us. We could
15 do it one-on-one but we do appreciate this
16 opportunity and the transparency of the
17 Commission in having these open meetings.

18 Last week when I was listening to
19 Mr. Bluhm talk about the fact that he was doing
20 this for his grandchildren, and I had the
21 opportunity to talk with Mr. Carney's son who
22 said he was doing it for his children. So, all
23 of these are for profit-making for a generation
24 of these families. But we're talking about the

1 generations to come in Brockton and having a
2 casino right smack in the middle of our
3 community.

4 As you can see from here, a high
5 school not far away, a library across the
6 street, a cemetery, a barbershop, the registry
7 of motor vehicles. This is our town square.
8 This is our community. We ask that you relieve
9 us of this burden. We're counting on you. You
10 are the point -- You're the frontline for us to
11 defeat this proposition for our community so we
12 can then open up too many, many more
13 opportunities for that land. And we really
14 hope as a community we can work on that. Thank
15 you.

16 CHAIRMAN CROSBY: Thank you. Mr.
17 Wiley (SIC) and then we'll get to Councilor
18 Beauregard -- I'm sorry Reid.

19 REV. REID: I've been called many
20 things. That's okay as long as it's not late
21 for dinner.

22 Commissioners, I want to thank you
23 again for the opportunity just be able to give
24 a brief presentation to you today and some of

1 the concerns or new things that have popped up.
2 With all that we've heard over the past year,
3 it's hard to imagine that there really are some
4 new things out there but there are.

5 We look at what people were trying
6 to predict would happen. I see that there was
7 a misreading of the opposition. Again, I use
8 the word opposition very loosely here.
9 Throughout this past year, we heard from Mr.
10 Bluhm and his team that the Mashpee Tribe will
11 not get the land in trust but it happened.

12 We've continually heard also that
13 the Mashpee Tribe would not have financing, but
14 right before you just a few weeks ago you heard
15 from the financiers that yes, phase 1, of what
16 they want to do in Taunton is fully financed
17 and that they are piecing together the
18 financing for the later phases.

19 So again, here we have two
20 particular facts that were misread by many
21 people.

22 At the recent meeting on Thursday
23 was brought up the argument that was introduced
24 by some of the attorneys for Mr. Bluhm that the

1 Indian compact of 2013 may not be valid as they
2 looked at some of the wording that was in it
3 and the quoting of other legal documents. But
4 it's interesting that neither of the parties
5 that are involved in that compact seem to have
6 any issue with it.

7 Now we know that really no third-
8 party has any real standing in challenging it,
9 because it's between two parties, the Mashpee
10 Tribe and the Commonwealth of Massachusetts.
11 The fact is whether or not the Department of
12 Interior did exactly what they were supposed to
13 do or not, they have taken the land in trust.
14 They've put a lot of thought and legal
15 considerations into this. And they went ahead
16 with it.

17 So, again, looking at it not as an
18 attorney but as a common citizen of
19 Massachusetts, I see no problem here. But it's
20 the financial projections that really get to
21 me. Do we know the two different groups, the
22 Spectrum Group and the Innovative Group what's
23 their reputation. How close were they on the
24 numbers in other places where they predicted

1 what the income and the revenue would be?

2 But also the Commonwealth of
3 Massachusetts has taken a hit. As a former
4 employee of the Commonwealth, the pension fund
5 took a hit, \$25 million. I know that was back
6 in the late 80s and early 90s but can we trust
7 the numbers that Mr. Bluhm and his team are
8 giving right now? Thank you.

9 CHAIRMAN CROSBY: Thank you.
10 Councilor Beauregard.

11 MS. BEAUREGARD: Thank you for your
12 patience. I'm here again to say again thank
13 you for listening to our community and our
14 concerns. I'll emphasize, it's the location.
15 We are right next to a high school. We're
16 around the block from a middle school. We're
17 down the street from a large elementary school.
18 And we're up the street from the veteran's
19 hospital.

20 This is a location that's better
21 used for technology, improved medical care,
22 advances in healthcare. It's a better place
23 for people to get quality jobs that will last
24 for years and not be -- How would I say it? --

1 with the favor of the time whether it is casino
2 gambling or other sorts of slot machines, etc.

3 It's not a place for anything that
4 belongs in a neighborhood where people have
5 worked hard for years to have their homes and
6 to live there and take care of them. It's not
7 a place because it's so close to churches where
8 people come to worship. This is not a good
9 location.

10 Thank you for listening to our
11 community. And we hope you make the best
12 decision for it.

13 CHAIRMAN CROSBY: Thank you,
14 Councilor. Barry Shelley, Fred McDermott,
15 Isabel Lopez in that order.

16 MR. SHELLEY: Hi, I'm Barry Shelley.
17 Thank you for the time to express some my
18 concerns. I know that Brockton could use an
19 infusion of revenue. And as an economist who
20 has done some review of the studies, peer-
21 reviewed studies on the impacts of casinos on
22 local neighborhoods including economic pros and
23 cons, the social cost, home values, etc., I'm
24 not fully convinced that the benefits here

1 would be as great as some people would like
2 them to be.

3 However, having said that what I'd
4 really like to address today is not so much
5 economic analysis but what really motivates me
6 to come today, and that's my 10-year-old
7 daughter Sophia and her friends.

8 Seven years ago my family and I
9 sought a community between Boston where I work
10 and Norton where my wife works at Wheaton
11 College. We had many options. We consciously
12 chose Brockton because Brockton is the kind of
13 community we were looking for, its diversity,
14 its activity, its culture etc., the schools.
15 We love it here. We love our neighborhood
16 which is only about three blocks away. We love
17 the schools. We love the different -- the
18 culture, the involvements.

19 We are committed to being here for
20 the long-haul. Our investments in our home,
21 our involvements in the community reflect that
22 long-term vision. But four years from now
23 Sophia will begin going to Brockton High
24 School. Because we live so close, she will be

1 walking. The idea of her walking by to and fro
2 from school every day pass not only the casino
3 but casino traffic gives us great pause and
4 causes us to start rethinking our long-term
5 commitment here.

6 Regardless I think of the financial,
7 the possible financial benefits here -- And I
8 want to say I'm a very reasonable person. --
9 but regardless of whether or not we think there
10 may be financial benefits, I can really not
11 understand how we could seriously consider
12 putting a casino across the street from a high
13 school where you have 4000 teenagers that are
14 coming back and forth every day.

15 In this case, I think location alone
16 should be sufficient reason for denying
17 permission to build here.

18 So, thank you for considering that.
19 And again, I wish you well in your decision.
20 Thanks.

21 CHAIRMAN CROSBY: Thank you.

22 MR. MCDERMOTT: Hi, Fred McDermott.
23 Twenty five years ago the Mass. pension system
24 started to trust Mr. Bluhm with \$25 million of

1 its money, the pension system in this state.
2 That was a bad investment and it cost the
3 pension system \$25 million because they relied
4 on this man, Mr. Bluhm.

5 He had no excuses for the loss. In
6 fact, at the same time that the pension system
7 lost \$25 million, he was receiving advisory
8 funds in the tune of \$25 million. You may say
9 that's a while ago and what does that have to
10 do with gaming?

11 Well, I think it shows there's a
12 history here, another entity, state entity
13 trusted this man with their money and the state
14 lost \$25 million. So, I don't know why you
15 should trust him.

16 Secondly, he also seems to have a
17 problem or at least his casino does in
18 Pennsylvania with underage gambling. He's been
19 fined or his casino has been fined almost half
20 a million dollars because of fines for allowing
21 underage gambling in a casino. None of those
22 casinos are directly across the street from a
23 high school.

24 So, if this happened in Pennsylvania

1 where these underage individuals don't have
2 access, certainly here there is going to be
3 more access for high school kids to come over
4 and find out what it's all about. So, he has a
5 history here.

6 He has a history of certainly
7 wasting the Commonwealth's money and secondly
8 allowing underage gambling. So, I would ask
9 you based on that not to allow him to have a
10 casino here in Brockton. It's the wrong place.
11 Thank you very much for your time.

12 CHAIRMAN CROSBY: Thank you. Isabel
13 Lopez, Bianca Gutierrez and Tracy Gutierrez and
14 Stephen O'Brian.

15 MS. GUTIERREZ: Good afternoon, my
16 name is Tracy Gutierrez. I'm here as myself as
17 a mother of five children and also I'm a member
18 Brockton Interfaith Community.

19 My concern about the casino is the
20 location. As a mother of five children who I
21 have two children at the high school right now
22 and two more who will go to the high school in
23 the future, it's concerning the amount of kids
24 who are in the streets in Brockton before

1 school and after school.

2 And I would imagine a lot of people
3 in this room who are pro casino have the
4 ability to pick their kids up and drive them
5 after activities. My kids are very active at
6 Brockton High School. And a lot of the
7 parents, they don't have the ability to pick
8 their kids up at 9:00 or at night or 10:00 at
9 night. Those kids are in the streets and
10 they're going to be walking by a casino.

11 What type of message is that sending
12 to our youth? It is our job to protect them.
13 Also, you have the other issues of Brockton
14 High football games. You have hundreds of kids
15 in the street after those games and they're
16 going to be walking in the streets where across
17 the street there will be a casino that serves
18 free alcohol. That is a method for disaster.

19 To be honest, I wish my children
20 could be here right now because they are
21 looking for you guys to look out for what's
22 best for the youth in this city, because
23 obviously the messages in getting through to a
24 lot of the parents. And more parents should be

1 here fighting for our children. Thank you.

2 CHAIRMAN CROSBY: Thank you.

3 Stephen O'Brian, Michael Ciulla and Gerry
4 Maloney.

5 MR. CIULLA: I'm Mike Ciulla. I'm
6 retired Air Force. I just wanted to go over a
7 couple of main subjects that's very important.
8 The Brockton Fairgrounds is in Ward 1. Ward 1
9 voted against the casino. We have seven wards
10 but Ward 1 voted against it. That's a very
11 important factor that should be brought out.

12 The second area I want to talk
13 about, if people are going to a casino the
14 traffic gets heavy. If they are coming down
15 Highway 24 and they take the first exit heading
16 south, that means they are going to go across
17 an intersection. And the intersection is
18 Pleasant and West Street. That's a very bad
19 intersection. It has the highest accident rate
20 in Massachusetts.

21 Again, Pleasant and West Street, if
22 they take the first exit to go into Brockton,
23 Pleasant and West Street has the highest
24 accident rate in Massachusetts. So, that's

1 going to be a problem. And it's a problem
2 right now as it exists.

3 And that's about all I have to say
4 are these two areas very important. Thank you.

5 CHAIRMAN CROSBY: Thank you.

6 MR. MALONEY: Good afternoon
7 Commissioner Crosby and fellow members of the
8 Commission. My name is Gerry Maloney. I'm a
9 lifelong resident from the city of Brockton.

10 I was a member the St. Vincent
11 DePaul Society there and we ran a food pantry.
12 We had maybe 20 or 30 clients a month. We at
13 one time gave out \$25-\$35 food vouchers for
14 people to go and get food. We had to stop that
15 because the supermarket advised us that some of
16 the clients were buying the food and probably
17 had a friend with them, turned around, got
18 outside the door not 100 feet from the store
19 and swapped the food for money from a friend of
20 theirs.

21 Now we have three motels that are
22 within a mile and a half of the proposed casino
23 here that are loaded with EBT card carrying
24 people. I'm not against EBT cards for people

1 that are legitimately using them. But knowing
2 that there will be a certain percentage of them
3 that will not use them properly, they will go
4 out and yes, legally purchase food again or
5 other commodities and then what are they going
6 to do, they're going to sell it so that they
7 can come over to the casino and gamble.

8 What are they going to do after that
9 when they lose their money, then they're going
10 to go for the women, well maybe even the men,
11 they'll go to prostitution. They'll go to
12 committing petty crimes which unfortunately
13 this state is looking at raising the limit on
14 it, which I think is absolutely stupid. Not
15 that that has anything to do with you people.
16 But I think it is a gross injustice to the
17 taxpayers of the Commonwealth of Massachusetts.

18 Another thing that I would like to
19 mention too is that you talk of the
20 infrastructure here. There is absolutely none.
21 As the gentleman in front of me spoke of trying
22 to come through across Pleasant Street and down
23 West Street off of Route 24 and down Reynolds
24 Highway or coming west from 123, you do not

1 have a sufficient capacity, road capacity to
2 handle the volume of the cars that potentially
3 could be coming in here, much less to say what
4 disruption that would have on the surrounding
5 businesses and supermarkets here especially on
6 weekends, which is their big time for them to
7 hopefully make money so they can stay in
8 business.

9 They have the backup jams
10 potentially on the weekends. And they lose 15
11 to 20 percent in business quite possibly could
12 see them go out of business.

13 CHAIRMAN CROSBY: Thank you, Mr.
14 Maloney, appreciate it.

15 MR. MALONEY: The other thing is I
16 would like to mention is --

17 CHAIRMAN CROSBY: You can drop us a
18 line for the rest of it, but I'm trying to keep
19 everybody to three minutes. Thank you very
20 much. Carole Harris, Diane Massaroni, Nancy
21 King, Vivian Senatore.

22 MS. HARRIS: Good afternoon,
23 Chairman. Thank you for hearing us. As I sit
24 here listening today --

1 CHAIRMAN CROSBY: Excuse me, could
2 you tell us your name, please?

3 MS. HARRIS: Carole Harris. As I
4 sit here listening today, I realize that I
5 really don't have anything new to say. So, I'm
6 not going to keep you very long, but I would
7 just like to say that Brockton desperately
8 needs some help.

9 And I've lived here for 69 years.
10 I've seen the city going steadily downhill. As
11 one gentleman said who is opposite from what
12 I've been thinking, our hotels and motels are
13 full of people on welfare. And we need a
14 break. We need something to try to revitalize
15 this city. We don't even have a movie theater.
16 And we really need help.

17 And I think this is the only thing
18 that may help us to start to turn things around
19 and draw other businesses in as well. Thank
20 you.

21 CHAIRMAN CROSBY: Thank you

22 MS. MASSARONI: Hi, Commissioners.
23 My name is Diane Massaroni. And I've lived in
24 the city all my life too. I own a home and

1 work in the city. Brockton is my whole life.

2 I sent two kids through Brockton
3 High. I am for the casino. I think Brockton
4 needs exactly what she said.

5 I'd just like to tell a quick story.
6 I don't think the kids walking by the casino
7 will be harmed in anyway. I occasionally go to
8 the casino with my husband. We raised our
9 kids. When my daughter was about nine years
10 old, I told her I could take her shopping
11 wherever she wanted for her birthday. She
12 wanted -- To my surprise, she wanted to go to
13 Mohegan Sun.

14 So, I said well okay. So, I took
15 her to Mohegan Sun for the whole day. We
16 shopped. We ate up above where she could look
17 down and see the casino and the people playing
18 and the slot machines and everything. Then we
19 went over to Foxwoods and I showed her that
20 too. We didn't go into the casino area because
21 you're not allowed to be in there if you are
22 underage.

23 When I came home, I overheard
24 telling her brother not to worry about growing

1 up because there was a ChuckE Cheese for grown-
2 ups out there and it would be fun to be a
3 grown-up someday.

4 I do believe it would be a good
5 thing for the city to have a casino. Thank you
6 for hearing me.

7 CHAIRMAN CROSBY: Thank you.

8 MS. KING: Good afternoon,
9 Commissioners. My name is Nancy King. I have
10 been a resident of Brockton for about 40 years
11 now. To my delight, I am so proud of the
12 people who have already spoken for the
13 opposition to the casino.

14 I live down off of West Street.
15 Yesterday, I counted 47 cars go by as I tried
16 to go from my street to make a right-hand turn.
17 If you want to make a left-hand turn, you just
18 cannot do it. That was 47 cars on a regular,
19 almost regular weekend day.

20 If the traffic gets worse, I can
21 only wonder how long I will sit there. I do
22 have to say that I don't want to be redundant,
23 so I'm editing as I go along. I was very
24 impressed with the lady who was in pink and

1 said the same thing I don't want to waste your
2 time. But please consider the number of people
3 who are here today. The meeting was at 4:00.
4 People who work are still at work. We can't
5 get a lot of people here at this time.

6 Consider also the numbers that came
7 up in the original vote by the city, by the
8 city, on the casino. The opposition lost by
9 140 votes. And speaking often with people from
10 the senior center, they said to me well, the
11 signs were everywhere. Everybody was talking
12 about you have to vote for the casino. So, we
13 did not bother to vote.

14 And I know several of the people who
15 wrote to you, handed their papers through me to
16 you, and they said that in their letters. We
17 just didn't bother to vote but we don't want a
18 casino.

19 So, the numbers whether it's the
20 time of day or whether it's the merchandising
21 and the high-pressure influenced the people who
22 are not always able to or willing to do all the
23 homework and do all the reading and hear
24 something more than just what people want them

1 to hear.

2 If you say a \$50,000 a year job to
3 the people of Brockton, they think that's
4 incredible. But wait, wait a minute, somebody
5 could have a \$70,000 a year job. What does
6 that do to the job that I have? It's an
7 average salary. Am I going to get \$35,000 to
8 clean the bathrooms or to sweep the floors?

9 So, we need to help the people who
10 aren't here who can't always be here but who
11 will be so impacted by what you say and do.

12 Thank you very much.

13 CHAIRMAN CROSBY: Thank you very
14 much

15 MS. SENATORE: Good afternoon. I'm
16 Vivian Senatore. I've lived here in Brockton
17 since 1977. And I've been a homeowner since
18 1981. I raised my son here.

19 And I would like to just address a
20 couple of things that I don't think I've heard
21 anybody talk about yet, which is comparing the
22 locations of the other existing casinos that
23 have been built to the Brockton location.

24 So, I would like to address Rivers

1 Casino first in Des Plaines, Illinois. It's
2 conveniently located 3.5 miles from O'Hare
3 Airport. It's off an interstate highway in a
4 commercial area across from Preston Lake.

5 Its neighbors are the Marriott, the
6 Hilton and Hyatt hotels that are serving
7 travelers to and from O'Hare Airport. It's
8 fronted by acres of wooded parkland. Its
9 closest neighbors or neighborhoods are across
10 the interstate.

11 The crime rate in Des Plaines in
12 2013, which is the last time that I was able to
13 find a rating was 97.6 compared to the US
14 average of 294.5.

15 Now when you look at the Brockton
16 Fairgrounds site, it's 26 miles from the Logan
17 Airport. It's 51 miles from TF Green Import.
18 It's in the middle of residential
19 neighborhoods, as you can see. It's surrounded
20 by the west branch library, Brockton High
21 School, West Junior High, CVS, Stop and Shop
22 and all of the other places that we frequent
23 here in our community.

24 It's separated from the surrounding

1 neighborhoods by two-lane roads not
2 interstates. And the crime rate in Brockton
3 unfortunately was 538.5 which is almost double
4 the US average of 294. I wonder how the term
5 destination location can be applied to this
6 site.

7 In addition, there's also Rivers
8 Casino in Pittsburgh, Pennsylvania. It's on
9 the scenic and historic Ohio River in a
10 commercial area. It's off Route 65. The
11 neighborhoods are separated by a six-lane
12 highway.

13 Sugarhouse Casino in Philadelphia,
14 it's on the scenic Delaware River. It's
15 separated by its neighborhoods by a six-lane
16 thoroughfare. Ladies and gentlemen there is no
17 comparison to be made between Brockton and
18 these other locations.

19 I have plenty to say, but I'm
20 looking at the clock. All I will tell you
21 right now is that I really, really hope that
22 you will consider not approving this casino in
23 this location. It doesn't fit. The people who
24 live in Ward 1 voted two to one against it.

1 That does not bode well for putting a casino
2 here. Thank you very much for your time.

3 CHAIRMAN CROSBY: Thank you very
4 much. Larry Curtis, John McMullen, Paul Sousy.

5 MR. SOUSY: Good afternoon. I'm a
6 resident of Brockton. My name is Paul Sousy.
7 I live about a half a mile from the casino, the
8 proposed casino.

9 I have been a resident of Brockton
10 for 55 years. And my office, I am a retired
11 dentist, was in East Bridgewater. I've lived
12 here most of my life. My three children have
13 all gone to Brockton High School, all
14 graduated. At this point, I consider the
15 possibility of a casino like everybody else.

16 I think unfortunately we were misled
17 from the beginning not knowing that we had the
18 compact between the former governor and the
19 Mashpee Indians predesigned before we even
20 discussed it in this city. It's unfortunate.
21 I do have some thoughts about this.

22 First of all, the residents of
23 Brockton had no idea that Deval Patrick had
24 worked this out with the Mashpee Indians, this

1 compact. So, it really divided Brockton in
2 many ways unfortunately. The federal
3 government has made a decision to allow them to
4 become a reservation. I would assume that the
5 place that they would be located would be where
6 the reservation was which would be in Mashpee
7 not in Taunton. Apparently, for some reason
8 they consider it a more desirable place to be
9 in Taunton.

10 It's not very fair but it has been
11 done by the federal government and it's your
12 hands to make a decision even further in this
13 area.

14 Brockton still is a benefit location
15 as far as I'm concerned, but I have a thought
16 before I'm finished which might be worth
17 considering. The Brockton casino would pay the
18 state the full percentage which is -- whereas
19 the Mashpee group would only pay 17 percent of
20 the monies to the state. The remaining profit
21 would stay in this country with the Brockton
22 casino.

23 However, as the Globe pointed out,
24 the money that comes from a casino in Taunton

1 will go to a Malaysian group. And the contract
2 with the city of Brockton (SIC) or at least
3 with the Mashpee Indians, the contract says the
4 contract is indefinite so they can continue to
5 control in every respect the way the casino
6 runs in Taunton.

7 Also, profit would go out of the
8 city, out of the state, out of the United
9 States where I think we are sending enough
10 money as it is to China. I don't think we need
11 more money going to the Middle East or
12 certainly not to Asia.

13 The same group, by the way, the same
14 group sponsored --

15 CHAIRMAN CROSBY: Time, Sir.

16 MR. SOUSY: I'm sorry. I'll go to
17 my completion.

18 CHAIRMAN CROSBY: Very quickly.

19 MR. SOUSY: I have a friend who used
20 to call Brockton the armpit of the South Shore.
21 Was he right, I don't think so. I'm going to
22 offer you another suggestion.

23 CHAIRMAN CROSBY: Sir. I'm sorry.
24 Thank you. We're going to have to cut you off.

1 If you want to submit your comments to us,
2 you're welcome to do so. We'd like to see
3 them. Marcia Lindsay, Paul Cripps, Larry
4 Curtis.

5 MR. MCMULLEN: My name is John
6 McMullen. Good afternoon, Commissioner Crosby
7 and fellow Commissioners. My name is John
8 McMullen. I am a business agent with the
9 plumbers and pipefitters local 51. I am also
10 Vice President of Brockton and Vicinity
11 Building Trades Council. I stand here today
12 before you to urge you, the Gaming Commission
13 to grant the Region C license to Mass Gaming
14 and Entertainment.

15 The Brockton and Vicinity Building
16 Trades Council supports Mass Gaming and
17 Entertainment's application for the Region C
18 gaming license. The members of the Brockton
19 and Vicinity Building Trades would ask the
20 Commission to award the Region C license to
21 Mass Gaming and Entertainment.

22 The Building Trades Council has been
23 in negotiations with Mass Gaming and
24 Entertainment, is on the verge of coming to a

1 comprehensive agreement covering the
2 construction of this important facility. The
3 PLA or project labor agreement will guarantee
4 labor harmony throughout the construction
5 process and will facilitate the employment of
6 Brockton area craftsmen and crafts women
7 throughout its construction.

8 On behalf of the Brockton and
9 Vicinity Building Trades, I'd like to thank the
10 Commission for their time. I look forward to a
11 favorable recommendation moving forward so that
12 Brockton and the surrounding communities may
13 begin enjoying the benefits of this new
14 economic development. Thank you again for your
15 time.

16 CHAIRMAN CROSBY: Thank you.

17 MS. LINDSAY: Good afternoon. I'm
18 Marcia Lindsay. I've been a resident of
19 Brockton a mile up the street all my life as
20 well as my father was born in the house that I
21 live in now.

22 I've never been to a meeting of this
23 sort. The only thing I know is what I read in
24 the Enterprise and I'm not happy with that. I

1 must say that a few weeks ago I was sitting in
2 traffic on Forest Avenue heading west, sitting
3 in traffic. It was time for school to be out.

4 And heading east on Forest Avenue,
5 19 school buses passed by as I sat there
6 waiting. And I am sure there is just as many
7 school buses that were going in the other
8 direction. This is not to mention the number
9 of students at Brockton High School have cars
10 who are leaving at the same time nor the
11 teachers and the people that work at Brockton
12 school nor the children that have to walk to
13 school.

14 This happens four times a day, as
15 the buses enter in the morning and leave, as
16 the bus enters in the afternoon and leave. Not
17 only is there a school, there's another school
18 as you all know. I don't need to tell you
19 this. There's also a church right around the
20 corner where funerals are held at least twice a
21 week. And there are funeral processions where
22 everything stops.

23 I live up the street. Am I going to
24 come down this way to do my shopping, am I

1 going to go to the mall, no. I'm going to go
2 out of town. And that's not good for the
3 business of Brockton.

4 So, I am firmly, as well as being a
5 church member, against gambling anyway. I am
6 very disappointed that this group is going to
7 give \$10 million to the city. How much are
8 they going to take out of the city and take
9 away from the city while they're giving maybe,
10 maybe \$10 million.

11 So, please vote against this. I
12 appreciate that. Thank you.

13 CHAIRMAN CROSBY: Thank you.

14 MR. CURTIS: My name is Larry
15 Curtis. I am a resident. I'm a homeowner.
16 I'm a taxpayer and I am a voter here in the
17 city of Brockton. While I've only lived in the
18 city of Brockton for 18 years, I chose to come
19 here 18 years ago and raise my family. And I
20 have no regrets about that decision going
21 forward.

22 A couple of comments I want to make
23 on some of the previous testimony we heard here
24 this afternoon. In relationship to the Ward 1

1 gentleman who voted no, well five out of seven
2 of our wards voted yes. So, that trumps his
3 one no.

4 In relationship to the 148 votes
5 that voted yes above and beyond those that
6 voted no, this was an election that was called
7 for by the regulatory Gaming Commission. And
8 like any election, as one of those voters, I
9 expect that the results of that election be
10 upheld. That was that the residents -- the
11 registered voters who chose to come out and
12 vote voted yes for Brockton. And we want to
13 see this destination resort come to our city.

14 In relationship to the jobs, yes,
15 the woman made a valid point. They're all not
16 going to be \$50,000 jobs. They might be
17 \$30,000 or \$50,000 or \$70,000 jobs in the
18 aggregate overall. But those are jobs that
19 don't exist today.

20 And if you get 75 percent of those
21 jobs come to our city that is going to generate
22 \$33 million of earned revenue coming in to the
23 people who live here, let alone the additional
24 25 percent that they may not be going to our

1 residents. That alone will have a significant
2 economic impact not only to the residents who
3 live here but to the surrounding businesses in
4 the community as well.

5 When you look at the city seal, the
6 city seal has three prominent words on it when
7 it was established in 1881. It is education.
8 It is industry. And it is progress.

9 Well, industry is what is the
10 foundation of this city going back to the shoe
11 factory. It's what made the city of champions
12 great. Unfortunately, today we are in a
13 different era. And we don't have any bursting
14 industry out there today that we can bring or
15 continue to support out there. It is gone
16 overseas or it has just become too expensive
17 from that perspective. So, we are not an
18 industrial city per se anymore.

19 But our education has always been at
20 the forefront. And our education took a pretty
21 darn slap in the face last month when the
22 Department of Education said let's allow
23 charter schools in the city of Brockton. And
24 this is going to have a significant impact of

1 \$10 million going into fiscal year 2017.

2 The last piece is progress. To me,
3 progress is recognizing when a private investor
4 wants to come into the city of Brockton and
5 invest \$675 million of their own money in a
6 project that they deem is a profitable
7 opportunity for them. And then when you add up
8 all the pluses and minuses for the city in
9 itself, let alone what you do as the Gaming
10 Commission for the Commonwealth, this is a win
11 for everybody in this room tonight.

12 And I hope that you take that into
13 consideration and vote yes for Brockton.

14 CHAIRMAN CROSBY: Marcia Lindsay,
15 Paul Cripps, Jack Lally, Chris Mihos.

16 MR. LALLY: Hi, my name is Jack
17 Lally. I am a councilor in Brockton. I am
18 here in favor of the casino.

19 I feel that it can provide us a
20 source of revenue we desperately need. As was
21 previously mentioned, we are millions of
22 dollars -- we need to make up millions of
23 dollars here. We need the money really. And
24 if you look around as other people have urged

1 you to Brockton High, other schools nearby,
2 library that's a sign of the money we need. We
3 need to keep the schools open.

4 The charter school coming in, the
5 proposed redistribution of how they hand out
6 money, Chapter 70 money, education money would
7 lose Brockton \$6 million a year. We need the
8 jobs. We need the employment. They have
9 offered us -- The casino has offered us \$10
10 million a year which is massive or 2.5 percent
11 of their earnings whichever is higher. So,
12 Brockton stands to benefit either way.

13 In response to the streets nearby,
14 the casino, the group they're going to put
15 money towards that. They're going to put money
16 towards police officers, towards firefighters.

17 I am not a criminal. I swear. But
18 if I were going to commit a crime, I would not
19 commit a crime in an area with high traffic, a
20 lot of security cameras and a ton of people
21 walking around who can see it and act as
22 witnesses towards it.

23 I urge you, urge you to accept and
24 vote in favor of this casino, not only for the

1 city of Brockton but the surrounding
2 communities, and really as was discussed our
3 future. Thank you.

4 CHAIRMAN CROSBY: Thank you.

5 MR. MIHOS: Hi, my name is Chris
6 Mihos. I'm a property owner in Brockton. I'm
7 a businessman. I don't think anybody has
8 really come up here as a businessman and
9 spoken.

10 I think this can only be good for
11 business primarily in the Belmont Street area
12 and the west side of Brockton. I think it can
13 only be good for business.

14 One thing about the city is our
15 businesses pay about twice the rate as
16 residents in the city. It's somewhere on \$33
17 per thousand I think it is now. We deserve --
18 I think we need to improve the city for our
19 benefit as well. Thank you.

20 CHAIRMAN CROSBY: Thank you. Brian
21 McLaughlin, Kevin is it Kernan?

22 MR. MCLAUGHLIN: My name is Brian
23 McLaughlin. I grew up in Stoughton. I used to
24 come to Brockton as a kid, cruised the drag.

1 We had Kennedy's downtown, Main Street as most
2 of the folks here remember. It was booming.
3 I'd come at Christmas time with my mother.

4 I lived in Brockton for five years
5 in my early 20s. I founded the company
6 D'Angelo Sandwich Shop which was founded
7 basically in Brockton. We had a bakery here.
8 I've seen the community grow and thrive. I've
9 seen it go backwards a lot.

10 I currently am the owner of Shaw's
11 plaza across from the proposed casino, Pet
12 Smart, Staples. The taxes there are over half
13 a million dollars. We are struggling to keep
14 the tenants there. Staples is one year at a
15 time is renewing its lease. I think the casino
16 would help bring some business and bring extra
17 traffic. Shaw's business is off by 35 percent
18 of what it used to be. So, those are crucial.

19 And selfishly yes, to me and it's my
20 real estate investment there. As far as the
21 casino goes, it offers substantial amount of
22 jobs, 1200, 1500. I was in the food business
23 my whole life. I started working part-time.
24 It helped give me the integrity and some of the

1 energy and the opportunities to grow with what
2 I was able to do.

3 So, I think it's a great -- Contrary
4 to the fact that yes, you have to watch your
5 kids. They can't go into the casino. They
6 shouldn't be drinking underage, etc. You'll
7 make sure obviously that's not going to happen.
8 But I think that there's a lot of opportunities
9 for beginning jobs that will help people get on
10 their feet to get started.

11 So, I would like to thank you and I
12 am a proponent for it. Thank you very much.

13 CHAIRMAN CROSBY: Thank you.

14 MR. KERNAN: My name is Kevin
15 Kernan. I'm a lifelong resident of Brockton.
16 I am not a gambler, however I am in favor of
17 this project.

18 I find that most people are focusing
19 way too much of the casino and not on the other
20 aspects of this project, hotel, entertainment
21 complex, restaurants, shops. Other things that
22 will bring people to this city, not to mention
23 the jobs that it's going to create by building
24 the complex as well as the people working in

1 the complex.

2 Right now Brockton is nothing but an
3 exit off of Route 24 that people more often
4 than not will pass. The city is fighting for
5 its very survival right now.

6 If you read the news, there is more
7 negative things about Brockton than there are
8 positive. It's about time we turn that around.
9 This is an opportunity for this city to change
10 its image to be a place where people want to
11 come to and not just another exit off of Route
12 24.

13 Right now you five people have the
14 fate of the very future of Brockton in your
15 hands. It's up to you to determine whether
16 we're another exit or a place that people
17 actually want to get off that exit and come to.
18 Thank you.

19 CHAIRMAN CROSBY: Plato Spilios,
20 VanThomas Straight or Strong, Craig Pina. Good
21 afternoon. What is your name, Sir?

22 MR. STRAUGHT: Vantom Straught. I
23 just want to echo on thing this lady over here
24 said. To have a meeting at 4:00 when most

1 people are trying to off, get their kids, get
2 home and get here is truly fair, truly unfair
3 to the people who live in this community.

4 Number two, I've been in law
5 enforcement for 35 years. There is a downside
6 when you bring the community in. You're going
7 to have an increase in crime because that is
8 part and parcel of what happens. You're going
9 to have more people in the courts and then
10 you're looking at the amount of people that are
11 going to be processed.

12 I see what happens when the fair
13 goes in Brockton. You can't get down West
14 Street. You can't get down Belmont Street. I
15 understand Brockton needs money. I understand
16 that we need to grow. But can you guarantee
17 the jobs that I've heard 1500 are going to go
18 to Brockton residents or are they going to area
19 residents? Because there is a difference. We
20 are paying the biggest cost sitting right here.

21 How many of those jobs are
22 guaranteed to Brockton residents? What's going
23 to happen when crime goes up because it is
24 going to go up. And unlike the gentleman who

1 says yes, he is not a criminal, but people do
2 do things amazingly in public areas. I've seen
3 it for 35 years.

4 I won't continue to talk any further
5 because I think some of the people who have
6 expressed their concerns I truly support and
7 agree. I think that you need to think clearly
8 about this. I think this is the wrong move.
9 Yes, Brockton has to go but this is not the
10 direction we need to go in. Thank you.

11 CHAIRMAN CROSBY: Thank you. Just
12 for the record, we will be here until 6:00. We
13 won't leave before six.

14 MR. PINA: Good afternoon. My name
15 is Craig Pina. I live on 21 Bassette Road,
16 probably less than a half mile away from where
17 we stand right now. And I've heard a lot of
18 the other concerns from residents earlier
19 today.

20 I do have a daughter who is in 10th
21 grade right over there, Brockton High School
22 and I have another daughter who is in sixth
23 grade at West Middle School. And they both
24 walk to and from school. One of my daughters

1 walks past what's the fairgrounds right now.

2 And my thought is do I want my
3 daughter walking past what would be a casino
4 twice a day. My question is why wouldn't I
5 want my daughter walking by a place that is
6 going to be filled with about 1500 closed
7 circuit TV cameras and security. She'll be 100
8 times safer.

9 And when I hear the traffic
10 concerns, I haven't heard anyone mention today
11 the \$10 million in traffic improvements that
12 will again make my daughter's walk 100 times
13 safer than it is today. So, I stand fully in
14 support of the casino in that respect.

15 About a year ago today, a year
16 previous to today, I was sitting in this very
17 same room at a presentation from Rush Street
18 Gaming. And someone had spoken to me and said
19 why don't you do yourself a favor and call some
20 of the other host communities and see how they
21 feel about it.

22 So, I called the president -- The
23 Chairman of the Board of Aldermen in Des
24 Plaines, Illinois. And I called the councilor

1 whose council the casino sit in in both
2 Philadelphia and Pittsburgh. And the consensus
3 I got from those people even from people who
4 were adamantly opposed to the casinos in those
5 communities is that Neil Bluhm is a man of his
6 word.

7 He does hire local employees. He
8 does do business with local companies. And the
9 economic impact that that has had in these
10 communities is invaluable. The Chairman of the
11 Board of Aldermen could not say a bad word
12 about Rivers Casino because the money that they
13 get from Rivers Casino enables them to balance
14 their budget. It prevents them from having to
15 make the cuts that they would ordinarily have
16 to make if they didn't have that money coming
17 in.

18 This is what the city of Brockton
19 needs. And I'm sure you'll hear other people
20 say it. You've heard other people say that
21 that we need the revenue from this.

22 Aside from the revenue, the economic
23 impact of the salaries from employees, about
24 \$35 million, and the support for local

1 businesses and the local contracts. As I've
2 heard from elected officials in Des Plaines,
3 Philadelphia and Pittsburgh is that there are
4 incentive cards. There are Rush Gaming cards.
5 They actually support local businesses. They
6 don't hurt local businesses. They work very
7 closely with the community. Why do they work
8 closely with the community because they hire
9 locally and they are the community.

10 So, I urge you to vote in favor of
11 awarding the Region C casino license to Rush
12 Street Gaming.

13 CHAIRMAN CROSBY: Thank you.

14 MR. SPILIOS: Plato Spilios from
15 Crown Linen Service, back in 2013 -- Fourth
16 generation family business. -- we had a
17 decision to make. We had outgrown our facility
18 in South Boston, Fall River. And looked for a
19 new location and chose Brockton.

20 Brockton has been terrific to us.
21 We brought 110 jobs here. The progress that we
22 made, the investment we made in the community,
23 \$20 million. We are looking forward to
24 hopefully more opportunity and partnering up

1 with the casino if they do come here.

2 With that being said, I don't live
3 here. I do own property, but I don't live
4 here. So, I'll defer to many of the residents
5 on traffic issues. However, it takes a lot of
6 work to make progress, closing two old plants,
7 building a new plant, moving here was very
8 difficult. A lot of challenges but it was
9 worth the effort. I hope everyone thinks about
10 that and considers the same. We support
11 progress. As I said, hope you do as well and
12 vote yes. Thank you.

13 CHAIRMAN CROSBY: Thank you. Jack
14 Clancy I think it is, Christopher Cooney, Paul
15 LaPierre.

16 MR. CLANCY: Jack Clancy, welcome
17 back. I have a couple of comments. One of the
18 comments and it's from the last time too and
19 this meeting also. I understand people are
20 concerned about their kids. I've been divorced
21 for 21 years. My daughter is 28 years old.

22 I've got more calluses on that thumb
23 than most people have on their hands from
24 working in construction because as a father I

1 knew when I had my daughter not to let her run
2 wild. Keep an eye on her at all times. We
3 lived 85 miles away from each other for 21
4 years. She's still in my life on a daily
5 basis. I know almost her itinerary for the
6 whole week because we communicate.

7 I explain to her don't do this,
8 don't do that don't do that. That's my opinion
9 about being a parent. To me, it's one of the
10 best jobs in the world but you have to do the
11 job. If you aren't going to the job then you
12 have the problem. The casino don't have the
13 problem but you have the problem.

14 My other point is this. The city of
15 Brockton needs it. There's no getting around
16 it. Brockton is going down. It's going down
17 fast and it's going to go down faster come July
18 1.

19 Once again, I'm going to state that
20 a vote is a vote. Whether it's 148 or one
21 vote. It's still a vote. A vote is a vote.
22 That's how you're raised. That's how you're
23 taught in classes at Brockton High School about
24 how you elect people. And you elect people by

1 votes.

2 We don't cancel that person because
3 the opposition says well, we didn't get out
4 there and vote. That person still goes to
5 office whether you want them to go there or
6 not. To me, I think a casino is the same way.

7 And the money that this casino is
8 going to bring into the city of Brockton,
9 they're going to do an unbelievable job.
10 Because right now you dollar stores, corner
11 store ministries and CVS's and Dunkin' Donuts,
12 how much are they bringing in? This place is
13 going to bring in a boatload. It's going to
14 change the whole city around. Thank you once
15 again.

16 CHAIRMAN CROSBY: Thank you.

17 MR. COONEY: Mr. Chairman,
18 Commissioners thank you for the opportunity to
19 speak. My name is Chris Cooney. I'm President
20 of Metro South Chamber of Commerce. We
21 represent about by 1000 companies in and around
22 the city of Brockton, 500 of them here and 500
23 in the surrounding communities.

24 Our Chamber Board of Directors voted

1 unanimously to support this project for two
2 major reasons I would say. The \$675 million
3 investment is a huge catalyst to jobs and
4 development. It also diversifies our
5 entertainment options here and their investment
6 overall in the community. This is a once-in-a-
7 lifetime opportunity for us to put us on the
8 map and attract dollars and people to the city
9 that we have never seen.

10 It also can serve to be additional
11 business to our five existing hotel that are in
12 the city and another six or eight that are in
13 the surrounding areas and are planned for the
14 region. This means \$12 million to our schools
15 and that is huge for our young people and for
16 our career development. We also are looking at
17 millions of dollars of support to nonprofits.

18 We backed this a while back. But
19 about six weeks ago I had a chance to go out to
20 Des Plaines. I went on my own with one
21 consultant that I had brought along with me, a
22 friend. We experienced the casino in a pretty
23 comprehensive way.

24 We got there on Sunday morning. Of

1 course, the casino is open 22 hours a day.
2 It's closed for two hours. So, we got there at
3 about 9:00 a.m. It looked like Panera Bread
4 only an upscale Panera Bread. As you stood in
5 the center of the building, you could see all
6 four exits. It was a very controlled and
7 pleasant atmosphere with great restaurants and
8 great food, breakfast items.

9 We stayed there for two more days.
10 We were at the hotel a little bit up the street
11 and walked back and forth, talked to the hotel
12 owners, met with the chamber officials there,
13 met with city officials, public safety folks.
14 We also met with some of the church leaders and
15 the homeless shelter folks.

16 I can't begin to tell you how
17 positive the comments were across the board.
18 It really was encouraging for me to feel so
19 positive about the vote that we had taken and
20 that the city has taken for the introduction of
21 this casino.

22 I'll also I guess conclude with the
23 fact that of all the casino partners that we
24 could have partnered with, Rush Street Gaming

1 has a fantastic reputation nationally. You
2 know from your vetting process. They're second
3 to none. They're the envy of any community.
4 They do what they say. They say what they do.
5 They are architects and engineers more than
6 gaming folks. And they are entertainment
7 developers.

8 So, all of that contributes to a
9 very positive aspect for the city. I'll just
10 conclude by saying I urge you to vote favorably
11 upon this. Issue the license in Region C to
12 Mass Gaming and I think we will all be
13 pleasantly surprised. Thank you.

14 CHAIRMAN CROSBY: Thank you.

15 MR. LAPIERRE: Mr. Commissioner,
16 board members by name is Paul LaPierre. I'm a
17 lifelong resident of the city of Brockton.

18 I'd like to share with you a
19 scenario that I deal with on an annual basis.
20 I've been a commercial property owner in the
21 city of Brockton for over 30 years. And what
22 used to be a \$6000 a year bill is now \$27,000 a
23 year. So that being said, that's a pretty good
24 sign of the situation that Brockton is in

1 trying to stabilize their tax base, which
2 they've had a tough time doing struggling to
3 keep that in check. And it all lands on the
4 taxpayers backs.

5 This resort casino is a huge
6 blessing knocking on the door of the city of
7 Brockton. We need to answer that door, answer
8 that call. I ask you, I plead with you to
9 award us this license. Thank you.

10 CHAIRMAN CROSBY: Thank you.
11 Adriano Cabral, Reverend Mark Oliver, Bob
12 Emery.

13 REV. OLIVER: Commissioners, my name
14 is Mark Oliver. I am a pastor in the
15 community. I am also a resident of the city of
16 Brockton.

17 I've had the opportunity to visit
18 different places as well. I visited Atlantic
19 City, had the chance to interview individuals,
20 also friends in Connecticut, also talked with
21 some leaders in Connecticut. I'm originally
22 from the Philadelphia area and I've talked to
23 folks in the Philadelphia area.

24 Most folks will say that the initial

1 years were wonderful. They were beneficial,
2 exciting, people were enthusiastic. Every one
3 of the folks I interviewed recently, if there
4 was a common theme, a common word, some
5 government people, some just local residents,
6 some clergy, pastors would say betrayed.

7 There is again and again, we know
8 Atlantic City is fighting bankruptcy. We know
9 the state of Connecticut continues to fight
10 having to renegotiate the arrangements with the
11 gaming companies there. And there is no reason
12 to believe that very soon it will be the same
13 case in the city of Philadelphia.

14 And the amazing thing is we're
15 talking about communities who have a lot more
16 leverage than the city of Brockton. It will be
17 a tough fight. And while there will be a great
18 honeymoon, there will be a time where we will
19 be right back where we started from because
20 this is not the kind of industry that you bring
21 revitalization.

22 If your assignment is to bring more
23 income to this Commonwealth, then it doesn't
24 really matter where you put a casino. That

1 will happen. But if your assignment is also to
2 be concerned about revitalization long-term,
3 this is not the place for a casino. Thank you.

4 MR. EMERY: Good afternoon, I'm Bob
5 Emery. I was born and raised in Brockton, went
6 to Brockton schools. I moved out for a while.
7 I lived in East Bridgewater and Middleborough
8 and about five and a half years ago, I moved
9 back to Brockton.

10 And I'm very, very concerned with
11 this for a number of reasons. I won't go into
12 some of it. Crime has been covered by a law
13 enforcement man with more experience in that
14 than I have. But in most cases crime is going
15 to go up. It goes hand-in-hand with it like
16 the man said.

17 Surrounding businesses for the most
18 part in most of these areas, if they're there
19 now, a casino is a business killer. People are
20 not going to leave the casino when everything
21 is in the casino they could want. Brockton
22 isn't a destination community. We don't have a
23 beach. We don't have a Great Lake or anything
24 like that.

1 Residential real estate prices
2 overall in the city will fall. I made up a
3 chart based on studying the results of other
4 reports I've read from other areas. If you are
5 within a quarter-mile of the casino, you could
6 expect a minimum of 25 percent drop in
7 residential property values in the first three
8 years. After that who knows where it's going
9 to go. The amount descends, but overall that
10 is going to continue right through the city.

11 That means when you go to revalue,
12 you're going to lose that tax income. People
13 don't want to have to fight to get out of their
14 driveway. They don't want to have to fight to
15 get to the highway to get to work. They don't
16 want to listen to the traffic all day long and
17 all night long and people blowing their horns
18 and yelling at each other because they're in a
19 hurry to go in and lose their money.

20 I am not opposed to casinos per se.
21 I love to gamble at times. But I don't think
22 this is going to -- In the short-term, yes.
23 Like the pastor said before me, this will bring
24 some money to the city. But in the long-run,

1 it's going to cost us money and we're going to
2 have more people on there. This just isn't
3 going to do the thing.

4 A couple of things that haven't been
5 talked about, I don't know if they are planning
6 to use the hotel rooms. If they think a lot of
7 people are going to come and stay at the hotel
8 initially, maybe they will. One of the things
9 casinos like to do, if you're lucky enough and
10 you win pretty big, they'll comp you. They'll
11 give you a complimentary suite and food and
12 things like that. They don't want you to leave
13 with their money. They want to keep you there
14 so you can go gamble some more and they get
15 their the money back. That's almost universal.

16 And eventually maybe they'll end up
17 renting the rooms to the state and the homeless
18 people can go in there, which will bring more
19 homeless people attracted to Brockton and more
20 of a strain on the services that we already
21 have.

22 Many of the hotels in Brockton now,
23 their main customers are homeless people. And
24 I've got nothing against homeless people, but

1 it's a strain on the services. We don't get
2 extra money for the other things.

3 Lastly, you're going to have --
4 Brockton has a lot of what's called working
5 poor people. These people feel some
6 desperation. They may see the casinos -- This
7 is my chance to strike it rich. They have kids
8 in school. Some of those kids if I were a
9 teacher, even if this cost me my job --

10 CHAIRMAN CROSBY: Mr. Emery, thank
11 you. I'm sorry your time is up. You're
12 welcome to leave that. Great, thank you.
13 That's very interesting.

14 MR. CABRAL: Good evening. My name
15 is Adriano Cabral. And I wanted to say that I
16 am here to support the proposed casino.

17 I heard a lot of concerns, claims
18 about traffic, addiction, Brockton High School
19 location and so forth. I am a resident for 16
20 years. My children go to Brockton High School.
21 If someone asks me are you concerned, I would
22 say definitely not. I think some of the
23 supporters here for the proposed casino said
24 the same things. So, I don't need to repeat

1 that.

2 I think as parents we have a lot of
3 responsibilities. I'm very much highly
4 concerned about the youth of Brockton. And I
5 see the mayor, Mr. Mayor Bill Carpenter, every
6 year I think the past three years trying to
7 bring the community who cannot afford the pay
8 for afterschool programs for the kids. And
9 probably I think is going to beyond 100 and
10 300. He doesn't have the funds.

11 He wants to do things. We have new
12 population of Brockton. Brockton now is known
13 to become the population where the majority of
14 the population is the new population with a lot
15 of barriers, language, understanding the
16 system, knowing how to get around. So, those
17 folks need something that is designed to
18 address their specific needs. And this is it.
19 This is it.

20 If someone is talking about jobs,
21 they don't think jobs important it's because
22 they don't need it. A lot of the people here
23 work in Boston and they probably their kids go
24 somewhere else. Our kids go to school in

1 Brockton. And they need something to succeed
2 just like any other kids.

3 So, I am in favor for the proposed
4 casino in Brockton because I believe it will
5 bring what the community of Brockton needs to
6 succeed. Thank you so much.

7 CHAIRMAN CROSBY: Thank you very
8 much. Other people whose names I've read
9 before, Isabel Lopez, Bianca Gutierrez, Stephen
10 O'Brian, Marcia Lindsay spoke I think. Paul
11 Cripps I don't think spoke. Is there another
12 one, and Elaine Donovan.

13 MS. DONOVAN: Hi. I am a resident
14 of Brockton. And I am pro-casino because
15 Brockton needs help. We need the money. We
16 need to bring something in that's pro-business.
17 And I believe the casino is pro-business.

18 My property taxes have risen \$100 a
19 month for this fiscal year, \$300 a quarter.
20 and I also know that Brockton is disadvantaged
21 by reduced state aid to the city, especially
22 for education. We also didn't get approved for
23 our downtown campus that we were hoping for the
24 joint project with Massasoit, Bridgewater and

1 UMass. So, that was definitely a blow to the
2 city.

3 And we desperately need something
4 here. The people of Brockton voted for the
5 casino. So, there may be arguments for, there
6 may be arguments against but I believe that we
7 should have our casino should be allowed to
8 sink or swim on its own merits because we voted
9 for it and we wanted it.

10 And there's something about that
11 vote that I'd like to express. And that's
12 anyone whose gone on Facebook, social media
13 knows that people are much more likely to get
14 all riled up and speak up about things they are
15 against. Unfortunately, we can't tend to live
16 in a negative society.

17 Therefore, I would say please don't
18 be discouraged by the victory for the casino by
19 a slim margin, because anyone who didn't go out
20 and say no in the city should be considered
21 that they're not against the casino. If
22 they're not against it, they're for it.

23 So, I know there was a slim margin
24 of those who did go out and vote, but there's a

1 huge number of people who did not take the time
2 to go out and say no, they're not against it.
3 And the city desperately needs it.

4 I know there's another concern. A
5 lot of people are concerned with traffic.
6 Studies have shown that casinos don't
7 negatively or significantly negatively impact a
8 community's traffic because there are 24-hour
9 almost cycle that does not bring a surge of
10 traffic in any one given time.

11 This is a private property. The
12 owner has made it clear, they are going to
13 develop that property. Something is going to
14 go there and there are things that could impact
15 the traffic in the area much more negatively by
16 being concentrated during a specific time.

17 If they put up lots of office
18 buildings, forget about rush hour. It's going
19 to be a nightmare. If they put in a shopping
20 center, forget about Saturday, nightmare. But
21 studies have shown that casino traffic tends to
22 be very gradual and spread out and not have
23 that surge that has a real impact.

24 So, I beseech you to please give our

1 casino a chance. We want it and we're for it
2 and thank you very much.

3 CHAIRMAN CROSBY: Thank you very
4 much. Brian Curraivan and Chris Lovetere.

5 MR. CURRAVAN: Good afternoon,
6 committee members. My name is Brian Curraivan.
7 I took time out of my busy day in May 2015 to
8 cast my vote. I walked through the city
9 knocking on doors, putting up signs. I got
10 some no answers. But as the vote turned out, I
11 got more yes answers, yes votes than no votes.

12 People want to change the outcome of
13 the vote after it's already done, after it's
14 already cast. They had the opportunity to vote
15 no. If the no vote won, would we be here, I
16 don't know. I was told it was one and done.
17 If we lost, we're out.

18 My vote along with the people vote
19 the city voted yes on the location where it's
20 to go. This is private property. The Carney
21 family could sell it to whoever they choose,
22 maybe a dump, maybe a wrecking yard. Why not a
23 resort casino?

24 Why not the people of Brockton reap

1 the benefits of this? On kids, underage
2 gamblers, I hear. What teens want is privacy.
3 They don't want cameras. They don't want
4 security personnel looking over their
5 shoulders.

6 I moved here in the city of Brockton
7 in 1976 with 11 brothers and sisters. And mom
8 and dad were the teachers of right and wrong.
9 It was not the government. It wasn't Jimmy
10 Carter. It wasn't this panel. Moral values
11 are instilled by the parents.

12 I don't have a pulpit. I can't
13 preach to a congregation. I'm just single
14 person with a single vote. I voted yes. I
15 hope you guys take this into consideration that
16 little Johnny is not going to be spending his
17 money on snake eyes. It just doesn't work that
18 way. Thank you for your time.

19 CHAIRMAN CROSBY: Thank you, Sir.

20 MR. LOVETERE: Good evening
21 Commission, my name is Christopher Lovetere. I
22 don't have much time. I'll speak quickly.

23 Casinos are for desperate cities
24 with no hope, no history, no family community

1 and no identity. That's not the Brockton that
2 I know. Brockton is the seventh largest city
3 in Massachusetts. Brockton is the city of
4 champions. That's right.

5 This casino proposal has already
6 clearly divided the city right in half at a
7 time when we need to unite, because yes,
8 Brockton has some problems. But as a community
9 we can solve our problems together. We've done
10 so for over 100 years, which is much longer
11 than the Brockton Fair has been in existence.

12 What is proposed this year is an
13 entertainment playground for the adults. When
14 they say the vote has already happened, 25
15 percent of the people most directly affected by
16 this casino proposal did not get a chance to
17 vote. That is the people that are under age
18 18. They are the ones that will be going into
19 that casino to gamble illegally. They assure
20 me it happens at every casino. They promise
21 it'll happen here too.

22 We have the most dangerous
23 intersection in Massachusetts at the corner of
24 Plain Street at the entrance to the Westgate

1 Mall. Traffic coming from the north to go this
2 casino will be funneled right through that
3 dangerous intersection.

4 We have had many pedestrian deaths
5 in Brockton. Citizens and residents of
6 Brockton know that. That will only increase.
7 They'd like to take credit for what was already
8 going to happen to improve traffic flow in
9 Brockton. The state was already investing the
10 money to improve that area around the site of
11 the location.

12 It's a disgrace what you're doing to
13 the Indians, suing the American Indians. We
14 tried to exterminate them. We tried to
15 exterminate them. We owe them reparations.
16 That's the casino in Taunton. Your phony
17 lawsuit, your frivolous lawsuit is costing them
18 money.

19 CHAIRMAN CROSBY: Mr. Lovetere,
20 you're speaking to us, please. You're almost
21 out of time.

22 MR. LOVETERE: I'll finish. We will
23 never stop fighting for our city. We will
24 never surrender. We will never surrender.

1 Brockton's strong, much stronger than Boston.
2 We are a city of fighters. We have not yet
3 begun to fight.

4 CHAIRMAN CROSBY: Thank you. That's
5 everybody that we have signed up for the
6 moment. We will be here until 6:00, so other
7 people will have a chance to come.

8 For those of you who have already
9 spoken, I want to say for the most part we're
10 most appreciative of really of passionate but
11 thoughtful and fair commentary. We appreciate
12 all of you who have come out and expressed your
13 powerful in most cases feelings to us.

14 So, we're going to take a break and
15 wait and see if other people sign up. And then
16 we'll come back in a few minutes.

17
18 (A recess was taken)

19
20 CHAIRMAN CROSBY: It is just about
21 quarter of. We do have a few more speakers.
22 Commissioner Macdonald had to go up to Boston
23 for a dinner at which he is being honored. He
24 will watch the last few minutes of this on our

1 recorded video which is being streamed live now
2 and will be recorded on our website.

3 So, I have Anne Rogers.

4 MS. ROGERS: Good afternoon. My
5 name is a Rogers. I wanted to ask some
6 questions of you if you answer questions in
7 this context.

8 CHAIRMAN CROSBY: I'm sorry to say
9 we do not. This is not a question-and-answer
10 period. But you are welcome to ask them and
11 we'll think about them or you can write them
12 and sometimes we respond in writing.

13 MS. ROGERS: I'll ask you if you are
14 going to and encourage you to do a new economic
15 analysis of the feasibility of this casino
16 being profitable assuming Taunton has a casino
17 and assuming -- and also not assuming, you'd go
18 both ways on an analysis that Tiverton will
19 have a casino.

20 Can you tell me if you plan to do
21 that?

22 CHAIRMAN CROSBY: This is not a
23 question-and-answer period, no. We will be
24 describing in multiple places what our

1 mechanism is. I said earlier that there is an
2 evaluation period at the end of the month. But
3 we're not going to go back and forth.

4 MS. ROGERS: Then I urge you to do
5 that analysis along with the Boston Globe
6 having urged you to do it. Just another point
7 that was at the last meeting that I think would
8 factor in, I hope would factor in is the casino
9 going up in Everett, which someone said at the
10 last meeting, I think it was one of the experts
11 from the developers team, said that people
12 would get in their cars and drive here to go to
13 the casino from Boston.

14 As a 35-year resident of Boston, I'm
15 here to tell you what people in Boston do is
16 get out the T. They can go to Everett on the T
17 without getting in their cars and driving here.

18 So, I don't want to see Brockton
19 become what would be worse than the problems
20 they have now, another Atlantic City. I think
21 your studies will probably show that it's not
22 going to be feasible for them to make a profit
23 given the possibility or the reality of those
24 other casinos, the reality I guess. So, I urge

1 you not to issue this license. Thank you.

2 CHAIRMAN CROSBY: Thank you. I
3 meant to say that somebody left keys. There's
4 a big set of keys along with a carabineer. If
5 you can identify somehow or other, they're up
6 here. Gary Leonard or Gary Keith.

7 MR. LEONARD: Good afternoon,
8 Commissioners. My name is Gary Leonard,
9 lifelong resident here in the city of Brockton.
10 I'd just like to have a rebuttal on a few of
11 the statements that were made here tonight.

12 First of all, I work very close with
13 the Brockton High School right across the way
14 here. I am the PA announcer for the high
15 school football games. I am in an out of
16 there, whether I'm coming or going, within five
17 minutes. We don't have any that I know of
18 altercations in that area whatsoever. And the
19 traffic flow is just fine.

20 I also heard someone speak about
21 real estate values. He might know exactly what
22 he's talking about. But I have been a real
23 estate salesperson in this city for 47 years,
24 and my dad for 48 before me. We've always done

1 our due diligence. And we kind of see that the
2 equitable value in these properties actually
3 are gaining steam now that the noticeability of
4 a casino would be coming to Brockton. So,
5 again I cannot agree with that statement.

6 The third thing is we talk about the
7 constituency here in Brockton who's for and
8 who's against. Well, I am pretty much out
9 there in the community. I belong to 11
10 different charitable organizations. I'm also
11 the past president and member of Save Our
12 Sports committee for the Brockton High School.

13 The kids in Brockton do not have to
14 pay to play sports. We pick up that tab. And
15 we try to pay for things that the city of
16 Brockton cannot pay for. Last year, the school
17 department had to come to our committee and ask
18 for \$50,000 to keep the afterschool programs
19 going to which we did help.

20 So, I hear a lot of this rhetoric
21 here tonight. And I do understand a lot of
22 people in the religious field exactly how they
23 feel. I never would ever try to convince them
24 otherwise. Their feelings are their feelings.

1 But as being the 2006 champion of
2 the city, people believed in me then. And I
3 hope they believe in me now that the casino is
4 nothing but good for the city of Brockton.
5 It's something we need. I'm also presently the
6 Main Streets manager under the National Main
7 Streets program, which is for the development
8 and the reassurance of changing perception and
9 image and redeveloping the city of Brockton.

10 I definitely need this to come
11 through in order for me to do what my duty is
12 to my constituency and my fellow people and
13 citizens of Brockton. I want to thank you very
14 much for listening to me.

15 CHAIRMAN CROSBY: Thank you, Sir.
16 Next up Gary Keith.

17 MR. KEITH: Good afternoon. I
18 missed the last few meetings that you had even
19 though I followed them on Brockton access
20 channel. I made it a point to make sure I came
21 out here today just to put my two cents in on
22 this.

23 The thing is that for all this to
24 keep going on, to me it seems like you guys are

1 hesitant to give a license to Brockton. As far
2 as I'm looking at a right now, it's like you
3 guys are giving up on Brockton.

4 But one thing you don't know is how
5 we are. I'm over a 25-year resident of the
6 city of Brockton. My wife and I have raised
7 seven children in this city and we know half of
8 the city. This is a city of champions.

9 The thing about this casino vote
10 that is going on, the people have voted and
11 they came out in favor of it. It doesn't
12 matter if you win by one vote or a thousand
13 votes. A win is a win. And I think that for
14 you guys to keep going go back and forth
15 through this, you basically thinking that we
16 can't handle ourselves. Again, this is the
17 city of champions. We know how to police
18 ourselves. We know how to behave ourselves.

19 This is something that is very much
20 needed right now. One of our city officials at
21 the last meeting said that we weren't
22 desperate. We are desperate not to just do
23 anything, but we are desperate to be able to
24 take care of ourselves. The revenue that this

1 is going to create for the city of Brockton is
2 very much needed at this time here.

3 There' a lot of people that own
4 their homes here in the city of Brockton. We
5 can't just sell them and leave. We are looking
6 for ways to make the quality of our living here
7 in this city much better. And this casino will
8 do it for us.

9 Again, I'm a two-time candidate for
10 the councilor at-large. Like I said, some
11 people lose by one vote, some people lose by
12 thousands. The voters have spoken, and you
13 guys really need to honor that.

14 As you can see, people keep coming
15 out on both sides of the table. I understand
16 what both sides of the table goes. I'm also a
17 Christian in my church. I know there's a lot
18 of church leaders that are against the casino
19 but no one's against gambling, of playing bingo
20 in the churches.

21 I'm here right now as a Christian,
22 as a family member, as a citizen, as a
23 community activist, we are in desperate need of
24 the casino. And it's something that we can go

1 ahead and be proud of. And because we need it,
2 we're going to take care of it.

3 This is our city. This is where we
4 live. This is our home. And we're not going
5 to let any casino come in here and go down.
6 We're going to watch it just as much as you
7 guys are.

8 So, I'm hoping that you can take
9 that into consideration and please give us the
10 license for that casino. Thank you.

11 CHAIRMAN CROSBY: Jeanne Holmes-
12 Kimilis.

13 MS. HOLMES-KIMILIS: Good evening.
14 I spoke with you not too long ago. And I'm
15 here to tell you that you should know about the
16 people you are dealing with in regards to these
17 applicants.

18 I was the victim of bullying
19 behavior that evening. I didn't know who the
20 person was, but at the end of the evening, I
21 walked out into the parking lot, and I saw the
22 man get into Mr. Carney's truck. So guess what
23 that's what you are dealing with.

24 I was also similarly bullied when I

1 went to the open house that they had in regards
2 to employees and employment here with this
3 organization. I respectfully urge you to look
4 at these people, look at what is going on.
5 There have been thousands of emails that have
6 been sent out using the Metro South Chamber of
7 Commerce email address and everything to bring
8 everybody in here to talk in favor of this.

9 But these are people that have a job
10 with the city, people that have an interest. I
11 don't have an interest with anything. I'm not
12 associated with the churches. The only
13 interest I have is that I'm a resident of Ward
14 1, which is where this casino will be. I know
15 that last time Councilor Cruise spoke and he
16 said was a councilor for Ward 1.

17 He didn't speak as a councilor for
18 Ward 1. If you look at the vote, Ward 1
19 overwhelmingly rejected this casino because it
20 will impact our quality of life.

21 In addition, one of the worst and
22 most dangerous intersections in the state has
23 been declared here in the city of Brockton,
24 right down the street. And guess what these

1 folks here didn't even bother you to examine
2 that to evaluate that or even include that in
3 their study. So, there is no plan to mitigate
4 the most dangerous intersection in this state
5 for the casino people to come through, harm
6 themselves and harm us as residents.

7 I urge you to seriously consider
8 Taunton overwhelmingly wanted this casino. The
9 only reason that there is a lawsuit is because
10 Mr. Bluhm went forward and paid for it. He
11 told you before in November that there was
12 going to be lawsuit. What he didn't tell you
13 at the time was he planned to pay for it.

14 I respectfully urge you to do your
15 due diligence, do your consideration and
16 consider the fact that the Tribe has indicated
17 they're going forward. They're going to break
18 ground and that Taunton overwhelmingly wanted
19 the casino. Give it to them. They
20 overwhelmingly wanted it. The only people
21 against it are the people that are being paid
22 for by Mr. Bluhm. Thank you.

23 CHAIRMAN CROSBY: Thank you. Once
24 again that's the end of the people who have

1 signed up. It's five minutes of six. We will
2 give 10 minutes for a wrap-up from the
3 applicant, but I don't want to do it until six
4 to make sure that no last-minute people come in
5 to speak. So, we'll take a five-minute break
6 and be back at 6:00. And here are somebody's
7 keys.

8

9

(A recess was taken)

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CHAIRMAN CROSBY: We are ready to
convene for the last time I believe the host
community hearing in Brockton. And it is 6:00
and no other speakers have come. So, the
applicant has the final 10 minutes to wrap up.

MR. BLUHM: Thank you, Mr. Chairman
and members of the committee. Let me just
first comment on a couple of issues that came
up today before a general conclusion.

There has been opposition to every
casino that we have developed. In Des Plaines
there was a vote, a referendum a few years
before we got involved where they voted it
down. You heard comments about how the police,

1 the whole community is very happy and there's
2 been great economic development.

3 In Philadelphia, it's been even more
4 dramatic. There was more opposition to the
5 Philadelphia casino by far than there is
6 opposition to this one. Since we have
7 developed the property, which was on the river
8 but it was on an awful piece of dirt, an ugly
9 site, the opposition has largely disappeared.

10 The area is booming. Some of you
11 have been down there. You've seen it.
12 Property values are up. The whole area is
13 doing terrific. And we couldn't be more
14 pleased. A major entertainment facility just
15 moved in across the street. So, we are very,
16 very thankful about that.

17 With regard to jobs, I want to
18 clarify that we have agreed to give preference,
19 and even if we didn't, in our host agreement to
20 citizens of Brockton who are qualified for jobs
21 they get first shot. Second shot would go to
22 the surrounding communities.

23 So, let me now go to just a summary
24 of everything you've heard over the last month

1 or two and really in conclusion of what we
2 think the most relevant issues are. I don't
3 think there's any question you have the
4 authority to issue a license. You've already
5 decided that and it's clear under the statute.

6 I think we all know that there are
7 serious issues as to whether this land should
8 remain or be put in trust because of the
9 Carcieri decision and all of the other issues
10 that are raised in the citizens' complaint.

11 I want to point out that in the KG
12 Urban case in the First Circuit, the First
13 Circuit said, and I'm going to quote here,
14 because of Carcieri there are "serious issues
15 of whether the Secretary has any authority
16 absent congressional action to take land in
17 trust" for the Mashpee. This is the First
18 Circuit Court decision.

19 Genting, the financial backer
20 recognizes this risk. It's a high risk. And
21 they have substantially reduced their
22 investment in the project for phase 1 assuming
23 they do what they said they would do.

24 That phase 1 is massively smaller.

1 It's 45 percent of the gaming positions, no
2 parking garage, no hotel and limited roadwork
3 improvements. That project phase 1 is not what
4 the Commonwealth intended when this law was
5 passed to have a resort casino in Region C.

6 If there's two casinos in Region C
7 this market is not saturated. We showed you
8 about a month ago the statistics of how many
9 people there are in each place in relationship
10 to the number of gaming positions. And
11 assuming there are two, us and the Tribe, plus
12 all of the other casinos in the market, MGM,
13 Wynn, Plainridge, there are far more people per
14 position in Chicago, Detroit, Pittsburgh,
15 Cincinnati, St. Louis and Philadelphia than
16 there would be in this market. Spectrum's
17 numbers we don't think stand up.

18 The three firms you heard that we
19 engaged, two of them not to make a presentation
20 here but to decide if we should go forward,
21 they plus Innovation Group, their average is
22 that the casinos if there are two casinos in
23 Region C, us and the Tribe, our revenue would
24 drop 19 percent. Spectrum projected 37

1 percent. All of those numbers assumed a full
2 tribal casino not the reduced phase 1.

3 By the way somebody raised Tiverton.
4 If Tiverton -- Of course we check the numbers
5 on Tiverton. I'm not going to lose my money if
6 Tiverton opens. The impact of Tiverton is
7 negligible as far as our project is concerned.
8 I believe there is less than \$10 million of
9 revenue.

10 Location is simply the key to any
11 factor. The laws of gravity you heard don't
12 change. And our project, as you know, is 17
13 miles off of Route 24. Tax advantages are
14 helpful but they don't change the overall
15 dynamics.

16 I drove in here from Boston today on
17 a rainy day. It didn't take us that long to
18 get here but when we got off of Route 24 and
19 onto Belmont and came here, it took us three
20 minutes to get to this location off of Route
21 24.

22 Most importantly, I want to give you
23 two examples of low tax rates where we are
24 competing with and how we've done versus low

1 tax rates when we've had a better location.

2 Let's start out with the Chicago
3 market where Des Plaines is. Downtown Chicago
4 is equidistant to the casinos in Indiana, right
5 over the border in Hammond, same distance as it
6 is to our casino in Des Plaines. Indiana tax
7 rates for the highest, they are graduated
8 rates, but the highest paying casino, their tax
9 rates are over 10 percent lower than the tax
10 rate that we pay at our casino, which is
11 equidistant to downtown Chicago.

12 We pay about 44 percent. They're
13 somewhere less than 34 when you factor in they
14 don't pay tax on a certain amount of free play.
15 In spite of that we do almost three times the
16 business per position than they do.

17 Somebody raised Atlantic City that
18 they are having problems. Let's talk about
19 Atlantic City for a minute versus Philadelphia.
20 Atlantic City has a tax rate of just over nine
21 percent. They had a monopoly until
22 Philadelphia legalized -- Pennsylvania
23 legalized gaming.

24 The tax rates generally I'd say for

1 Philadelphia range in the mid-40 percent, a
2 massive difference, over 30 percent difference
3 in tax rates far more than the 17 percent that
4 they're not paying and the 25 percent we pay.

5 Since Philadelphia opened, you know
6 Atlantic City has had nothing but problems.
7 The reason is that the main population base is
8 closer to Philadelphia. And people are not
9 going to drive -- By the way, it's an hour
10 drive. So, it's not that radically different.
11 It's an hour drive from Philly to Atlantic
12 City. But Atlantic City was badly hurt even
13 though their tax rate is enormously lower than
14 the tax rate in Philly. They've had problems
15 because the population is going to the casinos
16 in Pennsylvania.

17 I mentioned yesterday that if the
18 Tribe believes Spectrum's numbers they should
19 welcome us. They shouldn't be opposing us
20 because they would make more money. We went
21 through the economics. I won't bore you with
22 that again.

23 What's really important is based on
24 Innovation's numbers which is supported by the

1 other two firms, under any circumstances the
2 Commonwealth makes more money if there is a
3 casino in Brockton.

4 If we are alone and there is no
5 other casino, the Commonwealth makes \$71
6 million a year more with us alone. If there's
7 two casinos, us and the Tribe in Taunton, the
8 Commonwealth will make \$40 million a year more.
9 Actually, that's \$6 million more than if you
10 didn't give us one and the Tribe ended up
11 getting one. But we don't know if the Tribe
12 will end up getting one.

13 But most importantly, the Tribe and
14 Brockton would have successful casinos if we
15 end up with two in the market. As I mentioned,
16 the Tribe will make over \$100 million a year in
17 their casino. So, what's in the best interest
18 of the Commonwealth? I think it's clear giving
19 us a casino in Brockton presents the least
20 amount of risk for you.

21 Let's go through that analysis
22 briefly. If there is only a Tribe and no
23 casino in Brockton, the ultimate risk, the
24 worst thing that could possibly happen is that

1 the land ends up not going into trust. You'll
2 have no jobs. You'll have no tax revenue.
3 You'll have nothing in Region C and you'll have
4 nothing in Brockton. That is a terrible risk
5 to take. And the odds of that happening are
6 not insignificant.

7 If Brockton gets a casino and
8 there's land in trust, we've just gone through
9 it. You'll have twice as many jobs. The
10 Commonwealth will make \$40 million a year more
11 in taxes if there's both of us. And I should
12 say, if you didn't pick us and you only went
13 with the Tribe and that turns out they don't
14 get a casino, you have a disaster on your
15 hands. Let's hope that doesn't happen.

16 Most importantly, it doesn't mean if
17 you award us a casino that the Tribe can't have
18 a casino if it's legal. It's up to the courts
19 to make that determination.

20 But if they determine they can have
21 a casino, the law and the statute dealt with it
22 and said they don't pay a tax. So, they'll
23 have a successful casino because the statute
24 contemplated the possibility of two casinos.

1 But most importantly, if you don't
2 put a casino in Brockton, Brockton has lost its
3 chance. And this is so important to the city
4 of Brockton. You've heard Mayor Carpenter
5 before. He has made it very clear that this is
6 critical because of the tax revenue, the
7 economic development, the need for teachers,
8 the need for more police and a chance to bring
9 this major city back on its feet and grow.

10 So, this is ultimately your
11 decision, but it should also be noted that the
12 phase 1 project that's been proposed, assuming
13 that they build that at the Tribe is not what
14 the Commonwealth intended for this region.

15 So, I ask you to make a decision to
16 issue a license for Brockton. And if in the
17 end there is a casino allowed with the Tribe,
18 there is not going to be any calamity or any
19 horrible thing. There will be two casinos.
20 They will both do okay. And you're not taking
21 this tremendous risk that if in the end they
22 don't have a casino, you really have left
23 Region C and the city Brockton empty. And it's
24 really going to be bad for this Commonwealth.

1 So, thank you for all the time and
2 effort that you've allowed us to speak to you
3 about. And good luck in your deliberations.
4 Thank you.

5 CHAIRMAN CROSBY: Thank you, Sir.
6 That concludes our agenda, unless any
7 Commissioner had anything else.

8 COMMISSIONER ZUNIGA: I have a quick
9 question to one of your comments, Mr. Bluhm.
10 You made the comparison of the tax differential
11 in Atlantic City and Chicago.

12 Besides proximity, which you have
13 talked about in the past not just now, and the
14 gravity model, in the case of Chicago to what
15 would you attribute your ability to compete
16 effectively given an adverse tax differential
17 with the casinos in Indiana where they're
18 equidistant from downtown Chicago?

19 MR. BLUHM: We have a better
20 location, first. Secondly, we build a first-
21 class property that fits in very well. We have
22 the best restaurant in Chicago, the Gibsons
23 chain, a famous restaurant group opened their
24 only other property called Hugos in our

1 property. People love it. It's a really nice
2 facility.

3 I know that some gentleman had
4 mentioned that they talked to the people around
5 the area, the government. And we've done what
6 we said we would do. And we build a good
7 project. We don't build schlocky places.
8 We've gone through our history and reputation
9 in the real estate industry. And we're going
10 to build a nice property. We compete with
11 people all over. I think we will compete just
12 fine if we have to compete with a tribal casino
13 in Taunton.

14 A statement was made by well, are we
15 going to bring people from Boston. We have a
16 relatively small amount of cannibalization. We
17 told you that from Boston. We do believe that
18 people will come from the south of Boston
19 because it's more convenient and easier to get
20 here than to drive north of Boston. And that
21 is one of the advantages that we have.

22 I think we compete with a lot of
23 good competitors and we'll do the same here and
24 we'll build a first-class project.

1 COMMISSIONER ZUNIGA: Thank you.

2 CHAIRMAN CROSBY: Anybody else?

3 Okay. Thank you all very much for the second
4 or third or fourth time for your time and your
5 patience. We will be live on the Web in the
6 last week of April considering this decision.
7 And we will be accepting comments by email up
8 until that evaluation process begins. Do I
9 have a motion to adjourn?

10 COMMISSIONER CAMERON: Motion to
11 adjourn.

12 CHAIRMAN CROSBY: Second?

13 COMMISSIONER STEBBINS: Second.

14 CHAIRMAN CROSBY: All in favor, aye.

15 COMMISSIONER CAMERON: Aye.

16 COMMISSIONER ZUNIGA: Aye.

17 COMMISSIONER STEBBINS: Aye.

18 CHAIRMAN CROSBY: It's a unanimous
19 conclusion.

20

21 (Hearing concluded at 6:17 p.m.)

22

23

24

1 ATTACHMENTS:

- 2 1. Massachusetts Gaming Commission March 28,
3 2016 Notice of Meeting and Agenda
4

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6 GUEST SPEAKERS:

- 7 Dana Boardman
8 Rev. Jill Wiley
9 Rev. Richard Reid
10 Anne Beaugard, City Councilor
11 Barry Shelley
12 Fred McDermott
13 Tracy Gutierrez
14 Mike Ciulla
15 Gerry Maloney
16 Carole Harris
17 Diane Massaroni
18 Nancy King
19 Vivian Senatore
20 Paul Sousy
21 John McMullen
22 Marcia Lindsay
23 Larry Curtis
24 Jack Lally, City Councilor

1 GUEST SPEAKERS:
2 Chris Mihos
3 Brian McLaughlin
4 Kevin Kernan
5 VanThomas Straught
6 Craig Pina
7 Plato Spilios
8 Jack Clancy
9 Christopher Cooney
10 Paul LaPierre
11 Rev. Mark Oliver
12 Bob Emery
13 Adriano Cabral
14 Elaine Donovan
15 Brian Curravan
16 Christopher Lovetere
17 Anne Rogers
18 Gary Leonard
19 Gary Keith
20 Jeanne Holmes-Kimilis
21
22 Neil Bluhm, Mass Gaming and Entertainment
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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 31st day of March, 2016.



LAURIE J. JORDAN
Notary Public

My Commission expires:
May 11, 2018