

COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS GAMING COMMISSION
PUBLIC MEETING

COMMISSIONERS

Gayle Cameron

Bruce W. Stebbins

Enrique Zuniga

James F. McHugh

RE: HOST COMMUNITY HEARING - EVERETT

June 25, 2014 4:00 p.m. - 8:30 p.m.

EDWARD G. CONNOLLY CENTER

90 Chelsea Street

Everett, Massachusetts

P R O C E E D I N G S

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3 COMMISSIONER MCHUGH: All, right
4 good afternoon, ladies and gentlemen. Good
5 afternoon. Everybody, I would like to
6 start this meeting now, if we could,
7 please, so if you could find some seats and
8 join us.

9 So good afternoon, ladies and
10 gentlemen. It's nice to be here in Everett
11 on this fine June afternoon. Today is
12 Wednesday June 25, 2014. And as you all
13 know, this is a public hearing before the
14 Massachusetts Gaming Commission relative to
15 the application for a Category 1 resort
16 gaming license submitted by Wynn
17 Massachusetts, LLC.

18 My name is Jim McHugh and I'm one of
19 the commissioners. To my right is
20 Commissioner Gayle Cameron. To my
21 immediate left is Commissioner Enrique
22 Zuniga and to his left is Commissioner
23 Bruce Stebbins, and the four of us will be
24 presiding together at this hearing this

1 afternoon.

2 Everybody knows where we're located,
3 but I have to read this anyway. We're
4 located at the Edward G. Connolly Center at
5 90 Chelsea Street in Everett. We're here
6 in Everett today because this is the host
7 community for the Wynn proposed
8 establishment. This is where the resort
9 casino would be located if the applicant is
10 awarded a license by the Commission.

11 As you may know, the Commission has
12 authority to issue only one Category 1
13 license in each region of the state in this
14 part of the region that is part of the
15 state, I should say, is located in what's
16 known as Region 1 -- Region A. Aside from
17 Wynn there is one other applicant vying for
18 the license and that applicant seeks to
19 build a casino in Revere.

20 The public support for the proposals
21 or the lack of public support is a critical
22 factor that the Commission will evaluate in
23 making the ultimate license decision. And,
24 accordingly, your presence here today and

1 the written comments you submitted will
2 play a pivotal role in that decision.
3 Thank you for being a part of this process.
4 I should add that the Commission before
5 today has received numerous comments in
6 writing, close to 1,000, I think, and we
7 have read them all and we'll continue to
8 read comments that are submitted after this
9 hearing is concluded.

10 So, if you have something to say,
11 weren't able to say it today, didn't want
12 to say it today, please feel free to send
13 us your comments in writing to the
14 Commissions -- the address posted on the
15 website.

16 Before we actually start the public
17 hearing, I would like to lay out the
18 processes and the rules that we are going
19 to follow for the next few hours.

20 The hearing, which is provided for
21 by Section 17 of Chapter 23K of the
22 Massachusetts General Laws and Section
23 118.05 of the Commission's regulations is
24 intended to provide the Commission with the

1 opportunity to address questions and
2 concerns relative to the applicant's
3 proposal to build a gaming establishment as
4 those plans and proposals were set out in
5 its application. The application itself is
6 posted on the committee's website.

7 The inquiry may include topics
8 related to the scope and quality of the
9 gaming area and the amenities, the
10 integration of the establishment into the
11 host and surrounding communities and the
12 extent of required mitigation.

13 Additionally, the Commission will receive
14 input from members of the public from any
15 impacted community.

16 Now we know from past experience
17 that these proposals arouse strong feelings
18 pro I should say and con. And we're here
19 today to listen to both and to listen
20 attentively. We are not here to engage,
21 and there won't be an examining or
22 cross-examining or interacting in many ways
23 with the people who testify. But it would
24 be helpful to understand that for those who

1 favor the Wynn Everett proposal, it would
2 be most helpful to us to hear why, what it
3 is about the proposal that particularly
4 attracts you and why you favor it. And for
5 those of who oppose it, the same question,
6 why?

7 Remember that in addition to
8 granting or denying a license, we can
9 impose conditions on the license that we
10 grant. And, in fact, in the two licenses
11 we've granted thus far, one actual license
12 and one agreement to grant a license, we
13 have imposed extensive conditions and are
14 prepared to do so to the extent we deem
15 appropriate in this region.

16 The format we follow is this:
17 First, we hear from the proponents, the
18 Wynn Mass., LLC applicants and their team
19 and the Everett officials who wish to
20 address us about the content of the
21 proposal and how it affects the town, the
22 city. And during that phase, there may be
23 some questions by the commissioners.

24 We did before the hearing began ask

1 Wynn to provide answers to a number of
2 questions in writing. They have done that.
3 And whether or not we address any of those
4 questions here today, the questions and the
5 answers will be posted on our website so
6 that everybody can see what we asked and
7 what answers we got.

8 We anticipate that it will be a
9 maximum of about an hour for that process.
10 And then anyone else who wishes to speak
11 we'll be delighted to hear from. But we
12 ask and do more than ask, I guess. We are
13 going to require that you confine your
14 remarks to four minutes. We have a clock
15 up here that will count down the time.

16 We have a terrific timekeeper who
17 ensures that the clock is running smoothly
18 and we do that -- we pick the four minutes
19 not arbitrarily but when we started out
20 these hearings, we didn't have any time
21 limit and found ourselves going late into
22 the night when, frankly, it wasn't good for
23 the people who were speaking to us and it
24 wasn't good for us, so we imposed some

1 limits of about five minutes at one set of
2 hearings and found that everybody finished
3 in about four, so that is how we got the
4 four. It's not an arbitrarily picked
5 number.

6 We'll hear from elected or appointed
7 officials first. They're out many nights
8 and they sometimes have more than one
9 commitment on an evening, so we will hear
10 from them first. And then I'll call the
11 names of those who signed up over the
12 internet in the order we received them and
13 those who signed up at the door in the
14 order that we received them.

15 In an effort to keep things moving,
16 I'm going to call a couple of names at a
17 time so that we can have somebody on deck
18 chair ready to move into the speaking
19 position when the previous speaker
20 finishes. Using that procedure, as I said,
21 I'll call people who signed up at the door
22 as well.

23 We will proceed until 8:00. We
24 posted this hearing from four to eight.

1 Again, that's from experience. When we
2 started this process, we didn't have a time
3 limit. By 11:30 on a couple of nights
4 nobody was any good so we decided to have a
5 stop at 8:00, and there are about 50 names
6 on our sign-up list. I think we can get
7 through those.

8 But if we don't, if we can't finish
9 tonight, rest assure that we will come back
10 and we'll listen to and hear from people
11 who we are unable to reach tonight. We
12 will pick a date. We will let you know of
13 that date. We'll come back, and we'll be
14 delighted to hear you then.

15 In any event, we will be here once
16 again probably August 12th and we will pick
17 that date soon to close this hearing and
18 hear from those who wish to speak about any
19 significant development that may have
20 occurred between now and then.

21 This is a hearing that is required
22 by statute. We're not going to close it
23 tonight. We will come back at least one
24 more time probably, as I say, on the 12th

1 and close it then. Notice of all the
2 future hearing dates will be provided to
3 the Everett city clerk and will be posted
4 on our website. The Commission must take
5 action on the Wynn application, both the
6 Region A applications between 30 and 90
7 days from the date that the hearing is
8 closed.

9 So, that's the end of the
10 introductory remarks. Let me turn now to
11 begin with the proceedings, if I might, to
12 Mayor DeMaria for a brief welcome and then
13 we'll come back to you later.

14 MAYOR DEMARIA: Thank you members of
15 the commission for coming here to the City
16 of Everett. Hopefully you got here easily
17 into our community and we're very happy and
18 proud to have you here with us this
19 afternoon. I want to thank everyone who is
20 behind me, the members of the City of
21 Everett and all of our elected officials
22 and my family and friends who supported
23 this initiative for our city since a year
24 ago today when 87 percent of the city of

1 voters on that day voted in favor of this
2 proposal.

3 Again, welcome to the City of
4 Everett. I hope we have a great spirited
5 conversation on why it's important the City
6 of Everett wins the license to site the
7 Wynn in the City of Everett. So, no
8 further or do, I'd like to introduce Robert
9 DeSalvio, the senior vice president from
10 Wynn Development.

11 MR. DESALVIO: Good afternoon,
12 everyone. Again, I'm Bob DeSalvio, senior
13 vice president for Wynn Resorts
14 Development. Very happy to be here today.
15 And before we go much further, I have a few
16 thank yous I'd like to get in as well.

17 First of all, Mayor, thank you very
18 much for having us here today and most
19 importantly for the warm welcome you have
20 given me and my family since I came to town
21 in March. Your city team has been terrific
22 from Jamie on down. They welcomed us.
23 They helped us through this process, and we
24 couldn't do it without you. So, again,

1 thank you very much.

2 My next thank you -- the Everett
3 High School students were here today. They
4 provided all the culinary for today, the
5 serving, the cooking and the preparation.
6 We've used them at other events before.
7 The Everett band was here. We are going to
8 probably hear from them I know the July 4th
9 celebration, so a big thank you to the
10 Everett High School team. I would like to
11 thank them.

12 The Commission itself, thank you for
13 coming to town to hear what we have to say.
14 We think we've got a terrific project.
15 We're going to tell you why in just a few
16 minutes.

17 And then, Matt, you know, I have
18 thanked you privately but now I would like
19 to thank you and Mr. Wynn publically for
20 giving me this opportunity to lead this
21 project. I am so happy to be here. I
22 think this is a wonderful project and I
23 really appreciate the opportunity, so thank
24 you, Matt.

1 And the biggest thank you of all,
2 the Everett residents who came out today to
3 support us, thank you. And of course all
4 our friends from the surrounding
5 communities. We have had a terrific
6 welcome here, and it was because of them
7 that we got this project this far along.

8 With that I want to start, I do have
9 to correct a little bit of the record.
10 Last night you heard a few things that
11 bothered me a little bit and it might have
12 been a little unsophisticated and
13 definitely some untruth. So, in the course
14 of my remarks, I am going to take that
15 opportunity to sort of set the record
16 straight. I just wanted to get that in
17 there.

18 I am going to start -- before I get
19 into the actual project update, I want to
20 spend a few minutes talking about my
21 background because I think it's actually
22 very relevant to today's discussion and why
23 we believe the Wynn Resort's application is
24 the best for this region.

1 I began my career in the gaming
2 industry in 1979 in Atlantic City, New
3 Jersey. I spent 18 years in that
4 particular market, which was probably one
5 of the most tough competitive markets that
6 you could find. And the northeast market,
7 as you know, has gotten more sophisticated
8 and more competitive as the years have gone
9 on.

10 I started with Caesars. I spent
11 time with Bailey and then 14 years at The
12 Sands ending up as executive vice president
13 of marketing. Marketing is really my main
14 background. I have been in operations but
15 probably spent more of my time in
16 marketing. And when you get into an
17 operation and it requires sophisticated,
18 thoughtful, competitive marketing, I think
19 you need somebody in an organization who
20 can lead that charge, and I feel that those
21 years at Atlantic City gave me a good
22 footing for that.

23 I then went on and spent almost 10
24 years at Foxwoods in southeastern

1 Connecticut. Again, I think very, very
2 relevant to today's discussion. The time I
3 was at Foxwoods, 42 percent of our business
4 came from eastern Massachusetts. I know
5 the market. I know how to market up here.
6 I know a lot of customers in this area, and
7 I think that background will suit Wynn
8 Resorts very well and it's time well spent.

9 I was a resident of North Kingstown,
10 Rhode Island at the time that I spent in
11 Foxwoods. And then after that, I moved on
12 with Las Vegas Sands Corp. to go to
13 Bethlehem, Pennsylvania and I was there --
14 I was the first employee of the company in
15 our Bethlehem operation, and we did the
16 demolition work.

17 We remediated the old Bethlehem
18 steel site, again, a very interesting kind
19 of comparison to what we're doing up here
20 with the Monsanto plant. We took the old
21 Bethlehem steel site, which was a very
22 tough site to deal with, we turned that
23 into a magnificent integrated destination
24 resort also all operating in one of the

1 most competitive markets out there, eastern
2 Pennsylvania competing with the likes of
3 Penn and Mount Airy and parks and Harrah's
4 down in Philadelphia, the Atlantic City
5 casinos and Resorts World to New York, so a
6 time very well spent there learning not
7 only how to take a challenging site and
8 remediating it but also how to market again
9 in a very tough environment.

10 So, that collective background, I
11 believe, is why Matt and why Mr. Wynn were
12 interested in having me join the team. And
13 I feel that, quite honestly, if I have to
14 say it myself, there's no better person
15 probably qualified to deal with the
16 competitive nature of these markets than
17 the gentlemen that you're looking at right
18 now. Thanks.

19 I now want to talk about community
20 support. I'm very proud to announce that
21 we've got eight community agreements
22 completed. We've got Everett. We've got
23 Medford, Malden, Chelsea, Somerville,
24 Cambridge, Lynn, Melrose. Our team has

1 done a great job in the -- before I even
2 got here, long before I got here, the team
3 went out and started those relationships
4 and we have been able to bring those
5 agreements now to fruition.

6 As the mayor mentioned, one year
7 anniversary this week of that amazing vote,
8 87 percent positive vote and that is an
9 amazing thing. I mean, if you think in
10 today's political world how hard it is to
11 get 87 percent vote for just about
12 anything, and so we have been just so
13 pleased that we got such great community
14 support here.

15 We have over 600 businesses, over
16 600 businesses have signed cards of support
17 for the project and we intend to live up to
18 that commitment. It's a two-way
19 commitment. They agree to support our
20 project and we agree to make sure that
21 we're going to be good partners as well and
22 send business their way, so that's a number
23 we're very proud of.

24 We have more than 80 local community

1 groups that we've met with for the entire
2 time. I know that it's very important for
3 us to get around. We are going to continue
4 to have that list grow as we get closer to
5 the award of the license. But we have been
6 active and very busy.

7 And I am also proud to announce that
8 I have my first meeting next Monday, June
9 30th with the lottery. I know the lottery
10 is going to be a great partner of ours. I
11 worked very closely with the lottery in
12 Pennsylvania signing promotions that were
13 mutually beneficial so that we could
14 promote the lottery and in turn also drive
15 traffic to the integrated resort. So, I am
16 looking forward to that first meeting on
17 Monday.

18 As far as mitigation goes, our story
19 is unparalleled. We are the applicant as
20 far as mitigation goes in this neck of the
21 woods. We have our and I will use the term
22 "FEIR." For those that are not familiar
23 with the term, it's the Final Environmental
24 Impact Report. It is the most important

1 step in your environmental mitigation plan.
2 We are filing that report definitively on
3 Monday, June 30th, and it is the last step
4 that we are going through our team led very
5 ably by Chris Gordon and all of our
6 consultants have worked for the better part
7 of a year and a half to get ready for that
8 filing. Hundreds and hundreds of letters
9 have been addressed.

10 It is a complete mitigation plan.
11 And, so, with the filing of that on Monday,
12 we expect to receive the secretary
13 certificate sometime in August, around
14 August 15th. We have had positive
15 environmental comments received from the
16 Mass. Audubon Society, the Mystic River
17 Watershed Association, the Boston Harbor
18 Association just to name a few groups.

19 And as far as correcting the record,
20 I want to make sure we get this on the
21 record tonight. Our plan is a
22 comprehensive and detailed strategy for
23 remediating the site. We did not request
24 any regulatory changes for our remediation

1 plan. Any changes that were done were done
2 before we had the land options on our site,
3 and I think it's important to know that.
4 We didn't request any changes or any
5 waivers and our phase four remediation will
6 allow for a child care facility on the
7 site. So, again, I want to just make sure
8 that the record reflects that.

9 As far as our in depth
10 transportation presentation, we made that
11 last Friday. I think that plan was very
12 well received and it's a 50 million-dollar
13 private investment to make sure that every
14 impact that we had is going to be mitigated
15 along the way. And we continue to have
16 great, great ongoing discussions with the
17 MBTA.

18 As you know, they are the landowner
19 right next to us and their land contains
20 the preferred access option. We're very
21 far along in our discussions with them and
22 look forward to. Successful completion of
23 that negotiation.

24 So, I think, you've got really --

1 we're miles apart from our competitor in
2 terms of where they stand. I know at the
3 hearing last Friday they mentioned that
4 they had not even really selected a date
5 for their supplemental FEIR, which is one
6 step back from our's. So, clearly, we're
7 way ahead of the game as it relates to
8 mitigation and I am very proud to report
9 that.

10 In the area of design, in front of
11 you today, and I am not going to go through
12 all of the renderings, but we are very
13 happy to present a new set of renderings
14 while these were -- are based on feedback
15 that we got. They include things like the
16 living waterfront, the additional green
17 space that was put in, some very good
18 design changes that were suggested by
19 Mr. Wynn and Derider Butler and the folks
20 in Las Vegas.

21 And, so, I'm going to leave these
22 up. They will be here up until the break.
23 Folks can get a chance to see them, but
24 they're terrific renderings and they really

1 reflect the design. Any reference to our
2 design as a cookie cutter couldn't be
3 further from the truth. And when you think
4 of Mr. Wynn's 45 years in the business, I
5 mean he is the one that really invented the
6 wow-factor when you think about it. Our
7 facilities are unbelievable.

8 I know, Commissioners, you have come
9 out to see them. Other commissioners are
10 coming to see them shortly. And, I think,
11 there is no question about it these are the
12 most gorgeous buildings you're going to see
13 anywhere in the world and the awards back
14 them up. It's five-star all the way.

15 I want to take the opportunity to
16 update you on the changes that were made to
17 the building. We have increased the amount
18 of parking spaces up to 3,700. That was
19 due to tremendous feedback that we
20 received. Originally the plan was 2,900
21 with 800 spaces off-site for moving back
22 and forth for overflow. The plan really
23 didn't work that well so we now brought all
24 that parking in.

1 The parking works not only from a
2 perspective where we don't have to move
3 traffic in and around the city, but it also
4 allows us to have our guests conveniently
5 come into the building through vertical
6 circulation in the area where they want to
7 be at.

8 If you're a retail customer, a
9 nightclub customer, you will be able to
10 come up in that end of the building. If
11 you are coming in closer on the right side
12 of the building for self-parking, you can
13 come up there. We have three different
14 opportunities for vertical circulation in
15 the building. So, I think, we have a
16 vastly improved parking plan.

17 We actually increased the amount of
18 tables and slots in thinking about how much
19 business we expect from this tremendous
20 local market with over 4.6 million people
21 available to us in the greater Boston
22 region. We went back and looked at it and
23 thought, you know what, we better add a few
24 more machines and table games so that we'll

1 be prepared to do it. You know, our theory
2 is we want to build it once. We want to
3 build it right. We want to build it all at
4 the same time. So, we made these changes
5 now so this way the building will be ready
6 to go from day one.

7 And as I mentioned earlier, we
8 expanded the green space out in front of
9 the building, and that was solely due to
10 the public comment that we received along
11 the way. And, I think, they have done a
12 terrific job with that green space.

13 Moving onto the issue of labor. I
14 have actually tremendous news to report to
15 you today. We actually signed the PLA/LOI
16 today, 2:00 today we got the signatures. I
17 signed it earlier this morning, and I want
18 to give a huge thanks to Brian Doherty from
19 the Building Trades Council.

20 Chris and the team have been working
21 with him tirelessly to get this PLA
22 written, drafted and ready to go. We do it
23 in the form of an LOI because we wait to
24 see if we do get awarded a license and then

1 if we get awarded the license, we translate
2 that into the actual signatures on the
3 agreement. This is a huge step forward for
4 us and we couldn't be happier that we are
5 working now very closely with Brian and the
6 entire council, so great news to report
7 today.

8 I also want to talk about Wynn's
9 commitment. As you know, we're committed
10 to building a building and operating with
11 union labor. More than 50 percent, more
12 than 50 percent of our workforce in Las
13 Vegas is represented by unions. We have
14 unprecedented labor relations with all the
15 unions out in Las Vegas and we expect
16 nothing but the same here in Everett.

17 And there is also -- there is
18 something again we want to introduce today
19 that is new. We heard a lot last night
20 about Suffolk Downs and protecting jobs.
21 And, so, in the event that the Commission
22 decides to award the license to Wynn, we
23 have a commitment we would like to make as
24 well.

1 And that is that we will give a
2 hiring preference should the track ever
3 decide for any reason that they decide they
4 want to shut down in the future and we get
5 this license, we will give a hiring
6 preference to every single Suffolk Downs
7 employee that would like to come work at
8 the Wynn.

9 We'll also, we'll also support them
10 with job training because maybe they are
11 doing one type of a job there and maybe we
12 might have something else available that
13 they'd be interested in. So, the
14 commitment is more than just for a
15 preference. It's going to be assist with
16 any sort of job training skills that they
17 might need, and I think it's the right
18 thing to do and we're happy to do it.

19 So, in conclusion, what I am saying
20 is that we've got the right project in the
21 right place at the right time. And we
22 certainly hope that the Commission will
23 give serious consideration to awarding the
24 license to Wynn Resorts. And I'm very

1 proud now to introduce Mr. Matt Maddox who
2 is president of Wynn Resorts.

3 MR. MADDOX: Good afternoon,
4 Commissioners and thanks, Bob. That was a
5 great job. You are definitely the man for
6 the job. We are very excited.

7 MR. DESALVIO: Thanks.

8 MR. MADDOX: So, what I want to do
9 is just spend a few minutes talking about
10 why Wynn. There has been a lot of talk
11 about this topic, who is better at this?
12 Who is better at that? What is the right
13 project? And when it gets confusing with
14 hyperbole and nonsense, we always go back
15 to the simple truths. And when I thought
16 about it, I said, okay the simple truths
17 were dictated in 2011 and on the
18 Massachusetts Gaming Commission website.
19 What are the objectives? Why was this
20 done?

21 Number one, stimulate local and
22 international tourism. That seems to be a
23 recurring theme that the gaming legislation
24 and yourselves reiterate; number two,

1 create jobs. This is about jobs, thousands
2 and thousands of jobs; three, stimulate
3 development; and, four, recapture leisure
4 revenues. So, I would like to take these
5 four simple truths and tell you why Wynn is
6 the one that can achieve Massachusetts
7 objectives.

8 Let's start with the northeast
9 gaming market. As Bob accurately pointed
10 out, this is a highly competitive market.
11 From the '90s through mid-2000s, the Field
12 of Dreams "Build it and they will come" was
13 true. You had more population than you had
14 casinos. Anybody looks smart.

15 Delaware was making hundreds of
16 millions of dollars, the Connecticut
17 casino, everybody seemed like they knew
18 what they were doing. There were 70,000
19 gaming positions in the northeast in 2006.
20 Today there is 180,000.

21 And did you know last Friday front
22 page of the Wall Street Journal casino hurt
23 state revenues in the northeast and it
24 talks about the rapid expansion and level

1 of competition in the properties that were
2 not ready to compete have suffered and
3 therefore the states have suffered. So,
4 what do we know? We know the consumers now
5 have a choice. You can't just build it,
6 and they will come.

7 So, Wynn's edge in this is multiple
8 things. But if you start with we're a
9 global brand. Everybody in America knows
10 what to expect when they come to a Wynn.
11 They knew exactly what they were going to
12 get, premium service, quality. They are
13 going to get the best. We are the only
14 resort company rated as one of the most
15 trustworthy brands by Forbes magazine. We
16 are the number one rated, most admired
17 company by Fortune magazine in the casino
18 resort business five years in a row. And
19 we are the top rated, most trustworthy
20 brand by Oxford magazine.

21 Every place you look everyone says
22 Wynn is the most trustworthy. Why?
23 Because our customers believe us. When we
24 say we are going to do something, we do it.

1 We know how to do it and so imagine a Wynn
2 in Boston. If you are flying in -- by the
3 way, the second largest international group
4 coming to Boston is China. If you are
5 flying in here, you are going to see our
6 building and you are going to know exactly
7 what it stands for, exactly.

8 If you look at our business right
9 now in Las Vegas, I would like to just give
10 a few stats. Number one, the United States
11 is the most competitive gaming market in
12 the world, 70 billion, U.S. dollars,
13 commercial and native American in the
14 United States.

15 When you look at gaming revenue and
16 non-gaming revenue and the most competitive
17 market in the world, Wynn Las Vegas is
18 number one at almost two billion-dollars.
19 Let me repeat that. In the United States
20 of America, Wynn Las Vegas is the highest
21 grossing integrated resort in the country.

22 And if you look at our gaming
23 revenues, 65 percent are international, 65
24 percent. Our domestic revenues still

1 outpace our competitors. Everybody comes
2 to Wynn, but we get people to fly thousands
3 and thousands of miles to stay with us.
4 That's the edge. People only fly thousands
5 of miles if they know what they are going
6 to get. They don't do it and guess. You
7 wouldn't fly here from -- to Brazil without
8 knowing what you're going to do. That's
9 who Wynn is, and the numbers prove it.
10 It's quite clear, and that is what we think
11 we can bring to this area.

12 Boston is an international city,
13 over 20 million tourists. You deserve the
14 best. Why not take the person that
15 dominates the United States in terms of
16 gaming and non-gaming revenue and let them
17 do it here. Everybody wins. And not only
18 does everybody win when the revenues are
19 higher because not only do you get the
20 regional business, you get the
21 international business.

22 One more point on regional business.
23 What I predict will happen with a Wynn in
24 Boston all of the neighboring states now

1 have casinos. It's a fact and more are
2 coming. What we see in Las Vegas is while
3 people may go to their hometown casino
4 whether it's in New York or a Native
5 American casino in California, they know
6 they want to make a trip to the top place.
7 So, they know they want to go to Wynn.

8 The person that goes to Resorts
9 World in New York, that couple will look at
10 their wife and say, "Let's go to Boston
11 this weekend and stay at Wynn." It will be
12 different. That's what we get now. It's
13 who we are. And, so, not only will it be
14 regionally attractive, it's going to
15 attract an international customer. And
16 that's important when you move onto the
17 second piece of the Massachusetts
18 objectives, create jobs.

19 Okay, everybody talks about jobs,
20 6,000 jobs, 5,000 jobs, indirect jobs. I
21 think what you really need to pay attention
22 to is how does a company feel about its
23 employees? Creating jobs is one thing.
24 Sustaining jobs is another. Because I can

1 tell you without a doubt there will be an
2 economic downturn. We don't know when. We
3 don't know how deep. But what is your
4 partner going to do in that economic
5 downturn with the jobs? At Wynn we are
6 known as the best place to work for a
7 variety of reasons.

8 Number one, you should know that
9 when you operate into the hiring of the
10 segment, I will tell you a secret, the tips
11 are larger. The people make more money.
12 Everybody knows the dealers at Wynn make
13 the most money. The valet parkers at Wynn
14 make the most money. The drivers at Wynn
15 make the most money, the restaurant
16 managers. It's just the nature of the
17 business.

18 So, not only are they high paying
19 jobs, we take care of our employees.
20 They're family. So when you're crediting
21 jobs, you need to make sure that you are
22 going to sustain those jobs because only
23 then can you get true economic stimulus.
24 Building something, hiring lots of people,

1 times get tough, what happens? They let
2 them go. Let's take a look at Las Vegas on
3 the next slide.

4 The Wynn effect: So, Las Vegas is a
5 competitive market, very similar now to the
6 northeast. From 2006 to today, 20 billion
7 U.S. dollars were spent in Las Vegas on
8 their resorts. We were already open at
9 Wynn. If you look at the chart, what
10 happened -- let's look at the second chart.

11 The properties that were open before
12 the 20 billion-dollars like Wynn and the
13 properties that are open today, their
14 gaming revenues are down 17 percent. You
15 can go back. Yes. We are up 40. Our
16 revenues are up 40 percent in the face of
17 composition and take a look at that jobs
18 number. The jobs in Las Vegas are down 30
19 percent because you know what, private
20 equity firms own a lot of those companies.
21 And when times get tough, they cut cost.
22 That's what they do, 30 percent. Look at
23 Wynn. We are hiring more people today than
24 we did at the peak. Now that's Las Vegas.

1 Let's take a look at the next slide,
2 which is our competitor here.
3 Interestingly, same period of time. We
4 know there's lots of competition in the
5 northeast. Mohegan Sun is down 27 percent
6 in revenue. People decided it wasn't worth
7 it, I guess, to travel that far. Their
8 jobs are down 33 percent. It is in their
9 public filing they had 8,700 positions in
10 that facility in 2006. Today it's 5,700.
11 It's a public number.

12 So, creating jobs is one thing,
13 sustaining them is another. You need a
14 partner you can count on. And as I was
15 thinking about this comparison, actually
16 realized maybe it's a little unfair because
17 I don't know who our competitor is. My
18 understanding is a private equity fund is
19 going to own 60 percent of this company
20 when it closes, and then you have a retail
21 developer that's going to own the retail,
22 and then you have a hotel developer and
23 then you have a casino operator.

24 So, what we know about private

1 equity funds, they can say they have
2 15 billion-dollars but that's
3 15 billion-dollars of investor's money.
4 It's like your stockbroker taking credit
5 for the money in your account. What
6 happens when times get tough? We watch
7 this play out in Las Vegas. We watch this
8 play out around the world. When times get
9 tough, private equity companies, their
10 investors say, "Hey, I want my money back."
11 Because, by the way, they are only
12 investing for five years.

13 Now, if they have invested in
14 something illiquid like let's say a casino,
15 they can't just go sell it. So, they are
16 under major stress to cut staff and
17 liquidate because they can't lose their
18 investor's money. Brigade Capital
19 Management on their cover of their website
20 says they are specialists in distressed
21 debt situations and bankruptcies. That's
22 what they focus on. It's on the front page
23 of their website, and we know that private
24 equity firms have five to seven time years

1 horizon. Imagine if we're in a downturn
2 five years from now.

3 You can actually go online and look
4 at 2008 and sit right outside Santa Fe, the
5 Buffalo Thunder Casino couldn't make an
6 interest payment. The creditors led by
7 Brigade Capital Management forced to
8 restructure. What do you think happened to
9 the jobs there? Take a look. It's online.

10 So, when you're thinking about -- so
11 that's why I am not sure who our
12 competition is. Will the board be made up
13 of the hedge fund guys that will dictate
14 when new remodels happen? If I want to
15 remodel a restaurant, do I have to go to
16 that board that's already two-thirds by the
17 outside group that aren't worried about a
18 brand? They are worried about the return
19 on the investment for the investor and when
20 do they exit. It doesn't make them bad.
21 It's just their policy. Or do you choose a
22 company like Wynn?

23 We control our destiny. When times
24 got tough, in 2009 massive layoffs were

1 going on. Mr. Wynn called me in his office
2 and he said, "Matt, this is good growing
3 weather for the house of Wynn. We are not
4 going to cut. We are going to do the
5 opposite. We are going to reinvest." And
6 in 2009 and '10, we put 100 million-dollars
7 even though Wynn Las Vegas was losing
8 money. You can go look at our SCC website,
9 and you can see the net income was multiple
10 hundreds of millions negative.

11 We didn't cut. We lost some
12 employees, but we retained 97 percent of
13 our staff here and today we have more
14 people. But we took the 100 million-
15 dollars, and we renovated every room that
16 was only four years old. And I can promise
17 you no one else in America did that.

18 But here is what we knew. Our
19 competitors were weak. They were going to
20 think the short term. And if we can
21 reinvest and make our product better
22 knowing what our competitors would do, cut
23 staff, which they did; cut service, which
24 they did and stopped remodeling because

1 cash was tight, our product would go to the
2 top and it would be clear that Bellagio is
3 no longer a competitor to Wynn.

4 Now, why are we up 40 percent today
5 compared to the peak? It's because of the
6 decisions we made when times were tough.
7 That's why we won our customers' hearts
8 back because we decided to protect our
9 people and protect our product and protect
10 our brand. So, when you're thinking about
11 this, always think about the downside and
12 who do you want to be talking to when times
13 are tough. I hope that it's Wynn Resorts.
14 Thank you.

15 COMMISSIONER MCHUGH: All right,
16 thank you, Mr. DeSalvio, Mr. Maddox.
17 Mr. Mayor.

18 MAYOR DEMARIA: Thank you,
19 Commissioners. You know, they always say
20 in politics it's always speak before the
21 better speakers, so I'm glad I am speaking
22 now. How do you follow Matt and Bob? That
23 is very tough but great presentation. And
24 this is the reason why I am standing here

1 today with the Wynn development, because I
2 know you're the best in the business.

3 MR. DESALVIO: Thank you.

4 MAYOR DEMARIA: You're welcome.

5 Bob also pointed out a few things
6 that I didn't point out that the kids of
7 Everett were here, the string orchestra,
8 the culinary program. I want to thank them
9 also for being here. They will definitely
10 hear from me soon, and we're sorry that
11 they weren't able to provide that service
12 for you.

13 I guess I'll start from the
14 beginning. 20 years ago -- I will make it
15 really quick -- I ran for public office. I
16 was a criminal justice student in
17 Northeastern University. They had a great
18 co-op program. I wanted to get in the FBI.
19 That was my goal. Bill Clinton cut all
20 federal programs, cut all co-ops so I had
21 to go find a co-op job.

22 I couldn't find a job that I liked
23 so I ended up running for public office,
24 and I got elected. I got elected in a

1 part-time position and I served for the
2 years and just helped people. That's all I
3 did. Any time they called me, I was able
4 to help them, get their kids' summer jobs,
5 fix a pothole, do whatever I can do to just
6 help them. That was my job.

7 Seven years ago I ran for mayor, and
8 the former mayor is here also in support of
9 the project. But I ran for mayor and I
10 just saw that there was times to change how
11 we were doing business in the city. There
12 was a lot of animosity between groups of
13 people in the city, and I wasn't a part of
14 the animosity. I was actually friends to
15 both groups.

16 So I ran for mayor. I got elected,
17 and so I open the doors of city hall the
18 first day like I am today but very
19 overwhelmed and didn't know what to do
20 right away but I went back to the basics.
21 What do people want? I talked to people.
22 They wanted clean streets, you know. They
23 wanted new parks. They wanted jobs. They
24 wanted programs for their kids to stay off

1 of drugs, basic stuff, just, you know,
2 basic needs and that is what I started
3 doing.

4 Started rebuilding the streets,
5 rebuilding sidewalks, rebuilding the
6 infrastructure, rebuilding parks, making
7 sure children's schools had enough money to
8 operate to provide services for them, make
9 sure we had money in the home program so
10 when residents, senior citizens were unable
11 to fix their homes up we had the money to
12 fix up their homes. It was just basic
13 things.

14 Then I said, "I've got to do
15 something more. I have to bring some
16 jobs." I looked around the city and I saw
17 desolate areas of buildings, especially
18 down in this area we call Lower Broadway,
19 The Line that some of my residents were
20 born down there were called The Line.

21 And I looked at Route 16 and it was
22 just, you know, it was freestanding
23 buildings. A lot of my friends owned these
24 businesses so -- but I know then I wanted

1 to move on also. I look at the GE parkland
2 just 40-acres, Monsanto 40-acres, all the
3 desolate properties by Exxon facility,
4 hundreds of acres. 1.8 square miles of
5 property that still today is just desolate,
6 that is just dirty, that is contaminated.

7 And I said, "How do I bring jobs,
8 good jobs to residents if I can't clean up
9 this property?" So, I would talk to my
10 senators, my congressmen and,
11 unfortunately, really didn't get me to a
12 place where I needed. I looked at the
13 state budget today, and there's about
14 15 million-dollars to clean up super funds.
15 We need about 100 million, maybe
16 50 million, 100 million to clean up one
17 site never mind in the state budget for all
18 the sites.

19 So, back in 2011 we never had a city
20 planning department. We have a community
21 development office who just facilitated our
22 rent money. Talking to Secretary O'Connell
23 at the time, I said, "What do I have to do
24 here?" Well, you have to envision an area

1 and really, you know, hire a planning firm.

2 So, I went out and hired this firm
3 called Sasaki and they helped us do this
4 Lower Broadway massive plan and I ended up
5 going out and stealing Jamie from the City
6 of Lowell, brought him to the City of
7 Everett to help me envision a better
8 community, to help me clean up these
9 contaminated sites, to help me build some
10 new buildings so when these kids graduate
11 from Everett High School, they're not on
12 the street doing drugs. They're not --
13 that they had a place to go work, you know,
14 and they'd be proud of their community.
15 Excuse me, I just need a drink of water.

16 Because I see better for the City of
17 Everett. I really do. The only city
18 without any transportation. You can't get
19 on a train line or a commuter line or civil
20 line extension. We are -- you know, I
21 think someone said this. We are the city
22 that time has forgotten. We're left with
23 these dirty industrial buildings that are
24 now empty.

1 I'm not going to lower taxes. You know,
2 some will artificially go up. But I'm
3 going to use that money to reinvest, give
4 the children of the City of Everett a
5 better education.

6 You know, every day -- and you'll
7 hear from the assistant superintendent talk
8 about our needs and education but make sure
9 they get a better education. Make sure our
10 police department like any other city would
11 do, build them up and keep these resources.
12 But I'll levy limit and I'll levy the same
13 day.

14 So, eventually we're going to have
15 to cut resources and I don't want to do
16 that to a city like Everett because it will
17 be staggering to the community around it.
18 So, you know, I am going to start being
19 redundant and I want Jamie to come up. And
20 I think you all heard what we want to do in
21 the interim, and I think you've seen the
22 lower Broadway master plan. You've seen
23 the areas here in the city that can really
24 be redevelopment for this area.

1 We are so close to Boston. We are
2 not in Boston but we're so close to Boston,
3 you know. We're so close to Boston. We
4 need to really capitalize on that. We need
5 to capitalize on that. We need people to
6 start thinking of Everett as a good place
7 to live.

8 In this area of Lower Broadway, it's
9 isolated by Route 16. You can easily
10 access south on 93. You can come down off
11 the Tobin Bridge and hit Beacham Street,
12 which they're going to be doing and can
13 come to our facility. It really doesn't
14 impact many of our residents.

15 There's a small group of residents
16 down The Line, very small, they're actually
17 excited because the residents down The
18 Line, those are beautiful homes. Across
19 the street there's an abandoned building
20 falling apart. Exxon, 100 acres of land.
21 They are excited, because they know that
22 property in that area is going to go up.
23 They know that they are going to see some
24 hotels in the area, some restaurants. That

1 common park that we can go to and have a
2 festival. You know, they are going to
3 build a public park that we can use,
4 residents can use and have a concert and so
5 forth. And we have a portable stage that
6 we drag around the city but we do it and
7 we're proud.

8 You know, it's a slogan that I use.
9 It's called "pride, progress and
10 possibilities." We're a lot of proud
11 people behind me, and they've seen the
12 progress but there is tons of
13 possibilities. And the possibilities are
14 here today as with this group Wynn that's
15 going to partner with the City of Everett
16 to make this the best -- not only the best
17 casino in the area but really, really make
18 this city one of the best cities that it
19 was many, many years ago.

20 And I hope that you see this also
21 and I hope that on the days that you take
22 that vote that you remember this day and
23 you remember all that we put into this and
24 that you vote favorable for our

1 application. Thank you very much.

2 MR. ERRICKSON: Thank you, Mr.
3 Mayor. I don't believe that applause was
4 for me thankfully, because I don't usually
5 get applauses at these things. Most people
6 just stare and look aimlessly at what I'm
7 doing. But I will get a little bit
8 technical, not too technical, and I know we
9 are already about 50 minutes into the
10 meeting and I'll try to keep this tight and
11 concise as you've already heard this
12 before.

13 But thank you obviously to the Wynn
14 team. They have been fantastic to work
15 with and obviously to the Commissioners and
16 obviously the public because the public has
17 been overwhelmingly supportive throughout
18 this entire process.

19 COMMISSIONER MCHUGH: Let me just
20 say so that the record will reflect that
21 you're Jamie Errickson, the Director of
22 Planning for the city.

23 MR. ERRICKSON: I was going to go
24 there, yes, thank you. My name is Jamie

1 Errickson. I'm the Director of Planning
2 and Development for the city. As the mayor
3 mentioned, I've been here just over two
4 years. March was my two year anniversary.
5 Prior to that, I was working for the City
6 of Lowell for about seven years. I have a
7 master's degree in planning.

8 I came to Everett, because I saw the
9 opportunity here. I thought Everett was a
10 really neat place right next to Boston, not
11 in Boston as the mayor mentioned, and it
12 just screamed for redevelopment opportunity
13 for higher and better uses in certain
14 areas. Go to the next slide.

15 This is a map of Everett, and we
16 used this map during the public bidding
17 process that the mayor talked about and it
18 really shows how there's a dense urban core
19 with a lot of housing. But south of Route
20 16, there's just a lot of opportunity for
21 redevelopment.

22 And this is a blow-up of that lower
23 Broadway or south of Route 16 area and you
24 can really see the tank farm. That's all

1 the white dots, over 100 acres. You can
2 really see -- there is also in your
3 packets -- you can really see the Monsanto
4 site, which is that nice, brown nothingness
5 about 30 plus acres. And you can see the
6 power plant and you can see just the great
7 opportunity, the proximity of this area to
8 an area of transit to a regional network.
9 See how the orange line, you have the
10 commuter rail line. You're right next to
11 Boston.

12 And I just saw this opportunity when
13 I took the job two years ago as a way what
14 can we do in this neighborhood? How can we
15 improve this neighbor?

16 Now, the mayor before I started had
17 already seen this opportunity and his focus
18 before I started, again, was to really
19 highlight this lower Broadway neighborhood
20 and start to come up with a vision for the
21 area. What can this area be? How can we
22 make this a better place? How can we
23 really capitalize on this as the gateway to
24 Everett?

1 to town, they bought right into that
2 vision. I've never seen a private
3 developer, not nearly one with the amount
4 of investment that they are going to put in
5 buy into that vision.

6 I think that our last public meeting
7 was the day Steve Wynn came to town and
8 actually, you know, talked about being
9 humbled. I actually got to present that
10 master plan vision to him. The first thing
11 he said was, that's great. How can we be a
12 part of this? I'm paraphrasing. He didn't
13 really actually say it that way. He is
14 much more eloquent than I am. But it was
15 just fantastic to hear this private
16 developer wanting to come into town and not
17 change whatever it is but really fits into
18 whatever it is.

19 Now, Mr. Commissioner, you mentioned
20 in the beginning integration into the host
21 community is a key point of what we're
22 looking at. This is truly an integrated
23 project. So, we started working with the
24 host -- with Wynn as the developer and we

1 realized that in order for us to really
2 capitalize on this project, in order for
3 Wynn to also comply with the Mass. Gaming
4 Act, we needed to make sure we did a number
5 of things.

6 One, we needed to complete rezoning
7 of the entire neighborhood. Luckily, we
8 had just completed a master plan so we knew
9 what that rezoning for not only for the
10 Wynn site but for the entire neighborhood
11 could be. We needed to do a municipal
12 harbor plan, because there were waterfront
13 issues.

14 It's a fantastic site, highly
15 contaminated, but it's on the water. It's
16 really unique and we needed to make sure
17 that we were ensuring that future
18 development was going to be happening
19 consistent with the vision of the public.

20 And, so, we actually established a
21 redevelopment authority and we have a
22 completed urban renewal plan for the area
23 to make sure that future development, not
24 necessarily Wynn's development, but

1 development on site of the Wynn project can
2 be guided in the right fashion for the
3 community and be consistent with that lower
4 Broadway master plan.

5 So, all of this process, which in
6 many other communities would take years, if
7 not decades to complete, we completed
8 between 2012 and present and we had over 50
9 public meetings. These aren't the typical
10 public meetings whereby I'm going and
11 talking to city council. These are
12 nighttime meetings specifically for the
13 completion of these different components.
14 And having been in all of them was a long
15 two years, but it was a fantastic two years
16 because it really showed how supportive the
17 community is of this project and how well
18 this project fits in with the lower
19 Broadway neighborhood and the community as
20 a whole.

21 So, what we're looking at here is
22 really capitalizing or taking industrial
23 pass to the neighborhood, which is over
24 128-acres of land just in the lower

1 Broadway area that we're focused on. Over
2 20 percent of that land is vacant, former
3 industrial land and many more of that land
4 is actually underutilized property,
5 scrapyards, smaller garages that with this
6 proximity to Boston we should really be
7 seeing larger and greater development to
8 capitalize and to make sure that we are
9 providing the best quality and
10 opportunities for jobs and housing for our
11 residents.

12 And we are trying to -- we're really
13 focusing on a mixed use future. The new
14 plan from a land use perspective for this
15 neighborhood is to have a mix of use of
16 with over 50 percent of the land area being
17 of mixed use or commercial.

18 You can see this map that's right in
19 the lower of by my master plan, which you
20 have, it's really trying to capitalize in
21 the site's proximity mode and the
22 neighborhood proximity to Boston.

23 To look at the future, what can this
24 be? Not what it is today but what can it

1 be. And we put in place the new zoning,
2 like I mentioned, to prime the area for
3 redevelopment. And this new zoning is, and
4 you can see it here, it's actually been up.
5 It was up back in November, and it's going
6 to allow us to streamline the permitting
7 process so that we can capitalize and
8 really, really promote the private
9 investment not just on the Wynn site but on
10 the surrounding community, which today is a
11 lot of vacant or unutilized land.

12 I mean, there are houses down there,
13 as the mayor mentioned. This new zoning
14 protects those people. If they want to
15 say -- we want to make sure that we're not
16 displacing people, but it's going to really
17 capitalize on the proximity of really
18 underutilized land in close proximity to
19 this project.

20 I actually just spoke with our
21 economic consultant earlier today, and we
22 did rough calculations on what could this
23 new zoning mean for not the Wynn site but
24 everything else in the neighborhood. And

1 if you look at all the underutilized land,
2 not where housing is but the underutilized
3 property across the street in close
4 proximity to the project, there's a
5 potential for about 2.8 million square feet
6 of by-right development.

7 Now, we know that's not all going to
8 happen. But even if we take a fraction of
9 that 1.9 million square feet as a potential
10 build-out, that can lead to a potential
11 increase in local taxes of about 16 million
12 in additional taxes.

13 So, even the mayor might not be
14 focusing on -- actually, no, the mayor is
15 focused on this completely. Even though
16 were not totally focused on just the Wynn
17 project -- I mean, we are focused. Let me
18 try that again. Now the nerves are getting
19 to me, because I know I'm on camera.

20 But we really are trying to
21 capitalize on the project not just for the
22 project's sake but for the neighbor itself
23 and for the community as a whole. We want
24 to make sure that it's not being done in a

1 vacuum. It's being done and we're
2 capitalizing on the potential additional
3 development that can happen in this
4 neighborhood.

5 And, so, while I wasn't too
6 technical, I wanted to show this last slide
7 because we actually took a clip of the Wynn
8 project, and we put it into our lower
9 Broadway master plan because it really
10 shows how well this project fits in with
11 the neighborhood and with the big vision of
12 the city put together before Wynn even came
13 to town for this neighborhood. It's a
14 catalyst project. It's the right developer
15 at the right location at the right time, so
16 thank you.

17 MAYOR DEMARIA: Thank you, James.

18 So, we also have a little video we'd
19 like to show at this time.

20
21 (Video playing)

22
23 MAYOR DEMARIA: So, to address you
24 from the school department, we have

1 assistant superintendent Dr. Thomas Stella.

2 MR. STELLA: Commissioners, good
3 afternoon. And thank you, Mr. Mayor.

4 As the mayor said, my name is Thomas
5 Stella. I live at 110 SD Street here in
6 Everett. I was born here at the Wing
7 Hospital. I've lived here my entire life.
8 I've never lived anywhere else. I'm a
9 graduate of the Everett Public Schools, as
10 were my mother, my sisters, my in-laws, my
11 wife and my three children. I've also had
12 the privilege of working in the Everett
13 Public School for the last 40 years.

14 I'm currently the assistant
15 superintendent. No one has ever applauded
16 me for that before. It is an organization
17 and a community that I love and has loved
18 me back. For the past 40 years, you might
19 say I have seen some change.

20 Everett has always been a community
21 that has welcomed families from other
22 countries, my grandparents from Italy.
23 When I was young, families from Italy, from
24 Ireland but more recent we've welcomed

1 families from Brazil, from Haiti, from El
2 Salvadore, from Guatemala and from any
3 number of countries around the world.
4 Truly welcome these families. They've
5 always been part of the fabric of Everett
6 but something different now.

7 Everett historically has always been
8 a place where people age in place. Mom and
9 dad lived here, as did their parents. They
10 worked in the community yet as the mayor
11 mentioned at General Electric, at Monsanto,
12 at Avco Textron, at Sexton Can and Teddy
13 Peanut Butter and any number of other small
14 manufacturing facilities, retail places and
15 offices.

16 The people that worked here, the
17 jobs that they held, they weren't
18 necessarily high paying jobs but they paid
19 well enough that people could afford to buy
20 a home here and live comfortably. They
21 raised their families here. They saw
22 opportunity here.

23 Unfortunately, as time has gone on,
24 General Electric, Monsanto, Exxon and a

1 significant number of these small
2 manufacturing facilities have closed and
3 with their closure the jobs have gone.
4 Naturally, some of the jobs have been
5 replaced. But the ones that were lost, the
6 jobs that had been created, they don't pay
7 the same.

8 Instead, many of our families, both
9 mom and dad eke out a living as hourly
10 workers. They struggle sometimes working
11 two to three jobs just to put food on the
12 table. 80 percent of the 7,000 children
13 that are enrolled in the Everett Public
14 Schools qualifies for free and reduced
15 lunch. For many of these families, the
16 American dream of owning a home is just
17 that, a dream.

18 Our neighboring community of Revere,
19 the competitor for the eastern
20 Massachusetts casino license has within its
21 geographic boundary other residential
22 office or research and development
23 opportunities, not only for Suffolk Downs
24 but for Wonderland, Revere Beach along

1 North Shore Road, along the Lynn Marsh
2 Road. The potential that exists in the
3 development of these areas can be measured
4 in the hundreds of millions of dollars.

5 This development is not something
6 that Revere needs. We do. We need a
7 catalyst. We need someone to take a chance
8 on building something that's going to spur
9 development in the rest of our community.

10 I am grateful that Mr. Wynn and our
11 city father see that, once again, the
12 potential for opportunity exists here in
13 Everett by building upon a parcel of land
14 that has laid to waste contaminated by an
15 industry that was housed there since 1868.

16 The potential to clean up this Brown
17 Field site and develop it with this
18 proposed project brings back opportunity
19 and hope for our community. Opportunity in
20 the form of hundreds, if not several
21 thousand jobs.

22 We in the Everett Public Schools
23 don't just see these opportunities as jobs.
24 We see them as career paths that also have

1 attached to them benefits. Benefits that
2 many of our families don't enjoy. Benefits
3 that many of us take for granted. Our
4 students see enormous opportunity as well.

5 Everett High School is a
6 comprehensive high school serving 2,000
7 students and has within its curriculum a
8 small learning community called the Allied
9 Health Academy and I mention this for a
10 reason. This academy in which students
11 take a series of courses tailored to
12 careers in the health care field has built
13 into it an internship program.

14 During their senior year, students
15 in the Allied Health Academy in the
16 internship program have the opportunity to
17 work at the Wing Memorial Hospital in honor
18 of the Cambridge Health Alliance and at the
19 Lenox Florence Center for Living, 100 bed
20 skilled nursing facility.

21 During their internship hours,
22 students work alongside health care
23 professionals experiencing every aspect of
24 the health care field. And I mention this

1 who want to go into hotel and hospitality
2 management or accounting and bookkeeping,
3 landscaping, building maintenance. This
4 project and its location, this is going to
5 spur some things for our kids. They will
6 see careers that pay well enough that
7 they'll have a future right here, living
8 right here, working right here.

9 I don't believe there's any question
10 that this proposed project meets the five
11 key of that evaluation criteria. It
12 certainly is unique. It will certainly
13 positively impact the Commonwealth. And at
14 the same time, it will transform Everett.

15 The project will likely meet the
16 estimated revenue projections. The
17 developer undoubtedly has the financial
18 means to complete the project. The
19 building design will meet and exceed
20 expectations and requirements for
21 efficiency and design esthetics.

22 The developer has worked with us
23 surrounding communities to seek their input
24 on how best to mitigate the impact that

1 this development might have on those areas.
2 And this project and its location here in
3 Everett will certainly positively impact
4 the historical and local area visitor
5 attractions.

6 But the most important part of this
7 project and to me the most important
8 criteria upon which any of these proposals
9 should be judged, this project will
10 maximize and have a positive impact upon an
11 area that will not likely see any
12 development that will have anywhere near a
13 similar impact that this one will have.

14 This project will support small
15 businesses. It will stimulate the creation
16 of new ones and will undoubtedly provide a
17 viable and meaningful career path for our
18 young people and our residents as well.

19 Thank you.

20 MAYOR DEMARIA: That will conclude
21 our formal presentation from the City of
22 Everett. And I just -- I know not to be
23 redundant but the only reason why the city
24 hasn't seen development like Station

1 Landing and Assembly Row and all that you
2 see out throughout Cambridge and different
3 areas is because the cost of the cleanup of
4 all these industrial sites.

5 It is my goal and my intention is,
6 again, to use funding from this site to
7 clean up those properties. And, also, by
8 this facility coming to town, it will be
9 that catalyst for our development.

10 So, again, thank you very much for
11 hearing us. And I would like to welcome
12 our state representative who is in session
13 right now who would like to say a few
14 words. Thank you.

15 MR. MATEWSKY: Mr. Chairman, I'm
16 state representative Wayne Matewsky. I
17 reside at 86 Louis Street and I found out
18 today -- just yesterday that I was the
19 closest elected official to this casino
20 site. I live right off Revere Beach
21 Parkway, and I have been in office since
22 1981 representing this particular
23 neighborhood.

24 And as the years have progressed,

1 it's got a lot cleaner with the Honda Cars
2 of Boston. I am sure you have seen down in
3 that neighborhood and generally the
4 environmental offices made certain
5 businesses clean up their act to some
6 degree.

7 But over the years ago, 30 years
8 ago, as the woman stated on this video that
9 was just shown, you couldn't open your
10 windows or hang your clothes out to dry
11 because you would get soot on them.

12 Now, Everett has provided a lot of
13 industrial benefits for the whole state
14 whether it's paint. We have Eagle Shoe
15 Factory right on the park where it employed
16 350 people at one point. We have the Old
17 Boston Edison plant spewing things out of
18 the chimneys there.

19 However, now there's a new direction
20 Everett is taking. We have an opportunity
21 and it was written the other day in one of
22 the newspapers that we're a downtrodden
23 community, that we're down on our luck.
24 Everett has really come a long way in the

1 last 10 or 20 years. We're a proud, humble
2 community.

3 And I can tell you I have been only
4 been state representative for 12 months but
5 every day, every single day, "How is the
6 casino coming along?" We're actually
7 getting casino fatigue in certain sections
8 of the city, but I can tell you this.
9 Everett is the right choice for several
10 reasons.

11 This is a five-star operation. You
12 can't compare to Revere the rooms or the
13 water features that are going to be in
14 place here. You can actually walk to
15 historic Charlestown and see the Bunker
16 Hill monument. It's less than a quarter
17 mile away. A half mile away is where you
18 go to Little Italy in the north end. You
19 can actually walk to Boston from this site
20 to these historic sites.

21 With all due respect to the City of
22 Revere, it's just a whole different
23 operation, Mr. Chairman and members of the
24 board. And, I think, this is my third time

1 actually before you and I want to thank --
2 you have been very patient in this whole
3 process but we have been too. These people
4 here have not been paid to be here.

5 The citizens of our community that
6 voted almost 90 percent a year ago in
7 sweltering heat to come out and be in favor
8 of this. The mayor has pushed this program
9 and his associates, City Hall and it's a
10 good program. It's a game changer for this
11 community.

12 So, I want to ask you, you ask why.
13 Well, we heard about the job's issue. I
14 happen to be a union bricklayer, a member
15 of the union bricklayers. There's not a
16 lot of work out there. This will
17 incorporate tile setters, model setters.
18 In the talks I have had with the green
19 group all came to union people will be
20 employed at this site and continue on after
21 it's built. But this is the correct spot
22 for it and people know that.

23 And last June or July, there was a
24 meeting at City Hall with the state

1 transportation or environmental people.
2 There were 28 items on the board and the
3 first item was that afternoon that we spoke
4 about traffic mitigation and so forth. I
5 said to myself, "How are they going to get
6 through all of those features that had to
7 be done before you people even decided to
8 give us a license?" They completed every
9 single one.

10 The Wynn group are honorable people.
11 They've worked hard on this proposal. It's
12 night and day. It's a different operation
13 in Revere. I'm not putting that operation
14 down. As the gentleman said, it's an
15 equity firm. Mr. Wynn has got the money,
16 the know-how to have a professional
17 operation. That's something the state can
18 be proud.

19 And the mayor had mentioned that we
20 just in the state house passed 15 million-
21 dollars to clean up Brown Fields. This I
22 understand is for 50 acres of Brown Field
23 that will be cleaned up at no cost to this
24 state or the federal government or to the

1 city. It's a win-win for everyone.

2 So, please, I know it's been a drawn
3 out affair and I don't know when your
4 decision will actually come out, you know.
5 I would like to be able to answer people at
6 some point. This is a --

7 COMMISSIONER MCHUGH: We'll provide
8 you with answers.

9 MR. MATEWSKY: Thank you,
10 Mr. Chairman. I would like to say this. I
11 do have a session going on at the state
12 house. It's a pleasure to be here. Please
13 make the right choice. This is where the
14 casino belongs in the State of
15 Massachusetts and our city, our humble City
16 of Everett. Thank you all very much.

17 COMMISSIONER MCHUGH: I want to
18 thank the representatives of Wynn. I want
19 to thank the mayor and the representatives
20 of the city for those presentations. What
21 we're going to do now is we're going to
22 take a short break, 10 minutes. If anybody
23 wants to take a look at the renderings,
24 they can. And then we will return, and

1 we'll begin the rest of it.

2 There's a number of public officials
3 that would like to speak. We are going to
4 begin the four minute process, and then we
5 will be back in 10 minutes.

6

7 (A recess was taken)

8

9 COMMISSIONER MCHUGH: All right.

10 Good afternoon, again, ladies and
11 gentlemen. Good afternoon. I would like
12 to resume the meeting here so that we can
13 hear the good people who've come to talk to
14 us, so if you would take your seats. If
15 you'd all take your seats, we will begin.

16 We have some elected officials who
17 we want to hear from first. So, could you
18 all please promptly take your seats so we
19 can resume the proceedings? All right.

20 Now we are going to begin by putting
21 into place the four minute rule that we
22 talked about, and I'm going to do one other
23 thing. We have a large number of people
24 from whom we want to hear tonight who

1 signed up, and so I am going to designate a
2 chair near the podium as we will call it
3 the on deck chair or the ready chair and
4 I'm going to call two names and one will --
5 I would like one person to go to the podium
6 and the other person to go to the ready
7 chair so that we can have a smooth
8 transition, and we will proceed in that
9 way.

10 So, we have two elected officials
11 from whom we would like to hear first,
12 Richard Dell Isola, city councilor of
13 Everett and I would like Mr. John Hanlon,
14 who is also a city councilor, to go to the
15 ready or on deck chair right next to him.

16 Mr. Dell Isola? Yes, he had to
17 leave. Then let's turn to Mr. Hanlon, City
18 Councilor Hanlon. Good afternoon, sir.

19 MR. HANLON: Good afternoon, members
20 of the gaming commission. Thank you for
21 being here. Thank you for having this
22 meeting. I'd also like to thank the Wynn
23 developers for being here and getting this
24 whole thing started. I have been to

1 several meetings of the gaming commission
2 both here in Everett and in Boston. I was
3 not aware of the four minute ruling so my
4 comments will run along about seven or
5 eight or nine minutes; therefore, I made a
6 copy for each of you and I gave them to
7 your administrative assistant, who I
8 believe and I trust that you will read
9 them.

10 COMMISSIONER MCHUGH: We certainly
11 will, yes, sir. Thank you.

12 MR. HANLON: My comments are not --
13 what you're going to read are not what
14 you've heard from other people. They're
15 about why the license should be issued to
16 the Wynn development for the citizens of
17 Everett.

18 I've explained what the Everett
19 citizens have endured over the years, what
20 many businesses have left behind. What
21 they have left behind is pollution, and
22 that's with a capital P. Most of the
23 polluters have never benefited Everett.
24 The services they provide have never

1 reached Everett residents. The services
2 were to the City of Boston and beyond and
3 some still do. No one has ever said that
4 they will clean up the mess before they go.
5 They just up and left leaving the property
6 to others. No one has ever asked the
7 citizens of Everett if it was okay. No one
8 ever has asked.

9 We now have a developer. And as
10 strange as it may seem, he did ask the
11 citizens of Everett if it was okay, okay to
12 build a destination casino hotel or okay to
13 pump up the economy of the city and the
14 area; okay to clean up a large and major
15 polluted area that was left by others; okay
16 to be a major benefactor to the City of
17 Everett and okay to become a part and a
18 business citizen in the City of Everett.
19 Of course I'm talking about Wynn developers
20 whom asked Everett if it was okay to locate
21 here.

22 The response was immediate from our
23 citizens of Everett. The citizens of
24 Everett first started to discuss the hotel

1 casino in the fall of 2012, so we're not
2 new-comers and we voted to become a host
3 city in June of 2013. Since that time,
4 there has been no backlash, no do-overs and
5 no talk of a lawsuit.

6 When you read my comments, I would
7 like you to remember that I do not learn of
8 these incidents by reading them or from
9 word of mouth. I was here and experienced
10 every bit of it. Granting a license to
11 Wynn Development will never come back as a
12 mistake, and I will ask you to grant the
13 license to Wynn developers. What a better
14 place to develop a hotel/casino. Everett
15 wants Wynn, and Wynn wants Everett. Thank
16 you for your time.

17 COMMISSIONER MCHUGH: Thank you,
18 Councilor. The next is Councilor Fred
19 Capone also from Everett. Good afternoon,
20 Councilor.

21 MR. CAPONE: Good afternoon,
22 Commissioner. As you know and as you've
23 pointed out, there has been a lot of
24 support that has been raised by written

1 form. I have submitted a very lengthy
2 letter back in March of this year. I saw
3 it on your website so I know you got it. I
4 truly appreciate you being here and
5 allowing the residents of the city to have
6 more direct access to the whole process.

7 As you have heard from others --
8 before I get there, I'm a lifelong Everett
9 resident. I represent Ward 1. I guess, I
10 am the second closest elected official to
11 the site, and the people I represent are
12 right across the street from the proposed
13 site. And there are many residents there,
14 and they're very excited by the project.

15 As you saw, we had an 87 percent
16 vote rate. You can see from tonight, a hot
17 evening like this, that support has not
18 wavered, so the city really wants this
19 proposal. I will not reiterate what I said
20 in the letter. You've got it, and I
21 appreciate the fact that you can review
22 that. What I would like to do is I would
23 like to briefly address the five criteria I
24 saw on your website in terms of proposals

1 and how you're weighing those out. I will
2 be extremely candid.

3 Economic development and building
4 design: Any community that is awarded a
5 license is going to get economic
6 development and, I think, anybody with any
7 capability is going to be able to put
8 together a suitable design. That is where
9 it -- the comparison ends.

10 When you go to overview and you go
11 to uniqueness in the industry, you have one
12 developer who is a legend in the industry
13 and you have another unit that already
14 exists in New England and that would be
15 market saturation. It wouldn't bring
16 anything unique to the Commonwealth.

17 Wynn is a worldwide brand. You're
18 not going to travel from Connecticut to
19 come to Revere to go to Mohegan if you have
20 Mohegan in your backyard. And if you are
21 in between, you're not going anywhere
22 either. You're going to come from anywhere
23 to check out a new Wynn.

24 That spills over into finance. You

1 have market saturation you're fighting
2 yourself in terms of revenues. So, from
3 the Commonwealth's point of view, a Wynn
4 Resort is going to drag people from all
5 different destinations whereas a Mohegan is
6 going to fight among itself for its own
7 clientele.

8 And then perhaps my biggest concern
9 and my biggest reason for supporting the
10 proposal is remediation of that
11 contaminated site. And you've heard that
12 over and over again from everybody, and
13 you're going to hear it over and over
14 again. It's that big of an issue.

15 That one issue in and of itself
16 causes the playing field to slant
17 dramatically. Nobody -- well, I won't say
18 nobody. You are extremely hard-pressed to
19 find any developer that is going to be able
20 to take on a remediation project of this
21 magnitude. That land has remained stagnate
22 for a reason. It's too expensive to
23 address. Corporate America is not going to
24 touch that land. We, as a city, cannot

1 afford to fix that land.

2 The other thing that goes along with
3 that, you don't think of Everett has a
4 waterway. We have a natural resource that
5 is forgotten about, wasted, inaccessible to
6 our residents in the surrounding community.
7 This is not limited to Everett. The
8 surrounding communities get to use a
9 waterway under this proposal.

10 If I could real, real fast and I'll
11 cut it down. If the proposal does not go
12 forward we, as a community, will survive.
13 We will do what we have to do, but the
14 reality is that land will not be
15 remediated. It will stay stagnate. And
16 then remediating that land is not only
17 beneficial to the City of Everett and the
18 residents of Everett, the entire State of
19 Massachusetts, every individual who drives
20 through it, the City of Everett and Wynn
21 have a united focus. Revere, Mohegan Sun
22 is a fraction of individuals. So, I'd ask
23 that you to consider Everett in Wynn.

24 COMMISSIONER MCHUGH: Thank you,

1 Councilor. All right. Now I am going to
2 call the next one, Mayor Gary Christenson
3 from the City of Malden. And the next to
4 speak will be David D'Arcangelo and I'd ask
5 him to take the ready seat, please.

6 MAYOR CHRISTENSON: Good afternoon.

7 As a surrounding community to both
8 proposed developments in this region, I
9 respect the right of any community to
10 decide where to hosting a resort casino is
11 right for their community and their vision.
12 I consider Mayor DeMaria a friend. And if
13 he and 87 percent of the voters of Everett
14 have decided that partnering with Wynn
15 Resorts on this project will benefit the
16 City of Everett, then without question they
17 have my support.

18 I believe strongly that as a region
19 we should all support each other when
20 opportunities present themselves in our
21 communities that move our cities forward.

22 From my perspective, as the mayor of
23 Malden, my goals concerning this project
24 were twofold. First, to make certain, our

1 community had input into making sure our
2 concerns were heard. The Wynn team
3 addressed that concern with a genuine
4 informative negotiation on mitigating
5 potential impacts. I couldn't be more
6 pleased with how that process was handled
7 and to have been the first community to
8 sign a surrounding community agreement.

9 Additionally, it was my goal to make
10 sure Malden had a chance to not just
11 mitigate impacts but to really benefit from
12 the economic development. I see this as a
13 regional opportunity but recognize that
14 it's incumbent upon each city to take steps
15 to be actively involved in benefiting from
16 the development.

17 Through our collaboration with the
18 Wynn team, Malden has been positioned as a
19 transportation HUB for the Wynn Resort
20 development. This fits right in line with
21 our goals for the downtown area whereby we
22 have focused on transit oriented housing to
23 take full advantage of the opportunities.
24 The Orange Line affords us by mixing in the

1 potential for casino visitors utilizing our
2 downtown and some of our great restaurants
3 with our ever increasing population of
4 young urban professionals. We think the
5 future for our downtown area is bright.

6 The Malden River has always been a
7 hidden gem just waiting to be fully
8 utilized as an asset to the community.

9 While we have done some things in recent
10 years to increase the publics' usage of
11 this fine asset, the Wynn development being
12 on the water and just a short ride down the
13 Malden River really opens up the door to
14 unlocking the river's full potential.

15 I also see the resort destination
16 casino located on the proposed site
17 providing even further opportunity to
18 capitalize on the bite to the sea northern
19 stripe trail. The City of Malden has
20 invested significant resources in this
21 project over the years. Development that
22 provides further opportunity to utilize
23 this tremendous public asset can be nothing
24 but positive. Finally, I think much of the

1 ultimate success of this development is, in
2 fact, dependent on the quality of the
3 people involved.

4 So, aside from the development
5 itself, I continue to be nothing but
6 impressed by the quality of the people
7 involved; particularly when it comes to
8 community involvement. In just a few short
9 months, they have sponsored a toy giveaway
10 to benefit homeless families and a summer
11 concert series for our senior citizens.

12 Without a doubt, they have kept
13 their word to us about getting involved and
14 I'm absolutely confident that they will
15 continue to be excellent partners for us in
16 Malden as we work together to capitalize on
17 the opportunities with this project. The
18 City of Everett has picked an excellent
19 partner. And as a neighboring community, I
20 am appreciative of that. Thank you.

21 COMMISSIONER MCHUGH: Thank you.
22 Councilor D'Arcangelo of Malden. I'd ask
23 Alderman Matt McLaughlin of Somerville to
24 take the ready chair. You will be next in

1 line. Councilor D'Arcangelo.

2 MR. D'ARCANGELO: Good afternoon to
3 the commissioners. And thank you Everett
4 for the warm welcome for a couple of Malden
5 guys here. I'm very pleased as councilor
6 at large in Malden to tell you how much my
7 constituents are behind this. And as the
8 mayor indicated, to be the first community
9 to sign a surrounding community agreement
10 is very significant and Everett has a
11 partner in Malden.

12 The other thing I really want to
13 express to you folks is I've been involved
14 in business for quite a long time and
15 public policy as well, so I've been in
16 negotiations whether on the public policy
17 side, millions of dollars doing roads and
18 bridges and things like that when I worked
19 and served three governors and then the
20 state senate but also in the business world
21 as a small business owner, a member of the
22 Chamber of Commerce and working business
23 deals and the corporations that I've worked
24 for millions of dollars of transportation

1 contracts there and things.

2 And, so, you enter these
3 negotiations. You talk to people and you
4 know it's usually people tell you hyperbole
5 or one thing or another. That is not the
6 case with Wynn. Wynn tells you what they
7 are going to do, and then they do it.
8 These are people with integrity. These are
9 professionals that treated us with --
10 professionally with the utmost integrity,
11 and they really stood out to me and my
12 colleagues on the city council and the
13 mayor in the administration as well.

14 So, I really just want to impress
15 that upon you how we really felt like they
16 were a partner. We worked through these
17 issues together, which some of them are
18 very complex, solving the remediation of
19 the environmentally sensitive site there,
20 some of the transportation issues. We are
21 very pleased for Malden to be the
22 transportation HUB for this project if it
23 goes forward.

24 So, again, on behalf of my

1 constituents who are very much supportive
2 of this project, the business community of
3 Malden, which is very much supportive of
4 this project, I, too, am very much in
5 support of this project and I think it's a
6 no-brainer when you look at the two
7 proposals. So, thank you very much for the
8 opportunity.

9 COMMISSIONER MCHUGH: Thank you.
10 Alderman McLaughlin and Chief Steven Mazzie
11 of the City of Everett will be the next
12 speaker. Chief, if you want to get to the
13 ready seat.

14 MR. MCLAUGHLIN: Thank you very
15 much, Commissioners, for giving me the
16 opportunity to speak and to have the
17 opportunity to probably be the least
18 popular person in the room. As the Ward 1
19 Alderman in East Somerville, which is right
20 across the river from the proposed Everett
21 site, my constituents do not support the
22 Everett development. There are many
23 concerns, one of them being traffic.

24 It took me about an hour to get here

1 from downtown Boston today, but we will
2 leave that at that. The question is, you
3 know, how is this going to support the
4 surrounding communities economically and
5 that is what I would like to focus on
6 myself.

7 I don't see this development
8 supporting the Assembly Square. I don't
9 see it supporting lower Broadway. I don't
10 see it supporting Wellington Circle. I
11 don't see it supporting any of the
12 businesses in the area outside of Wynn
13 itself. And there will be great tax
14 revenue regardless of if you put it in
15 Everett or Revere. There's no question
16 that this will be a revenue generating
17 thing, and it's going to be good for
18 somebody. But, I think, this site is not
19 the best site.

20 And I'd just like to give a little
21 rundown as to why. When I was a young kid
22 watching Sesame Street, there used to be
23 this little thing called "one of these
24 things is not like the other" and you

1 compare three things and see that one of
2 the things just doesn't match and I just
3 want to run down what the Wynn casino is
4 competing with here.

5 We have the Wynn casino with the
6 contaminated Monsanto site next to the
7 Target and the shopping complex there next
8 to Wellington Circle, next to Lego Land
9 with no transportation, no public
10 transportation at all. These things --
11 just none of these make sense. None of
12 them go together.

13 But, however, when you look at the
14 Revere site, you see a lot of things go
15 together there. You see horseracing, which
16 it goes hand in hand with gambling. You
17 see hotels, which goes hand in hand with
18 gambling. You see airports, which goes
19 hand in hand with the influx of revenue
20 we're trying to get. We see the Beach
21 boardwalk in Revere that has been
22 delapidated for a while and could really
23 use revitalization.

24 I just look at the two sites and I

1 say, "Which one makes the most sense to
2 have a casino in it?" There's one that's
3 pigeonholed on one of the most contaminated
4 rivers in the state or one that's in a
5 neighborhood that actually could make that
6 into a thriving neighborhood. That is all
7 I really have to say. I understand the
8 people in Everett --

9 COMMISSIONER MCHUGH: Just a minute.
10 Just a minute.

11 MR. MCLAUGHLIN: I appreciate that,
12 because this would be a good thing for the
13 people in Everett. There is no doubt about
14 that. What about Somerville? What about
15 the surrounding neighborhoods? What about
16 the businesses there? Which one of these
17 makes the most sense? Which one is the
18 most capable of having a casino? Hands
19 down that's Revere.

20 The money that will be spent at the
21 casino there will be spent everywhere else
22 in Revere. If you have it in Everett, it's
23 going to be spent at the Wynn casino and
24 that's it. So, thank you very much for

1 your time.

2 COMMISSIONER MCHUGH: All right.

3 Thank you very much. Just a minute now.

4 Just a minute, ladies and gentlemen. Just

5 a minute. Just a minute. We are better

6 than that. We're here tonight -- we're

7 here tonight to listen to the opponents,

8 and we're here to listen to the people who

9 favor it, and we're here to listen to them

10 respectfully, and we're going to do that.

11 I know we all want to do that and we expect

12 that from each other, so let's proceed in

13 that fashion for the rest of the evening.

14 Chief.

15 MR. MAZZIE: Okay, Judge. Good

16 afternoon. Thank you for the opportunity

17 to speak. You'll definitely make up some

18 time with me, because I'll be extremely

19 brief.

20 What I would like to say is that the

21 Everett Police Department is very well

22 positioned to provide public safety

23 services to the city in general. But, in

24 particular, we are prepared to police the

1 immediate surrounding areas of the proposed
2 site for Wynn Resort if they are awarded a
3 license. We've done our research. We feel
4 comfortable about what we know and expect
5 to see if a casino resort is licensed in
6 Everett.

7 Currently, our staffing levels are
8 at their highest point in decades. Our
9 embrace of crime analysis and data driven
10 crime reduction strategies have resulted in
11 a 31 percent reduction in crime since 2008.
12 And including this fall, we will have put
13 new -- 13 new officers on the street, 10 of
14 them already trained out of the academy and
15 three more being processed right now.

16 With the host community agreement in
17 place, we feel very comfortable that we'll
18 not only be able to address the increased
19 call for services and other demands that
20 will be placed on us but we will be able to
21 have a permanent presence in the area of
22 the sited hotel and casino.

23 Since 2003 I've led this department
24 and I feel that we're one of the best

1 trained, best equipped departments in the
2 state. In addition, our partnerships and
3 relationships with both public sector and
4 private sector entities is unmatched. In
5 addition, we have one of the best and
6 longest standing relationships with the
7 Massachusetts State Police who I know we
8 would be working with on a daily basis.

9 In closing, we listen to the people
10 and understand the peoples' needs in our
11 city and it's resulted in an ongoing
12 dialogue and it's helped us to do a better
13 job and keep Everett strong. And that's
14 what we will continue to do if this resort
15 license is awarded here. Thank you.

16 COMMISSIONER MCHUGH: All right.
17 Our next speaker is Joseph Marino, and the
18 speaker after that will be Louise Losanno.
19 So, if Ms. Losanno would come down and take
20 the ready chair and Mr. Marino would go to
21 the podium, we can proceed. Mr. Marino.

22 MR. MARINO: Good evening. My name
23 is Joseph Marino. I have lived in Everett
24 for more than 50 years.

1 COMMISSIONER MCHUGH: You need to
2 speak right into that microphone so
3 everybody can hear you.

4 MR. MARINO: Excuse me.

5 COMMISSIONER MCHUGH: Thank you.
6 That's good.

7 MR. MARINO: Every person has spoken
8 at these commission hearings that come from
9 Everett and Revere, and everyone will like
10 to have it in their city. That's natural.
11 And if the only natural -- excuse me. The
12 only natural way that they want it in their
13 city and if the proposals were close, all
14 the Commission would have to do is toss a
15 coin to see which city gets the casino.
16 The proposals are not close at all.

17 This past January 2nd, this
18 Commission said, "The two plans are very
19 different from each other." That statement
20 could not be more true. We all agreed to
21 that. First of all, a five-star hotel is a
22 lot better than a three-star hotel because
23 of its splendor. The five-star hotel would
24 draw more people, especially from overseas.

1 That's the goal. Being on the Mystic
2 River, it is easier to get to by land than
3 water improving land traffic.

4 This hotel will be run under the
5 direction of Steve Wynn, a professional who
6 has experience of operating resort hotels
7 the world over. Earning five-star ratings
8 from Forbes magazine and given high praise
9 from other magazines. High on Mr. Wynn's
10 list is fair treatment for all its
11 employees, which in turn leads to better
12 treatment for the guests. That is why
13 Mr. Wynn's favorite two words are "guest
14 experience."

15 Steve Wynn has worldwide experience
16 for over 40 years and the best choice to
17 succeed in Everett for more of a share for
18 the income for the Commonwealth of
19 Massachusetts. Because of its glittering
20 heights, when this five-star hotel is built
21 in Everett, it will be recognized as a
22 shining beacon that can be seen from all
23 around. I thank you for hearing me.

24 COMMISSIONER MCHUGH: Thank you,

1 Mr. Marino.

2 MR. MARINO: I would like to present
3 veterans' signatures for this project.

4 COMMISSIONER MCHUGH: Surely. Thank
5 you very much. Next -- I made a mistake.
6 I think we have a trinity. Linda Maloney
7 Louise Losanno and Christine Ragucci. And
8 let me just say that the next speaker would
9 be Sandy Juliano, if she could come to the
10 ready chair. All right, ladies, thank you.

11 MS. MALONEY: Good afternoon.
12 Because there are so many people speaking,
13 we decided to speak together. Thank you
14 for allowing us this opportunity. My
15 cousins and I have been following this
16 whole process very closely for over a year
17 and we can't imagine how difficult it is
18 for your gaming commission, so thank you
19 for your patience.

20 My name is Linda Ragucci Maloney.
21 I'm a lifelong resident of Everett and I'm
22 here with my two cousins, Louise Losanno
23 and Christine Ragucci. As family, we would
24 like to present to you why we are so

1 passionate about bringing the Wynn Resort
2 to our beloved City of Everett.

3 To start, we would like to say that
4 I am proud to be in support of the Wynn
5 organization. They have done everything by
6 the book, on time and gone over and above
7 everything that's been required of them.
8 We are so lucky that a company like Wynn is
9 willing to pay for the cleanup of that
10 contaminated site and bring to Everett a
11 five-star resort that will be the gateway
12 to our city.

13 My parents and my brother all live
14 less than a quarter of a mile from this
15 polluted site on Beacham Street, as did my
16 cousin Louise.

17 MS. LOSANNO: Good afternoon. My
18 name is Louise Ragucci Losanno. I now
19 reside in Melrose; however, I was born and
20 raised on Beacham Street, an area often
21 referred to The Line all over Broadway,
22 which is about a quarter of a mile from the
23 present -- from the present contaminated
24 site.

1 I remember that site when it was the
2 Monsanto Chemical Company. I flourished
3 the chemical factory that employed many
4 Everett residents. Living so close to the
5 Monsanto I have vivid memories. Depending
6 on the way the wind blew, we often got the
7 smell of rotten eggs, sulfur. The air was
8 often filled with yellow dust particles.

9 These particles would accumulate on
10 the cars so we could write our names on the
11 cars. The dust particles would accumulate
12 on the window in the windowsills so that we
13 would often have to keep our windows closed
14 while indoors.

15 As children playing outdoors, we
16 often suffered from dry coughs, burning,
17 burning eyes and some suffered with severe
18 respiratory problems. At that time, I did
19 not realize that contaminated air could be
20 such a health hazard; however, today as a
21 nurse I am fully aware of that.

22 Throughout the years friends, family
23 and friends of friends have suffered from
24 chronic lyme disease and some have died of

1 cancer. Although the visible signs of
2 contamination are not obvious in the air
3 today and the factories have gone, there
4 are still health issues prevalent. The
5 contamination in the ground of arsenic,
6 lead, and copper is leaching out to the
7 Mystic River, the lakes and the inner
8 harbor. So, it is not only a problem for
9 the residents of Everett but for the
10 surrounding communities.

11 Mr. Wynn is willing to clean up the
12 site, revitalize and beautify it and
13 hopefully resolve the health issue for
14 generations to come.

15 MS. RAGUCCI: My name is Christine
16 Ragucci and I have resided in Everett for
17 over 51 years with my husband Vincent, who
18 was also born and raised down The Line. As
19 you can see by the pictures we have handed
20 out to you, Mr. Wynn is going to take that
21 contaminated site and turn it into a
22 beautiful five-star resort.

23 His plan allocates hundreds and
24 thousands of dollars to beautify the Mystic

1 River waterfront with the lavishly
2 landscaped public area, pedestrian and
3 bicycle parks, oyster beds in the river,
4 picnic areas for the enjoyment of all.
5 Steve Wynn's traffic proposal includes a
6 water shuttle connecting Everett and its
7 surrounding communities to Boston and to
8 the airport.

9 I encourage you, the Mass. Gaming
10 Commission, to consider the significant
11 benefits that this project will bring not
12 only to this community but to its
13 surrounding neighbors. We thank you for
14 your time.

15 COMMISSIONER MCHUGH: Thank you very
16 much. All right. I called Sandy Juliano.
17 I take it that she is not here.

18 SPEAKER: She's right here. She's
19 coming now.

20 COMMISSIONER MCHUGH: All right.
21 The next person I would like to call is
22 Michael McLaughlin to take a seat in the
23 ready chair, please. All right, Ms.
24 Juliano.

1 MS. JULIANO: Thank you again. I
2 spoke in front of you in Boston, and I have
3 today my partner. He is the fourth
4 generation --

5 COMMISSIONER MCHUGH: How are you
6 tonight?

7 MS. JULIANO: -- of the Juliano
8 family born and raised in Everett, so I
9 have my dad here with me tonight, my son,
10 my grandson and myself, so four
11 generations. And we are presenting
12 tonight, I think, about 2,000 supporter
13 cards that we worked very diligently to
14 have signed and we want to give those to
15 you.

16 I know you've heard it all along and
17 what I had wanted to say tonight I am going
18 to ask you to do something difficult. I
19 know why you are here, but I want you to
20 take the casino out of the equation just
21 while I talk.

22 Suffolk Downs is a beautiful piece
23 of property. They can be anything,
24 absolutely anything. The Monsanto site is

1 horrid. If there wasn't a casino in the
2 picture, if they had a developer come in
3 and taking that site and restoring it to
4 its former glory, it would be no decision
5 whatsoever and that's what I'm asking you
6 to think about tonight.

7 One other note, we do not have a
8 function hall in the City of Everett. I
9 belong to a lot of Everett organizations.
10 There is no function hall to have any of
11 our events at. Kiwanis, we go to
12 Spinelli's. The Chamber, we go to
13 Spinelli's. Spinelli's is great. We
14 should be in Everett. We should be giving
15 our money here. Thank you very much.

16 COMMISSIONER MCHUGH: Thank you.
17 Great, great, thank you. And I'm glad we
18 were able to borrow the cart for the night.
19 Mr. McLaughlin and then next will be Jay
20 Campbell, so Mr. Campbell if you would take
21 the ready chair. Mr. McLaughlin.

22 MR. MCLAUGHLIN: Commissioners, good
23 evening and welcome to the City of Everett.
24 It is great to stand before you again this

1 evening as I have in Boston and a multitude
2 of other times throughout the past year. I
3 come tonight in a little bit of a unique
4 situation.

5 Last November I had a year-ending
6 injury, not a career ending injury, which
7 was I lost the city council race. I
8 represented the area for the past two years
9 on the city council of lower Broadway,
10 which is what we're talking about this
11 evening. I strongly feel that Wynn Resorts
12 is right for the City of Everett for a host
13 of other reasons.

14 Alderman McLaughlin, same last name,
15 from Somerville talked tonight about not
16 being a great neighbor. As I said to you
17 in Boston, Boston had been a great neighbor
18 to the City of Everett. They shut the
19 Assembly Row down without ever asking any
20 opinion from the City of Everett in a
21 sledge plank on lower Broadway which
22 negatively impacted our residents and never
23 asked for our opinion. So, let's not talk
24 about why we're not good neighbors but

1 they're great neighbors because they are
2 not.

3 I had an opportunity tonight to
4 appear on a TV show to discuss a measure
5 that was voted on yesterday and I applaud
6 you, Commissioners, for continuing to go
7 forward with the process and not wait until
8 November to see what will happen, which I
9 believe it will be that the casino law will
10 stay in place.

11 As I spoke to many residents last
12 weekend throughout the democratic
13 convention in Worcester, as I traveled
14 throughout the hall, I heard from many
15 residents working in our community most
16 people support casinos in Massachusetts.
17 They may not support having one in their
18 community. We here in Everett supported it
19 by 87 percent on a very hot day last June.
20 Again, we hope that you will consider
21 supporting our efforts.

22 Wynn Resorts came into the City of
23 Everett, told us what they were going to do
24 and never wavered from their commitment to

1 the City of Everett. And I applaud Mayor
2 DeMaria for signing a great host community
3 agreement with Wynn Resorts last year,
4 which will bring in a host of benefits to
5 our community and truly the surrounding
6 communities. And that's why, I believe,
7 you have seen that eight of our surrounding
8 communities have signed host surrounding
9 communities with Wynn Resorts.

10 So, tonight, again, I just probably
11 ask that you consider everybody's comments
12 here tonight and the 87 percent that voted
13 favorably last June on a hot summer
14 afternoon on a Saturday and support
15 allowing progress to go forward and give it
16 to a five-star resort, not a three-star
17 resort. And I thank you for your time.

18 COMMISSIONER MCHUGH: All right, Mr.
19 McLaughlin, thank you. Mr. Campbell and
20 Dan Skerritt will be the next speaker, so
21 if you'd come to the chair, please. Go
22 ahead, sir.

23 MR. CAMPBELL: Thank you very much
24 for giving me the opportunity to speak.

1 And I love that you have a timer there so
2 it keeps me on track.

3 COMMISSIONER MCHUGH: So do we.

4 MR. CAMPBELL: I actually work in
5 Charlestown and I live in Medford, so I am
6 third generation Medford. I haven't lived
7 in Everett, and I'm the one who has to
8 drive through Sullivan Square. I'm the one
9 who has to go through Wellington. And what
10 I did was, and I'm not really a gambler and
11 I am going to have all this traffic coming
12 through, and what I did was I really looked
13 at and studied because I do live in Medford
14 what makes the most sense.

15 And I looked at this in all
16 different ways and I kept on coming to the
17 conclusion that the Wynn casino not only
18 makes the most sense but from a business
19 standpoint, you put a business in an area
20 that not only does a business itself
21 enhance the area but what can the area do
22 for the business?

23 And, I think, that has been taken
24 out -- I haven't heard too much of that,

1 and I just want to touch base on why I
2 believe the Wynn casino really does belong
3 there. And from looking at it from the
4 land-view standpoint, it's going onto what
5 people are saying is a very contaminated
6 site but it's also going onto the water.
7 And when one of the other representatives
8 talked about how it's just the most
9 polluted river, it may be. Boston Harbor
10 used to be the most polluted as well. I
11 had my son out there doing paddle boarding
12 two weeks ago, so it can get cleaned up and
13 this project will help clean that up.

14 But it's also what does a casino
15 need? What type of environment should the
16 casino go into? They typically want to go
17 into a spot where there are hotels.
18 Medford, the Stations Landing is having
19 built one of the first AC Marriott hotels.
20 They are going to plan on building 200.
21 They are putting it there. Whether the
22 casino goes in or not, it's going in there.
23 Cruise ships, they will have direct access
24 from cruise ships to casino, convention

1 center, convention center people have
2 direct access from the convention center to
3 the casino.

4 The City of Medford has received a
5 grant from the State of Massachusetts for
6 over \$700,000 to study the feasibility of a
7 water taxi. All of these are taking place
8 regardless of the Wynn casino. But when
9 you look at where should a casino go, it
10 should go right there and makes the most
11 sense.

12 You have Assembly Row, which is a
13 great development. Unfortunately, they
14 didn't do what you've done, which is force
15 developers to fix the traffic situation.
16 And that's what some of the Wynn is going
17 to do.

18 So, when they put this big casino in
19 and everyone talks about the casino but
20 they don't talk about the hotel that's
21 going in there. They don't talk about the
22 higher-end shopping. In Medford we have a
23 development right near Stations Landing
24 that's been owned by the same family for 60

1 years. It was just sold for higher-end.
2 The Wynn casino is a higher-end
3 development.

4 I think when you look at this
5 project you will see that the Wynn casino,
6 the higher-end Wynn casino, it fits in this
7 neighborhood. It's the way it's going.
8 The Riverfront has received all sorts of
9 awards for the developments that have taken
10 place, Stations Landing, Assembly Row doing
11 it, so it's an extension. It's fitting
12 into the neighborhood.

13 You have incredible businesses
14 within walking distance, indoor rock
15 climbing, jumping zone, Lego Land is only
16 three hour -- people drive for three hours,
17 so it's going into the right development.
18 I think it makes the most sense. I'm not
19 alone. I want to give this to the
20 Commission some signatures from the people
21 of Medford, so I'll hand this to you.

22 COMMISSIONER MCHUGH: Mr. Skerritt
23 and next will be Dennis Moschella.

24 MR. SKERRITT: Good afternoon,

1 Commissioners.

2 COMMISSIONER MCHUGH: Mr. Skerritt,
3 good afternoon.

4 MR. SKERRITT: My name is Dan
5 Skerritt. I'm a resident of the City of
6 Everett, small business owner and strong
7 support of Wynn Resorts coming to Everett.
8 Much has been said today and I am just so
9 excited to not have to bring my notes
10 because I will tell you to follow-up on
11 many of the positive points that have been
12 brought forth, which is redundant.

13 But from sitting back there and
14 listening, what I can think of to say to
15 the Commissioner is -- the Commissioners
16 would be a resort that would compliment the
17 City of Boston, the City of Somerville, the
18 City of Malden, the surrounding cities.
19 What comes to mind is you have the
20 constitution in Charlestown. In Cambridge
21 you have the Harvard Universities. You
22 have the MITs, the drawers for the cities.
23 In Everett we have none of that.

24 Much has been said already about

1 what it would mean to the community, to
2 Massachusetts in general if this resort
3 were to be built. I am here to say one of
4 the strongest points that I have and I have
5 spoken to many of the Wynn people is what
6 does it mean to the community? What does
7 it mean to the children?

8 On many occasions from meeting with
9 them, what they have done is really not let
10 me down and let the community down. They
11 are very focused. They are very detailed.
12 Even here today we know that the children
13 from the high school are presenting the
14 food. They have touched base with the
15 schools. They are very involved, as
16 someone said earlier, with dealing with the
17 children who are less fortunate. They have
18 dealt with that.

19 What I can say from my perspective
20 would be that these are the people that
21 mean what they say, and I believe that they
22 will do what they mean. They have been
23 very supportive.

24 I belong to this wonderful

1 organization Everett UNITED. It has been a
2 blessing. It's great to work with them.
3 One of the strong reasons why I stick with
4 them also is they have also said to me even
5 when I asked how will you deal with the
6 minority businesses? They sat down and
7 they said, "We are going to make an
8 appointment and we will meet with them."
9 They were really very much -- they had that
10 done, so they have not disappointed me.

11 I continue to stand strong with
12 them. I continue to support the city not
13 only as a resident but also as someone who
14 would like to see the city move forward and
15 Wynn Resorts will do just that. Thank you
16 so much.

17 COMMISSIONER MCHUGH: Thank you. I
18 called Dennis Moschella. Is he here? No.
19 So I will call Vincent Ragucci, Jr. and
20 Michael Mangan will be the next speaker, so
21 if you will come to the ready chair,
22 please. Thank you very much, sir. All
23 right, Mr. Ragucci.

24 MR. RAGUCCI: Thank you very much,

1 Commissioners, for having this session here
2 in Everett. We have just handed you
3 hundreds of citizen letters of support for
4 the Wynn casino in Everett, Massachusetts.
5 I am also in support of the Wynn Resort and
6 establishment in the City of Everett.

7 I started way back after the mayor
8 made a decision to bring the Wynn casino to
9 our city of course after Mr. Wynn saw it
10 and committed to do it. You know, I am
11 just a citizen of the City of Everett. I'm
12 not on anyone's payroll. I enjoy what I am
13 doing. But before I made the commitment to
14 do it, I asked this honorable mayor what
15 kind of commitment do we have from the City
16 of Everett? And after about five minutes
17 of listening to him, my mind was ready.

18 Well, it was ready because when the
19 Wynn casino was being built in Las Vegas, I
20 was a senior vice president of a company
21 that was called out by the Wynn security
22 people to do tourist training for their
23 security people and for the resort itself.

24 We flew out with a team of five

1 people. We met with the security people at
2 a 9:00 breakfast session in a building that
3 was under construction. We left that
4 meeting with the warm and the fuzzies
5 because they were extremely interested. We
6 were prepared to spend the rest of the week
7 going from casino to casino selling our
8 wears. That's what salespeople do.

9 And after I did my background check
10 of the Wynn people, I says, no, we are
11 going out for dinner tonight. And by the
12 time we get back to the hotel, we are going
13 to have telephone calls. What are you
14 crazy? We came all the way to relax. We
15 got back to our hotel at about 8:00 at
16 night.

17 We were at the Bellagio at the time.
18 We had 11 appointments with the other
19 casinos on the strip. You know why they
20 called us? Because Wynn called them.
21 Everybody knows everybody. Their
22 reputation far exceeds the name Wynn and
23 how they deal with the people. It was an
24 excellent experience. I'm in. I'm all in.

1 These people who are here and as the
2 honorable mayor and the people from the
3 City of Everett all put everything since
4 they begun. The communications going back
5 and forth have been absolutely perfect. I
6 think you can agree, I hope you can agree
7 at this point that they have been on time
8 with the documentation. They have given
9 you more than they might have been able to.

10 The way I got the warm and the
11 fuzzies, then I hope you get the warm and
12 the fuzzies when it's time to sign the
13 license and award it to these people. We
14 are going to build a five-star hotel in
15 Everett with your help and I thank you.

16 COMMISSIONER MCHUGH: Thank you.
17 All right. Next is Michael Mangan and
18 after that is Frank Parker.

19 MR. MANGAN: Thank you,
20 Commissioners, for letting me address you
21 again. I did several times in Boston. I
22 felt it was very important. I'm here to
23 touch on two different things. First is
24 over the past six months or so, just

1 average citizens here in the City of
2 Everett, Mr. McHugh, as you spoke at the
3 beginning of the meeting, you said one of
4 the big issues was the support from the
5 community around to see was going to be a
6 major factor. Certainly the 87 percent was
7 a huge issue here but we wanted to see in
8 Everett -- the folks in Everett the
9 additional support outside of Everett.

10 So, over the past six months, myself
11 and several citizens of Everett have gone
12 out to events like the Boston Garden,
13 Celtic events, Bruin events, the marathon
14 and talked to individuals about would they
15 support, you know, a Wynn casino coming in,
16 not just a casino but a Wynn casino.

17 We have hundreds and hundreds of
18 signatures here of names and addresses and
19 the ZIP codes of everybody here. Like I
20 said, way outside of Everett from all
21 around the state. So, first, I would like
22 to present that to you.

23 And, finally, I did say this in
24 Boston but I just want to reiterate because

1 I think it's very important. When you
2 choose an operator, I think it's always
3 best to choose somebody that goes above and
4 beyond the call of duty. And from, you
5 know, earlier this year, I did some
6 research on the Wynn corporation.

7 Mr. Wynn has given millions and
8 millions and millions of dollars to the
9 school department in the City of Las Vegas
10 not because he was obligated. It wasn't
11 contractual. It was something that he
12 thought it was the right thing to do. And
13 there is no doubt in my mind that if Wynn
14 is allowed to operate here in the City of
15 Everett, not only will he do what he did
16 for Las Vegas out there, he will do the
17 same thing here for Everett and I'm sure
18 for some of the surrounding communities to
19 help better the education system.

20 So, I hope -- and, again, when you
21 choose somebody, choose somebody that goes
22 above and beyond the call of duty, and I
23 believe Wynn has proven to do that. So, I
24 hope you will consider them. Thank you.

1 COMMISSIONER MCHUGH: Thank you very
2 much. Mr. Parker and Paul Dobbins will be
3 next, so Mr. Dobbins to the ready chair,
4 please. Mr. Parker.

5 MR. PARKER: Good evening. My
6 name's Paul Parker. I'm a lifelong
7 resident of Everett residing at 28 Freeman
8 Ave. I have been serving on the school
9 committee for the past 12 years. In my
10 current capacity, I'm the vice chairman.

11 I had the privilege of speaking
12 before you early in March and I was telling
13 you about the other public schools and the
14 challenges that we face but we all came
15 away with a grain. It's a very vibrant
16 school system. So, just to be repetitive,
17 7,000 students, 50 percent of those 7,000
18 students English is not spoken at home as
19 the primary language. There are over 50
20 dialects of different languages spoken
21 throughout the city in our school system.

22 This is the alarming thing back in
23 March I told you 70 percent of our school
24 population was at or below poverty level

1 and that was measured by who received free,
2 reduced lunch. Sadly, I am here to tell
3 you, as Dr. Stella said earlier, it's now
4 80 percent, 80 percent of our students are
5 at poverty level or below. Since we last
6 met in March, 600 more kids crossed the
7 line. Think about that, 600 more kids.
8 That's 10 kids per day since we met back in
9 that cold day in March.

10 So, what is happening in Everett,
11 right? I told you we have that 30 percent
12 transition rate, you remember that. So,
13 7,000 kids in a school year. Tomorrow is
14 the last day of school. 2,400 of those
15 7,000 kids would not have started the
16 school year here in Everett. They replaced
17 somebody else who did.

18 So, as a result, you know, we had
19 these challenges before me to the state
20 metrics because we can't keep kids in the
21 system long enough because their parents
22 are out pursuing better paying jobs or
23 maybe moving to another community where
24 there's lower rent. We know in Everett --

1 I have to stop doing that because Carlo
2 told me to stop using my hands the last
3 time.

4 We know in Everett the longer we
5 have them and the earlier we get them the
6 better they perform. That's why we have
7 free preschool for three and four
8 year-olds. We have free all day
9 kindergarten. So, my message back then was
10 this is an opportunity for Everett. It
11 brings better paying jobs than our
12 community has now.

13 We're hearing that the unemployment
14 rate is going down. Because as I pointed
15 out, our population is going up. This is a
16 wonderful opportunity for the state, the
17 region, the Commonwealth, the children of
18 Everett. We're poor. By all stats,
19 demographics, we're poor. But I'm going to
20 tell you right now we're rich. We're rich
21 in history. We're rich in people. We're
22 rich in culture. We're rich in hard work
23 and board approval gives us the opportunity
24 because we're not rich in opportunity.

1 We're going to get there without you or
2 not. But, you know, we want to get their
3 faster with your help. Give us the
4 opportunity by awarding this license.
5 You're awarding us opportunity.

6 And then in closing, there's one
7 other thing that we're very rich in and I
8 believe this from the bottom of my heart
9 when Carlo is here, I'm sure he'll tell you
10 the same. We are rich in teachers. We
11 have over 500 teachers that are mentors.
12 They advocate for the kids. They don't
13 just educate. They inspire. I see every
14 day for the last 12 years they reach down
15 to their kids' DNA and they pull out the
16 creativity, the goodness and show them
17 which way to go.

18 So, you give us the opportunity I
19 can guarantee you we're going to match up
20 those teachers, bring out the best of these
21 young people and as a partnership we're
22 going to succeed. So, thank you for your
23 time. I look forward to working with you
24 in September. Thank you.

1 COMMISSIONER MCHUGH: Thank you.

2 All right, Paul Dobbins. And the next
3 speaker is Terry Baldwin-Williams to the
4 ready chair, please. Mr. Dobbins.

5 MR. DOBBINS: Good afternoon,
6 Commissioners.

7 COMMISSIONER MCHUGH: Good
8 afternoon.

9 MR. DOBBINS: A year ago this past
10 weekend 87 percent, 87 percent of us,
11 almost 90 percent of the citizens of this
12 community voted in favor of this project.
13 That's unheard of, unheard of. In a minute
14 you will see I have an exhibit, I guess,
15 that will show the support. But what I
16 want to speak on until then is the Wynn
17 brand.

18 I think a lot of people have gotten
19 to know the Wynn brand over the last year
20 or so. I am parallel success in the
21 industry what started, I guess, from being
22 kind of a Las Vegas history gig, I guess,
23 what I kind of know started with parking
24 lot next to Caesars turned into Mirage,

1 which turned into Treasure Island, which
2 turned into a lot of people don't remember
3 that pretty much the show piece in the
4 middle of the strip is Bellagio. That
5 Bellagio was built by Steve Wynn, which
6 that completely transformed the Las Vegas
7 strip which allowed for City Center to
8 happen, Mandalay Bay and just completely
9 transformed the entire thing.

10 So, I guess, my point in making
11 these statements are everything that
12 Mr. Wynn touches going back to the golden
13 nugget in the early '70s up until Wynn
14 Encore and Wynn McCarver Encore turned to
15 gold. And I personally and, I think, a lot
16 of other people, including Mayor DeMaria
17 would like to be part of a gold rush in the
18 City of Everett. I thank you.

19 Now, before we end I just have a
20 little -- when we -- actually, when
21 87 percent of the people of this community
22 voted to, you know, accept this project, we
23 actually had an event down at the Silver
24 Fox down the street and we had a banner

1 that has almost 500 plus signatures on it.
2 We got a few more today. We'd like to show
3 you that banner.

4 COMMISSIONER MCHUGH: All right, Mr.
5 Dobbins, thank you very much. Ms.
6 Baldwin-Williams and the next speaker will
7 be James Sachetta.

8 MS. BALDWIN-WILLIAMS: Good
9 afternoon, Commissioners, friends and
10 neighbors. I'm happy -- my name's Terry
11 Baldwin, and I'm a resident of the City of
12 Everett. I am happy to be here today to
13 express how important to having the Wynn
14 casino in Everett is to the city and its
15 residents.

16 We've worked hard to come this far,
17 because we know what a huge impact the
18 casino will have on our community. And you
19 have to remember, this project isn't solely
20 about a place to gamble. It's also about a
21 beautiful five-star hotel with restaurants,
22 retail shops, a marina and a spa and so
23 much more. But, most importantly, it's
24 about people, the people need to construct

1 this huge complex, people needed to staff
2 the hotel, cook those fabulous meals, wait
3 on diners, manage the stores, tend the
4 bars, man the marina, massage away aches
5 and pains, park cars, not to mention deal
6 blackjack, handle money, provide security
7 and administer all facets of this major
8 development and Everett has those people
9 ready, willing and able to serve.

10 Talented, educated people as well as people
11 who are underemployed but who seek a better
12 future for themselves and their families.

13 You know, Everett used to be able to
14 employ its residents. We had the GE,
15 Monsanto and so many other manufacturers.
16 We had shops of all kinds on every corner.
17 Everett Square was thriving. My family has
18 lived in the same house on Main Street for
19 over 110 years, and we have seen the
20 changes in our community. We have watched
21 the waves of immigrants who have called
22 Everett home and then moved on.

23 We have seen the population shift
24 from family-owned homes to transit rentals

1 and back again. We now see the pride
2 returning to our neighborhoods. We know
3 already that just the mere possibility of a
4 casino in Everett has boosted local
5 property values, and I can't help but
6 believe that this pride will multiply
7 expedientially with the Wynn Everett casino
8 complex in our front yard.

9 In addition, Everett has seen a lot
10 of progress in the last several years.
11 Although we now have beautiful schools,
12 lovely parks, improving infrastructure, new
13 water mains, utilities and road services,
14 we still have a long way to go. Of course
15 our taxes have skyrocketed to fund these
16 changes, and that's where this project will
17 be a godsend.

18 The income to our city from this
19 development will be life altering, better
20 education for our children, care for our
21 elderly and a future for our working poor.
22 These are the possibilities we can realize
23 from having the Wynn casino in Everett.

24 Even the Expanded Gaming Act itself

1 creates opportunities within the community
2 college system to train local residents in
3 the hospitality industry, the gaming arts
4 and associated management skills. And then
5 there is also the training provided by
6 in-house by the Wynn organization, which
7 will open doors for so many Everett-ites.

8 In addition, the Wynn project will
9 clean up the environmental nightmare at the
10 old Monsanto site. Steve Wynn is offering
11 what is most likely the only opportunity
12 that will come our way to have this
13 contaminated property reclaimed to a safe,
14 helpful and profitable condition for which
15 you and I and our grandchildren won't have
16 to be paying for the rest of our lives.
17 And we have found many other people who
18 feel the same way.

19 Therefore, I would like to present
20 to the Commission this folder containing
21 letters from members of the general public
22 who agree that the Wynn development's plan
23 for the Mystic River environment is the
24 highest and best use of the property for

1 Everett and its residents. We're not
2 looking to Mr. Wynn in his development to
3 be the panacea for all of Everett's
4 problems; however, we do see it as a way
5 for Everett to take back our city, to
6 unlock the best it can be to make Everett
7 truly a city of pride, progress and
8 possibilities and the Wynn Everett resort
9 holds the key. Thank you.

10 COMMISSIONER MCHUGH: Thank you, Ms.
11 Williams. All right, Mr. Sachetta and
12 Joseph Marino will be the next speaker.

13 MR. SACHETTA: I have so many things
14 to say but all these people that preceded
15 me have come up with all the thoughts that
16 I have had, but I am 87 years old. I have
17 been in the City of Everett everyday of my
18 life. I have seen everything about this
19 city that has happened in 87 years.

20 This thing that is going to go up
21 with the city -- we've already got a
22 Mohegan Sun in Connecticut. We don't need
23 another one here. We need somebody with
24 new ideas to come here not only for Everett

1 but for the State of Massachusetts. We
2 have colleges here that people come to
3 visit their students. They come from all
4 over the world.

5 We have a medical capacity in this
6 city of Boston that is second to none.
7 People who come here for an operation where
8 are they going to take their wives and stay
9 for three or four days while the
10 operation -- by the way, I died three
11 times.

12 Thank God the hospitals are good.
13 They brought me back to life. And when
14 they brought me back to life they said,
15 "Again?" But my great grandson was here
16 delivering papers to you and my daughter
17 was here and I have two of my daughters
18 here, two of my sons here and I've lived
19 here everyday of my life and it's been a
20 pleasure.

21 But I am supposed to talk about the
22 fact that yesterday I was at the IBEW in
23 Boston, and I got my 61 year pin. When I
24 speak for the unions, what a beautiful

1 thing it was when I got accepted and was
2 able to get a job. These people that are
3 coming out of the colleges, there are not
4 that many jobs.

5 Let's bring somebody like Wynn into
6 this state and have all these 4,000 jobs be
7 available to all these kids that are
8 getting out. I have 14 people all in
9 school going to colleges and, luckily, they
10 have been finding jobs.

11 But when I was a kid, I was 16 years
12 old and I was playing music in this hall.
13 That's 71 years ago and right now I play
14 music in this hall for the past 22 years
15 every Wednesday of the month, so I feel
16 comfortable in this room. I play right
17 behind you. But, anyhow --

18 COMMISSIONER MCHUGH: Maybe we'll
19 come back.

20 MR. SACHETTA: I am hoping that Wynn
21 will give me a job in the casino. I guess
22 I covered most of the things that I had to
23 cover. But we really need this casino, and
24 I think the only correct fair people that

1 should have this are the Wynn people
2 because we need it not only for Everett but
3 for Massachusetts. Connecticut already has
4 a Mohegan Sun. Thank you very much.

5 COMMISSIONER MCHUGH: Thank you.

6 Mr. Marino, all right, thank you, sir. You
7 were on here twice. All right. Louise Ann
8 Zawodny and then Roger Thistle. Louise Ann
9 Zawodny is next. There she is.

10 MS. ZAWODNY: I don't normally do
11 this. I know I spoke before the Commission
12 in Boston previously. And as the previous
13 fellow had said, I think everybody is doing
14 a great job explaining things. I'm coming
15 from a different point here so I'm going to
16 start my remarks.

17 My name is Louise Zawodny. Chairman
18 McHugh, Commissioners, and I am Louise
19 Zawodny and I'm a 35 year Everett resident.

20 First of all, I personally want to
21 welcome you into Everett, the home of the
22 87 percent. I love it. I want to thank
23 each of you for agreeing to undertake the
24 implementation of the Massachusetts gaming

1 law on behalf of the Commonwealth. I look
2 at the Wynn Everett project as being the
3 best destination resort proposal not only
4 for this region but also for the whole
5 Commonwealth.

6 At the end of your deliberations, I
7 respectfully urge you to award the Region A
8 license to the Wynn Everett resort, which
9 certainly meets the criteria of a project
10 that would be most beneficial to our
11 Commonwealth as a whole.

12 On a personal point and observation,
13 I'm sure everyone in this room has
14 experienced the breathtaking beauty of the
15 Boston skyline. Us in Everett look to the
16 Boston skyline. It's magnificent now. It
17 will be a chance for the Boston skyline to
18 look this way to a magnificent Everett
19 resort. My opinion is Wynn of Everett is
20 the right project. It's our time. Thank
21 you very, very much.

22 COMMISSIONER MCHUGH: Thank you, Ms.
23 Zawodny. Mr. Thistle. I think I skipped
24 over Charles DiPerri, so I'll ask him to be

1 next. No, sir, that's all right and Mr.
2 DiPerri next.

3 MR. THISTLE: Good evening. My name
4 is Roger Thistle. I'm an Everett resident
5 and homeowner. I would like to thank the
6 Commissioners for allowing me to speak
7 today and voice my support of my family of
8 my support and my family's support for Wynn
9 Everett.

10 My speaking today is more my
11 personal experience and feelings and not to
12 stand here and make negative comments of
13 our competitor, as they did yesterday at
14 their hearing knowing the only way they can
15 defeat a superior opponent like Wynn
16 Everett is to try and destroy opposition
17 credibility, reputation and trust. But I
18 do wish all the applicants the best of luck
19 in light of yesterday's decisions.

20 Back in early 2013, I read in the
21 local Everett paper that our mayor had
22 entered into a host community agreement
23 with the Wynn group to build a five-star
24 resort casino on 30 acres of waterfront

1 property in Everett. After reading every
2 inch of the agreement and realizing the
3 benefits it could provide with the annual
4 additional funding and over 3,500
5 construction jobs and 4,000 permanent jobs
6 once completed, I knew I had to get
7 involved somehow to get the casino
8 referendum passed.

9 I contacted my Ward 6 representative
10 at the time, Mike McLaughlin, and he put me
11 in touch with Everett UNITED. Everett
12 UNITED was exactly what I was looking for,
13 a truly nonpolitical volunteer grassroots
14 group of citizens like myself who all
15 wanted the same thing, a better Everett.

16 The goal of Everett UNITED from the
17 first meeting was to get the information
18 out to all our neighbors and friends and
19 businesses the benefits of having a casino
20 located in Everett would bring us. After a
21 lot of meetings, a lot of walking and a lot
22 of talking to our residents, on a warm
23 Saturday in June of last year the 87
24 percent of our residents overwhelming voted

1 in favorably for the casino referendum and
2 those Everett UNITE volunteers, who I'd
3 like to stand up and be recognized, have
4 worked tireless throughout this process and
5 I now have the privilege of calling them my
6 friends.

7 And I ask you today to make the
8 clear and obvious choice of selecting Wynn
9 Everett as the Regional A casino operator
10 with the hope that someday my daughter can
11 visit or take a boat ride over from Boston
12 and say to my grandchildren and my great
13 grandchildren, "See that beautiful resort
14 in Everett, your grandfather helped build
15 it." Thank you.

16 COMMISSIONER MCHUGH: All right,
17 Mr. Thistle, thank you very much.

18 MR. THISTLE: I also have an envelop
19 to present from various civic and fraternal
20 organizations who are also in support.

21 COMMISSIONER MCHUGH: Sure. I'll be
22 happy to take that.

23 MR. DIPERRI: Hello, guys.

24 COMMISSIONER MCHUGH: All right, Mr.

1 DiPerri, and then Samson Edea.

2 MR. DIPERRI: I am here to speak for
3 the senior citizens of Everett. I'm from
4 66 Main Street. I live at the senior
5 building and most of the seniors are right
6 here. Want to stand up, ladies.

7 We are the people that have suffered
8 through the years through the pollution of
9 Monsanto Chemical Company. We used to swim
10 at the boundary line of the Monsanto
11 Chemical Company, and we lost family
12 members from the Monsanto Chemical Company,
13 I believe.

14 We're starting to see some
15 development on lower Broadway, and it looks
16 good. And we think once Steve Wynn comes
17 in, it's going to be a no-brainer. Like, I
18 think it was the chief of the fire police
19 yesterday said he was for Revere and he
20 said it's a win-win situation. Do you
21 remember hearing that?

22 Well, anyways, us senior citizens,
23 we gave up our 4:00 nap. We gave up our
24 5:00 cocktail hour and we are here to say

1 please, please it's Wynn for all and it's
2 Wynn for all of the surrounding
3 communities. Thank you very much for
4 listening to me, and I have a petition.

5 COMMISSIONER MCHUGH: All right,
6 Mr. Thistle, thank you, sir. Mr. Edea and
7 then Jamie McNeil is next. Mr. Edea.

8 MR. EDEA: Good evening,
9 Commissioners. My name is Samson Edea. I
10 am a current employee of Wynn Las Vegas and
11 a proud member of UNITE HERE, Local 226. I
12 also would like to thank the gaming
13 commission for giving me a chance to
14 present my second testimony regarding my
15 truthful experience as a long time employee
16 at Wynn Las Vegas, which I also believe
17 that will help the Commission to make the
18 right decision.

19 I am from Ethiopia. Started life
20 here in the United States from scratch and
21 got where I am now. My union job at Wynn
22 has a lot to contribute to my present life
23 standard. In addition to great pay and
24 tips, I have free family health insurance

1 and a pension. I also be able to provide
2 for myself and my very poor family, which
3 includes my mother, which is retired back
4 home where there is no social security to
5 support herself.

6 I will like to say more about the
7 tips. When Mr. Maddox say about tips,
8 because of those great tips, I am be able
9 to provide myself and my family. It is
10 because of also the quality of the service
11 and the beautiful resort, which was built
12 by Mr. Wynn, which invited a lot of people
13 from all over the world to come and get
14 great service in Wynn Las Vegas.

15 Working as a bus runner at Wynn
16 resort is a great opportunity for me. As I
17 say to Mr. Wynn created this great wall of
18 resort and hired qualified workers. Some
19 train for free at our Culinary Training
20 Academy like myself. The best customer
21 service brings in many repeated customers
22 from different parts of the world.

23 For instance, as a bus runner, I
24 serve a songwriter who comes back from

1 Canada every year. Each year he tells me
2 about his new songs he wrote. Customers
3 come back from Canada and Europe and always
4 ask me, "How come you stay on this job for
5 long time?" The answer is clear. Because
6 Wynn resorts treats me better work,
7 respects my union and my rights under the
8 contract. Plus the great benefits and pay
9 makes me to stay there.

10 I am happy to stay and serve my
11 customers continuously. So, I know Wynn
12 will not only build a beautiful resort but
13 also a great workplace which with great
14 benefit. Workers with Everett deserve the
15 opportunity to provide. Thank you so much.

16 COMMISSIONER MCHUGH: Thank you,
17 sir. Jamie McNeil was the next speaker.

18 MR. MCNEIL: Good evening,
19 Commissioners. My name is Jamie McNeil.
20 I've been a lifelong resident of Boston and
21 the North Shore. I am speaking tonight as
22 a representative of UNITE HERE, Local 26.

23 Our union represents over 6,000
24 hotel and food service workers in the

1 Boston area and 100,000 hospitality workers
2 in casinos making UNITE HERE the largest
3 gaming workers union in the world.

4 As you just heard, Wynn Resorts is
5 recognized as a first-class resort casino
6 developer and operator. A major part of a
7 first-class resort is excellent hospitality
8 and customer service. And that is achieved
9 through cooperative relationship between
10 management and labor for over 25 years and
11 partnerships in our unions and to others to
12 provide stable hospitality jobs with
13 excellent compensation, good casino jobs
14 and able workers to provide for their
15 families and give back to their communities
16 and a limited turnover and employee
17 commitment that comes from a good union job
18 are necessary components of a successful
19 casino resort.

20 Wynn Resorts pioneered the mega
21 resort model of casinos. As large resort
22 casinos began to incorporate celebrity
23 chefs and other branded restaurants,
24 Mr. Wynn recognized that not only would it

1 be unfair that workers doing the same jobs
2 across the resort did not enjoy the same
3 high standards but also that the different
4 standards could threaten his overarching
5 goal providing excellent customer service.

6 Consequently, Wynn Resorts has taken
7 the same approach to neutrality and towards
8 subcontracted and non-subcontracted
9 restaurants. If the problems of good jobs
10 and uninterrupted tax revenue is to be
11 realized in Massachusetts, we need a gaming
12 employer with a long history of working
13 cooperatively with labor. Wynn has that
14 record.

15 On behalf of the 100,000 gaming
16 workers that our union represents, UNITE
17 HERE enthusiastically offers our support
18 for the Wynn Resorts proposal in Everett.
19 Thank you so much for the opportunity.

20 COMMISSIONER MCHUGH: Thank you,
21 Mr. McNeil. All right, Charles Radosta is
22 the next speaker followed by Robin
23 Brickley. Charles Radosta, please.

24 MR. RADOSTA: I'll repeat, my name

1 is Charles Radosta, and I am a resident of
2 the City of Everett. I am here to speak in
3 favor of a license for Wynn Resorts to
4 build and operate a casino in this
5 community. The other applicant for a
6 license, Mohegan Sun, wants to build and
7 operate a casino in the City of Revere.

8 Both sites are approximately 5-miles
9 apart and in both cases access to major
10 highways and airport and other means of
11 transportation are virtually identical with
12 one major exception, the Everett site will
13 have a marina with water access for
14 pleasure boats and measure marine
15 transportation to and from Boston and the
16 airport.

17 In both cases, a casino will bring
18 many construction jobs and many permanent
19 jobs to each location. And no one can deny
20 the beneficial impact to either community
21 and to the surrounding area. Much has been
22 promised by both applicants in the way of
23 compensation to various communities to the
24 Commonwealth and to the city where they

1 will be sited. It must be stressed,
2 however, that if the applicant is not
3 financially viable, then these promises are
4 meaningless.

5 Mohegan Sun has been having serious
6 financial problems. As recently as two
7 years ago, there were published reports
8 that Mohegan was on the verge of
9 bankruptcy. In fact, their auditors
10 attached a going concern warning to their
11 audited financial statements. In essence,
12 that statement was the auditor's evaluation
13 of Mohegan's ability to continue as a going
14 concern.

15 Before the auditor issues that
16 warning, they consider such items as
17 negative trends and operating results, loan
18 defaults, denial of trade credit from
19 suppliers and a host of other factors. I
20 doubt they have recovered in the two years
21 since that statement was issued.
22 Furthermore, published articles indicate
23 their revenue and attendance has been
24 steadily declining.

1 Another consideration that the
2 Commission should evaluate is the fact that
3 Suffolk Downs will be the landlord.
4 Mohegan will own the casino, and the
5 project will be financed by a New York
6 hedge fund. All of this is a recipe for
7 disaster. It only adds additional
8 operating expense to their venture.

9 If Mohegan is granted the license, I
10 have a vision of a financial fiasco. A
11 fiasco such as the Curt Schilling venture
12 with the State of Rhode Island where jobs
13 promised and taxes and millions of dollars
14 were lost. Rhode Island lived in hope and
15 died in despair.

16 Conversely, Wynn Resorts will be the
17 owner, the operator and the finance here.
18 Their financial ability is punctuated by
19 the fact that they have nearly
20 3 billion-dollars in cash to build a casino
21 in Everett. Their ability to fund and
22 complete the construction of the casino and
23 resort in Everett is without question. And
24 may I add, that includes 30 million-dollars

1 to remediate a polluted site.

2 They have indicated their timetable
3 for completion is two to three years and
4 that everything will be open at once. Not
5 phased in over five to ten years. They
6 have been extolled by Forbes magazine as
7 one of America's trustworthy companies.
8 Steve Wynn has been on the cover of Time
9 magazine and has been cited as an
10 outstanding entrepreneur in the casino
11 industry.

12 Wynn Resorts has been reported by
13 Fortune magazine as one of America's first
14 admired companies. And it was published in
15 Bearings Business and Financial Weekly that
16 Steve Wynn is one of the worlds best CEOs.
17 But, more importantly, Wall Street, the
18 ultimate judge of successful companies and
19 financial stability has increased the value
20 of Wynn shares on the NASDAQ by over 600
21 percent in five years.

22 COMMISSIONER MCHUGH: All right, Mr.
23 Radosta, thank you very much, sir. Ms.
24 Brickley and Mary Boever is the next

1 speaker. Ms. Brickley.

2 MS. BRICKLEY: Hi, good evening.
3 Welcome to Everett. What I would like to
4 first present to you is over 600 voices
5 from over 100 Massachusetts communities and
6 30 U.S. states who have written letters in
7 support of the Wynn proposal here in
8 Everett.

9 COMMISSIONER MCHUGH: Thank you.

10 MS. BRICKLEY: Hello. My name is
11 Robin Brickley. I'm a lifelong resident of
12 the City of Everett and a guidance
13 counselor recently retired in the Everett
14 public schools. I would like to take a few
15 minutes to talk to you about why, I
16 believe, the people of Everett who voted
17 47 percent in favor of the Wynn proposal --
18 I'm sorry, 87 percent in favor of the Wynn
19 proposal. I believe, that it can be summed
20 up in a few words, employment
21 revitalization, tax opportunities and most
22 of all recognition.

23 If you knew anything about the City
24 of Everett before you came here to the

1 Connolly center, I am sure you know now
2 that Everett people are proud people. My
3 35 years working with families in the
4 public schools I know firsthand how hard it
5 is for families to survive.

6 As mentioned, we are a poor city.
7 80 percent of our school children do
8 qualify for free lunch. Employment for
9 family members is not consistent. People
10 need quality jobs with benefits that the
11 Wynn proposal can bring to this city. It
12 will help these families better provide for
13 their families and in turn help the state.

14 No one has wanted to tackle a
15 cleanup at Monsanto. This city has an
16 opportunity to be recognized for a
17 first-class destination area. People
18 visiting Boston will come to Wynn Everett,
19 because they have been to Wynn Las Vegas.
20 They know the quality of these resorts.
21 This not only helps Everett. It helps the
22 State of Massachusetts.

23 The people of Everett vision our
24 downtown dressed up and busy, our small

1 businesses thriving and our schools not so
2 crowded. I leave you with this thought.
3 Revere has its beautiful beach and its busy
4 racetrack. The people of Everett,
5 87 percent of them would like to be
6 recognized as having a facility that not
7 only helps them but also will help the
8 state. And, so, I say to you, the members
9 of the gaming commission, why not Everett?
10 Thank you.

11 COMMISSIONER MCHUGH: Thank you,
12 ma'am. I have Mary Boever as the next
13 speaker.

14 MR. KALSA: Yes, good evening,
15 Commissioners. My name is not Mary but
16 with your permission will be speaking in
17 her place.

18 COMMISSIONER MCHUGH: Surely. And
19 Marlene Zizza will be next, so if Ms. Zizza
20 will take the ready chair. You may
21 proceed, sir.

22 MR. KALSA: Thank you very much. My
23 name is Ekongkar Kalsa. I serve as the
24 executive director of the Mystic River

1 Watershed Association. I very much
2 appreciate this opportunity to comment on
3 this important development proposal. I
4 also applaud the Commission's effort to
5 create this extraordinary public hearing.
6 Thank you for the time that you're taking.

7 I will limit my comments to those
8 areas of most concern to our organization
9 while respecting the issues of traffic and
10 impacts of gambling and impacts on local
11 business and residential neighborhoods and
12 the host and surrounding communities
13 represent important issues for the
14 Commission to evaluate and address. The
15 focus of my review will be on the
16 perspective impact of casino development on
17 environmental conditions in the Mystic
18 River.

19 The Wynn Resort casino project here
20 in Everett represents an extraordinary
21 opportunity for the proponents of this
22 project to provide important leadership and
23 support with the transformation of this
24 hardworking urban river to a healthy

1 condition. We want to applaud the Wynn
2 Everett project's proposal intention to
3 undertake remediation of what has been
4 described and is a very significant
5 hazardous waste site and until now has
6 remained oblited and unused parcel on the
7 waterfront. Responsible and thorough
8 cleanup up this long neglected site is a
9 very important environmental benefit that
10 can result from construction of the
11 project.

12 Just to give you some sense of the
13 challenges that this site represents, I
14 would like to point out that, as you know
15 formally owned by the Monsanto Chemical
16 Company, this site is an abandoned
17 hazardous wasteland which causes ongoing
18 impairment to the Mystic River.
19 Significant and unaddressed contamination
20 in soils and ground water and sediments on
21 and adjacent to the site include a variety
22 of contaminants. Dissolved metal
23 contamination in shallow ground water is
24 also present across the site and continues

1 to be devil water quality in the Mystic
2 River adjacent to the site.

3 The stated intention to address this
4 contamination to restore the Monsanto
5 parcel to reduce off-site discharges and to
6 put this important property back into
7 productive use will provide substantial
8 benefit to the Mystic River communities at
9 large and to the river itself.

10 There are a number of other
11 environmental concerns that have been
12 addressed by the proponents and their
13 design team and we appreciate their
14 response to the recommendations made by our
15 organization and other environmental
16 advocates.

17 In response to our recommendations,
18 a larger area of open outdoor space is
19 being provided by the public and riverfront
20 restoration will what we're calling and
21 what the proponents are calling a living in
22 shoreline. The proposed construction of
23 the living shoreline at the water's edge
24 will help to restore native salt marsh and

1 other native habitat and will provide an
2 important pilot project for habitat
3 restoration in the Mystic.

4 In conclusion, we would like to say
5 we're very pleased with the efforts that
6 the Wynn Resort team has taken with regards
7 to environmental restoration. We hope that
8 if they're issued the permit and license to
9 complete the casino development, they will
10 fulfill these expectations. Thank you very
11 much.

12 COMMISSIONER MCHUGH: Thank you,
13 sir. Marlene Zizza and then Peter
14 Giannikopoulos. Ms. Zizza.

15 MS. ZIZZA: Good afternoon,
16 Commissioners. Thank you for the
17 opportunity to speak. My name is Marlene
18 Zizza and I am the second generation owner
19 of Margie's Florist and Gift Shop on Main
20 Street. My late mother started the
21 business in September of 1975 and we have
22 been family-owned and operated continuously
23 for nearly 39 years.

24 I am a member and past director of

1 Everett Kiwanis, a member of the Everett
2 Chamber of Commerce and the National
3 Association of Professional Women. Over
4 the past 38 years as our business
5 prospered, we enjoyed the pleasure of
6 contributing to the community in ways such
7 as purchasing uniforms for the Everett High
8 School girls' basketball team, sponsoring
9 numerous youth athletes, assisting the
10 veterans' department and donating time and
11 money to important projects such as the
12 Thanksgiving Basket Drive and the Everett
13 Kiwanis Christmas Angel Tree. Involved and
14 supportive I am proud to be a small
15 business owner in the City of Everett and
16 feel I represent an essential part of the
17 fabric of this community.

18 According to the U.S. small business
19 administration, small businesses make up
20 99.7 percent of U.S. employer firms and
21 about half of all private sector
22 employment. More over small businesses
23 benefit their communities in other
24 important ways.

1 For instance, a report by the
2 National Federation of Independent
3 Businesses found that 91 percent of small
4 business owners contributed to their
5 community through volunteering in kind
6 contributions and/or direct cash donations.
7 The Wynn project will be a significant
8 benefit to local businesses for several
9 reasons.

10 First, Mr. Wynn has pledged to
11 utilize local suppliers for his resort
12 whenever possible. In fact, Wynn Resorts
13 has already been utilizing local businesses
14 such a mine for public events; second, the
15 Wynn project will create 3,700 construction
16 jobs and 4,000 permanent jobs. These jobs
17 will provide employees with additional
18 discretionary spending which will benefit
19 local businesses through so-called
20 multiplier effects; thirdly, the Wynn
21 project will attract new tourism dollars to
22 the region by creating a destination resort
23 and attracting people from all over the
24 world. The impacts will ripple through the

1 local economy benefiting all business and
2 driving economic development in Everett and
3 the entire region.

4 And, finally, by strengthening our
5 local business, you will enhance the
6 numerous positive effects that these
7 companies already provide to our community.
8 I know these sentiments are shared by many
9 small business owners in the region.

10 In addition to numerous letters and
11 petition signatures we've received from
12 local companies, I would like to present
13 the Commission with supporter cards from
14 over 600 businesses from 23 different
15 Massachusetts communities, including
16 Revere, Boston, Somerville and Chelsea.

17 It's important to note that these
18 expressions of support aren't just from
19 businesses looking to enter into a rewards
20 program with whichever company is granted
21 the license. These are strong statements
22 of support for the Wynn proposal.

23 For instance, the language on these
24 cards states: We urge the gaming

1 commission to grant Wynn Resorts the
2 Eastern Massachusetts casino license. Wynn
3 Resort project is the best proposal for
4 area businesses, as it will generate more
5 discretionary spending for employees,
6 promote national and international tourism
7 and clean up a contaminated site that will
8 revitalize the waterfront.

9 COMMISSIONER MCHUGH: Thank you very
10 much.

11 MS. ZIZZA: Thank you.

12 COMMISSIONER MCHUGH: Peter
13 Giannikopoulos I called. Is
14 Mr. Giannikopoulos here? All right, Roland
15 Hughes.

16 MR. HUGHES: Here.

17 COMMISSIONER MCHUGH: All right,
18 sir, you're up. And the next person is
19 James Massone.

20 MR. HUGHES: Good evening,
21 everybody. My name is Roland Hughes. I'm
22 a local attorney here in Everett, and I
23 also went to Northeastern criminal justice
24 like the mayor did but I went into law

1 afterwards and I decided 23 years ago to
2 put my sign in Everett and the reason why,
3 the people of Everett. They are
4 hardworking, blue-collared people that I
5 have gone to admire and love and to stay
6 here and to grow with them and I see Wynn
7 as a big part of that growth.

8 Since Wynn has come here, they have
9 become part of a good business neighbor.
10 They're involved in the community like I
11 am. I am just a local business guy, but I
12 am also involved with the Kiwanis. I do
13 volunteer work. I help out the mayor when
14 I can. The people here are unique in its
15 own way, which I think Wynn has also seen
16 that, and that's why Wynn wants to build a
17 casino, not only for good business but for
18 a good community, good neighbor.

19 It will help Everett. It will help
20 the entire communities in the area, and I
21 strongly encourage that you vote for
22 Everett and Wynn to be together. Thank
23 you.

24 COMMISSIONER MCHUGH: Thank you very

1 much, sir. James Massone and Tilly
2 Cogliano will be next. So, Ms. Cogliano to
3 the ready chair, please. Mr. Massone, yes.

4 MR. MASSONE: Good evening,
5 Mr. Chairman and members of the commission
6 board. First off start by saying I'm not
7 that great of a speaker, but I'll try my
8 best. My son was a finalist on the singing
9 show "The Voice." He did it in front of
10 30 million people so I can imagine I can do
11 it in front of this crowd.

12 COMMISSIONER MCHUGH: He got it from
13 you.

14 MR. MASSONE: But, anyways, my name
15 is Jim Massone and I am the owner and
16 operator of Malden Auto Body here in
17 Everett. My business is a family-owned
18 business passed down from my dad who found
19 this business in 1947. We are located on
20 Route 99 and are in close proximity to the
21 proposed Wynn project. I do not reside in
22 Everett but most of my family were born and
23 raised in Everett along with myself whom
24 have spent my entire career at the shop.

1 I spoke in favor of this project in
2 April at the Boston Convention Center, and
3 I am here tonight as a proponent. I am in
4 favor of this project where I feel that the
5 area of Everett has been suppressed for
6 many years. It has been used as a
7 workhouse for many years with the
8 advantages going to big companies that do
9 big business all over the United States.
10 These companies use Everett for a
11 convenient location and in some cases left
12 Everett high and dry.

13 A good example of this would be the
14 chemical company Monsanto. To this day,
15 The Line area of Everett is used for access
16 to and from Boston. The roadways in this
17 area are deplorable from all the heavy
18 usage, which the truck usage, which, by the
19 way, have no governing rules about what
20 time they can be used and what the vehicle
21 may contain. The road being a state
22 highway allows a double standard for its
23 property use.

24 I think that the Wynn project can

1 set a precedent for this problem by
2 bettering the surrounding roadways and
3 making access to this area much more
4 efficient. In my opinion, this Everett
5 project with its waterway access to Boston
6 Harbor has the upper hand to the Revere
7 project. The main fact of being the access
8 to Route 93.

9 The only problem I can see would be
10 the Sullivan Square off-ramp but at least
11 it's an access to a four lane interstate
12 highway, and unlike Revere, the only access
13 from the south being the tunnels and from
14 the north being the already exhausted Route
15 1A and Route 16.

16 The traffic that exists from Logan
17 Airport would increase causing major delays
18 not only for travelers but for East Boston
19 and Revere residents. It makes much more
20 sense to have an interstate highway at your
21 doorstep than having to get to it by way of
22 congested two lane tunnels with tollgates
23 and booths.

24 The cards are laying in the Wynn

1 project's hands. Financially it is much
2 stronger and location is much better and
3 the development itself is much more
4 attractive. I urge this board to vote
5 favorably for the Wynn project. The City
6 of Everett needs this once in a lifetime
7 boost.

8 I would also like to commend the
9 mayor of Everett for having a backup plan
10 for redevelopment of this area. In any
11 event, this area will see much needed
12 improvements within the next five years.
13 Thank you members of the board.

14 COMMISSIONER MCHUGH: Thank you, Mr.
15 Massone. I called Tilly Cogliano. I take
16 it she is not here. All right then. I
17 will call Greg Janey followed by Edward
18 Lucas. Mr. Janey.

19 MR. JANEY: Sir, thank you, first of
20 all, Commissioners for allowing me to speak
21 tonight. Good morning. Good morning, see
22 how long I have been waiting, right? Good
23 evening.

24 COMMISSIONER MCHUGH: We'll get

1 there.

2 MR. JANEY: Good evening and good
3 evening to the folks in Everett and the
4 surrounding communities. I wanted to first
5 introduce myself. I'm the president of
6 Janey Construction Company in a local firm
7 that's been around for 25 years and I
8 wanted to talk to you tonight about three
9 things, the relationship with Wynn,
10 diversity and the benefits that will come
11 out of that.

12 I first would submit to you that
13 this Commission has an opportunity in
14 granting Wynn the license to assist in the
15 revitalization of the state of minority
16 contractors in this area. If I may, I want
17 to provide a little background.

18 Both in retention of minority
19 contractors has declined over the years,
20 and that's in part due to access and
21 opportunity. But the other part has to do
22 with relationships like subcontracting JPs
23 that are disingenuous that were put
24 together for the sake of filling quotas and

1 not put together for growing opportunities.
2 This situation is different.

3 Wynn has done a fantastic job and
4 Janey is excited about Wynn because they
5 demonstrated early their commitment to a
6 diverse program. In fact, Wynn came to us
7 not as a reaction of everything but as a
8 proactive approach long before the
9 application was submitted. That was the
10 deciding factor for our team that they were
11 proactive.

12 All tonight I heard about commitment
13 and commitment and that has been very
14 consistent with Wynn. They have been very
15 consistent with that with respect to
16 diversity as well. Out of that
17 conversation because of their diverse
18 leadership team came a mentor protégé
19 relationship between the Gillbane Companies
20 and the Janey Company to construct the
21 potential Wynn Resort. That's very unique
22 and, as I said, a proactive approach.

23 This mentor protégé relationship is
24 authentic. It's not a front, and it

1 represents what really happens. It has the
2 opportunity to take firms like mine, Janey
3 Company in particular, and launch it to a
4 place where it wouldn't otherwise have the
5 opportunity to go. And, again, that's
6 because of Wynn's commitment.

7 It also addresses within this mentor
8 protégé structure all of the challenges or
9 certainly the key challenges that entities
10 face to get opportunities. Flexibility,
11 normally you have to check all the boxes to
12 participate Wynn team through the Gillbane
13 companies have offered flexibility.

14 Responsibility, the Janey Company is
15 not involved in pigeonhole to a certain
16 area. We are integrated throughout the
17 staff and by that I mean executive level,
18 project management, controls field staff
19 throughout the life cycle preconstruction
20 to closing.

21 Now, what does that do? That gains
22 experience for our firm to sustain itself
23 once it moves off of this project. That's
24 ours to keep. It's not just bundled with

1 this project. This program goes on for
2 five years, so we have the support. It
3 also has a financial capacity building
4 element to it that offers training and
5 assistance and that financial support that
6 is often the Achilles heel for minority
7 contractors to succeed and grow. And then
8 finally -- is that time already?

9 COMMISSIONER MCHUGH: That's the
10 time, Mr. Janey. Thank you very much. We
11 will be happy to take whatever -- any other
12 remarks you have in writing, we will be
13 happy to take. Thank you, sir.

14 MR. LUCAS: My name is Ed Lucas.
15 I'm a 35 year resident of Everett. I live
16 down The Line.

17 COMMISSIONER MCHUGH: Mr. Lucas, may
18 I just say as you start that Manuel Vazquez
19 Cretin is the next speaker.

20 MR. LUCAS: I'm sorry.

21 COMMISSIONER MCHUGH: No, no, it's
22 all right. It's the next one after you.

23 MR. LUCAS: Okay.

24 COMMISSIONER MCHUGH: I wanted him

1 to come down and get in the ready chair.

2 Go ahead.

3 MR. LUCAS: Ed Lucas, 21 Thorndike
4 Street. I've lived down The Line for 35
5 years, which you people probably refer to
6 as lower Broadway. To me it's The Line,
7 you know. But everybody has already
8 covered the obvious about taxes and jobs,
9 this and that. But, you know, most
10 importantly to have the Wynn Resort here is
11 going to beautify the whole area, open up
12 the waterfront.

13 And if you people that came up today
14 through Sullivan Square, anybody can see
15 coming up 99, the first thing you see when
16 you come into Everett is The Line, which we
17 want it to be nice, not an eyesore. I'll
18 tell you, I've been there for years.

19 When I first moved here, you go to
20 bed at night, you think you're getting an
21 earache. You know what? It's the stacks
22 going off at the Edison, which Mr. Matewsky
23 talked about earlier. And when you get up
24 in the morning, better be prepared to wipe

1 your car or go to the car wash. By the
2 time you lay down and go to sleep, boom,
3 you jump again.

4 Down the street the (INAUDIBLE)
5 there, the polarizer, when they crush the
6 cars, there's a certain amount of gas left
7 in the tank would rattle the windows, shake
8 the house, the whole shebang. And, so,
9 everything that people spoke about, I've
10 lived it. I've seen it, you know, my front
11 yard, my backyard, my side window.

12 But I'm saying you can tell it's in
13 desperate need of, you know, desperate need
14 of redevelopment and especially open up the
15 waterfront for generations to come and, you
16 know, everybody already covered it all.
17 Everybody would benefit in the surrounding
18 area, all the retail, et cetera, et cetera,
19 et cetera. And I thank you for your time.

20 COMMISSIONER MCHUGH: Thank you very
21 much. Manuel Vazquez Cretin followed by
22 Laura Mackey.

23 MR. CRETIN: Good evening.

24 COMMISSIONER MCHUGH: Good evening.

1 MR. CRETIN: Good evening,
2 Commissioners. My name is Manny Vazquez
3 Cretin. I am a member of UNITED HERE,
4 Local 226, Las Vegas, Nevada. I grew up in
5 Mexico, and I moved to Las Vegas 15 years
6 ago to find better work for a better
7 lifestyle for me and my family.

8 I used to work in a machine job with
9 bill union and no benefits. Four years ago
10 I got a union job at the Wynn casino as a
11 housekeeper. Now I continue to work in the
12 housekeeping department as a marble
13 specialist.

14 I love my job. My job consists of
15 me cleaning the marble floors, marble tops
16 and marble showers of the complete Wynn
17 Tower. That's 45 floors of rooms and
18 suites. We go in and polish the marble,
19 crystalize the marble to the point you can
20 see your own reflection in the stone. That
21 makes me feel proud when guests come to the
22 Wynn and see the beauty of the marble
23 design.

24 Sometimes we work on the floor

1 landing. We brush the grout. We polish
2 and crystallize the marble floor. When
3 guests see us working, they compliment us.
4 They say, "What beautiful marble floors."
5 My job is to make the Wynn property shine.

6 I think I work at the best casino in
7 Las Vegas. I am proud to work at Wynn, a
8 five-star, five-diamond resort. Wynn
9 Resort respects my union. I am lucky to
10 have excellent wages and union benefits,
11 including free family health care that
12 helps me provide for my 13 year-old son.

13 Thank you for listening to my
14 personal experience. I want workers in
15 Massachusetts to have the same
16 opportunities that I have. Thank you very
17 much.

18 COMMISSIONER MCHUGH: Thank you.
19 Laura Mackey followed by Ivey St. John.
20 Ms. Mackey.

21 MS. MACKEY: Yes, my name is Laura
22 Mackey.

23 COMMISSIONER MCHUGH: Could you
24 speak into the microphone? Great, thank

1 you.

2 MS. MACKEY: My name is Laura Mackey
3 and my husband and I own the top two floors
4 of 4 Seaver Street in Sullivan Square.

5 COMMISSIONER MCHUGH: You're still
6 missing the microphone a little bit. I
7 just want to make sure people hear you.
8 There you go. Thank you.

9 MS. MACKEY: We've lived in Sullivan
10 Square for 16 years. Seaver Street is one
11 of the streets that bordered Sullivan
12 Square Park. When I tell people I live in
13 Charlestown, generally they sigh and say,
14 "I love Charlestown." I often feel
15 compelled to answer not charming
16 Charlestown. But, actually, Sullivan
17 Square is a rich, historical part of
18 Charlestown.

19 Through the windows of our home, you
20 see the beautiful Schrafft buildings, the
21 historic BF Tweed School building, the
22 Graphic Arts Finishers buildings and the
23 Priscilla building. Framed in our bedroom
24 windows we can bid goodnight to the John

1 Hancock building and to the Prudential
2 building.

3 This is our home. With the
4 renovation of the Priscilla building and to
5 upscale faces, I believe Sullivan Square
6 has already begun to realize the potential
7 to reconnect with Charlestown. I am sure
8 you're aware of the plans that were
9 approved by Mayor Menino to develop
10 Sullivan Square, including bringing back
11 green spaces and making the streets and
12 sidewalks safe for pedestrians and bicycle
13 traffic and better controlling the already
14 congested car and truck traffic.

15 If Sullivan Square becomes the
16 gateway to the Wynn casino, these plans are
17 gone. I don't see how we can ever recover.
18 I am acutely aware of the current traffic
19 problems, and I believe the additional
20 traffic brought into Sullivan Square from
21 the I-93 North exit cannot be managed.
22 Thanks for your time.

23 COMMISSIONER MCHUGH: All right, Ms.
24 Mackey, thank you very much. Ms. St. John

1 followed by Julie Kushner.

2 MS. ST. JOHN: Good evening, I'm
3 Ivey St. John. I'm a resident of
4 Charlestown. Commissioner McHugh, I see
5 you have my booklet there. I have to say
6 before I start my testimony that I am
7 impressed with the support from the Everett
8 community. It's been very impressive. I
9 also feel heartfelt sympathy for the
10 pollution of Monsanto and what the other
11 polluted sites in Everett have done to the
12 population.

13 We have a similar problem in
14 Charlestown. We had it over the years
15 before the Navy yard closed, so I do feel
16 in empathy. Thank you for the opportunity
17 to address the Commission today.

18 Although this location requires as,
19 once again, to navigate the battle neck at
20 Sullivan Square and the Route 99 Alfred
21 Street bridge, the drive is instrumental in
22 that we can, once again, time how long it
23 takes to get through the congestion and
24 over the bridge. It's always an adventure.

1 the number of lanes and the
2 misrepresentation on traffic delays.

3 To alleviate this information
4 vacuum, the advocacy group asked for the
5 May 28, 2014 presentation, Wynn's
6 projections feature hour by hour
7 incremental traffic loads from four p.m. to
8 seven p.m. on Friday afternoons and
9 evenings.

10 The Wynn team responded to that
11 request with a discussion of the partners
12 health care Assembly Row mitigation
13 commitment to construct a U-turn under
14 Route 93. That U-turn will allow access to
15 Route 93 Southbound in Somerville relieving
16 Rutherford Avenue and Sullivan Square of
17 southbound traffic seeking access to Route
18 93 at City Square Charlestown. Wynn
19 claimed the U-turn commitment required a
20 relook at all their traffic analysis.

21 In our judgment, the U-turn proposal
22 will have little or no impact on incoming
23 traffic to the casino and our request for
24 the hourly data Friday evening. It will

1 explain what I am giving back to you -- for
2 the Sullivan Square exposition study dated
3 November 21, 2013. It's available on the
4 Boston Redevelopment Authority website and
5 the Rutherford Avenue Corridor
6 Transportation Study conducted by the City
7 of Boston and the Boston Transportation
8 Department in March of 1999, which is also
9 available on the website. She was good
10 enough to provide me with those. Thank you
11 very much, Ms. St. John.

12 MS. ST. JOHN: Thank you very much.

13 COMMISSIONER MCHUGH: All right.
14 The next speaker is Julie Kushner. Ms.
15 Kushner here? All right. Marie Tozzi
16 followed by Joseph -- I think we've heard
17 from Mr. Marino. Yes, we have. Followed
18 by Jennifer Rossi.

19 MS. TOZZI: Good evening,
20 Commissioner and board. My name is Marie
21 Tozzi. I've lived in Everett for 78 years,
22 and I am one of the 87 percent voters for
23 the casino. Through all the industrial
24 times that I have lived in Everett, I

1 experienced the good, the bad and the ugly
2 of living in Everett. The good, so we
3 thought at the time, were the taxes for the
4 homeowners. The bad, which we did not
5 realize, was that all the industries were
6 polluting our city. The ugly we had
7 smokestacks, oil tanks and sulfur piles to
8 look at.

9 Let's make the Wynn Resort and hotel
10 a new beacon for the gateway of Everett. I
11 urge you to support this proposal and thank
12 you for your time.

13 COMMISSIONER MCHUGH: Thank you.

14 SPEAKER: Ms. Rossi has not been
15 able to arrive yet. She had a late
16 meeting. She is probably coming from
17 Sullivan Square. There she is.

18 COMMISSIONER MCHUGH: Thank you very
19 much.

20 MS. ROSSI: Hello.

21 COMMISSIONER MCHUGH: Good evening,
22 Ms. Rossi. Who's the young Ms. Rossi with
23 you?

24 MS. ROSSI: This is my daughter,

1 Georgie.

2 COMMISSIONER MCHUGH: Welcome to her
3 as well.

4 MS. ROSSI: Thank you. Thank you
5 for allowing her to join me today. It's on
6 top of her list of things to do tonight.

7 Thank you, again, for allowing me to
8 speak yet again in front of you in regards
9 to the Wynn Everett casino. My name's
10 Jennifer Rossi. I'm the copresident of a
11 nonprofit organization called the
12 Charlestown Mothers Association, which
13 represents 1,200 families or 5,000
14 Charlestown residents. Our mission is to
15 provide programs in support so that
16 Charlestown may remain a safe and vibrant
17 community to raise a family.

18 I'm here to speak on behalf of my
19 neighborhood Charlestown, the neighborhood
20 of growing families that abuts Everett and
21 will inherit many of the effects of the
22 casino without many of the benefits that
23 indeed I understand Everett will receive.

24 My group has been working to make

1 Charlestown a safe and welcoming
2 neighborhood. Our members come to
3 Charlestown and stay here for several key
4 reasons. We enjoy the city and love the
5 neighborhood feel of Charlestown. We love
6 its history.

7 Most like myself, our household of
8 two working parents, we have chosen
9 Charlestown because of its proximity to the
10 city. And although it gets harder and
11 harder every day not to sit in traffic, you
12 know, we just really don't want to see
13 anymore traffic in the long commutes.

14 We enjoy the diversity of
15 Charlestown. It's a very diverse
16 neighborhood that many people are able to
17 live in, and we feel it's a very unique
18 region of Boston. What I am worried about
19 is that Charlestown might revert back
20 decades because we are trapped in by
21 traffic and left as a small island between
22 Everett and the North End. There's very
23 few ways in and out and I am sure you've
24 heard of Sullivan Square and all the new

1 options we have been talking about.

2 I do realize that the casino would
3 be wonderful for Everett. I've been to
4 Wynn Las Vegas. I respect and I like
5 those -- all the people I have met with who
6 are working on the casino project here in
7 Boston for Wynn. I think they're all very
8 nice guys, very nice people.

9 But we've asked for appropriate
10 mitigation proposals for the casino in
11 terms of the traffic, environmental and
12 construction impacts on Charlestown. After
13 many discussions and presentations, we tend
14 to hear the same thing and I just don't
15 feel like the potential issues have been
16 addressed satisfactorily for Charlestown.

17 On behalf of the Charlestown Mothers
18 Association, what I am asking is that you
19 just please consider the impacts upon
20 Charlestown, the affected neighborhood of
21 the proposed casino and please just ensure
22 that the appropriate mitigation plans are
23 presented before full approval of a
24 project. Thank you very much.

1 COMMISSIONER MCHUGH: Thank you, Ms.
2 Rossi. Antonio Iraheta, not here. Andrew
3 Jay. No, I-R-A-H-E-T-A, Iraheta, Andrew
4 Jay.

5 MR. JAY: Yes.

6 COMMISSIONER MCHUGH: All right,
7 sir, welcome.

8 MR. JAY: Welcome. Thank you for
9 having me here. I have got to say this is
10 a wonderful thing and a wonderful thing
11 about America. I feel like I'm in a Norman
12 Rockwell painting about a public meeting and
13 freedom of speech. It is just fabulous.

14 That aside, I'm Andrew Jay. I run
15 the Massachusetts Oyster Project. We are
16 an all volunteer organization. We have
17 about 1,000 supporters and volunteers and
18 we are dedicated to restoring oysters
19 around the Commonwealth. I'd like to talk
20 a little bit about the environmental
21 effects of the Wynn project on the Mystic
22 River.

23 It's well-known that the work plan
24 and the remediation of the site would stop

1 the acid from leaking into the Mystic. But
2 the story of creating a living shoreline is
3 not well told. There will be plantings,
4 native plantings and reefs that would
5 reflect the way the river looked hundreds
6 of years ago. In addition, it includes two
7 acres of oyster reef restoration. Well
8 handled, we could get 2 to 4 million
9 oysters in that space.

10 Why does this matter? An oyster
11 filters 40 gallons of water a day. That's
12 eight of these buckets, each one of them in
13 a single day. Imagine 2 million oysters
14 each of them doing that. By establishing a
15 living sea-bob in the estuary with oyster
16 reef, you also create a home for a hundred
17 other species that live in a oyster reef.
18 This includes eels, lobsters, pogies,
19 shrimp, crabs. Those creatures in turn
20 attract other larger fish, stripers, sea
21 bass, so it improves the fishing.

22 Academic studies have shown that
23 oysters and oyster reef can triple the
24 number of fish in an area. The Wynn

1 proposal is historic. This is the first
2 time a real estate development has included
3 oyster restoration in its plans anywhere.
4 This is around the world everywhere. None
5 of the hotels built in Boston on the
6 waterfront have included oyster
7 restoration. So, this really is a landmark
8 piece of development and a model for the
9 others around the world. Let's see, I had
10 an impressive conclusion. Oh, one other
11 thing.

12 Additionally, Wynn has committed
13 that their seafood restaurant in their
14 casino will be recycling their shell. This
15 is important because recycled shell is an
16 important tool to oyster restoration. This
17 is also significant. There is a large
18 legal change of restaurants that we have
19 been after for five years to get them to
20 begin recycling their oyster shell. Wynn
21 who is not even here yet is saying they
22 will do it. So, like the creation of the
23 Deer Island, the water treatment plant was
24 a catalytic moment or a watershed moment

1 for Boston Harbor.

2 This development could be a
3 watershed moment for the Mystic River. And
4 with its development, we will see a rise in
5 property values and an opportunity to
6 improve the quality of this river, which
7 currently the EPA rates as a D-plus or a
8 C-minus depending on the year. Thank you
9 very much.

10 COMMISSIONER MCHUGH: Thank you.
11 All right, Barry Hock. Mr. Hock here?
12 There he is. Followed by Sean Boyle. Mr.
13 Boyle, would you come down to the ready
14 seat, please.

15 MR. HOCK: Good evening,
16 Mr. Chairman and Commissioners. I am Barry
17 Hock, director of UAW Mass. Gaming in
18 Region 9A of the United Automobile Workers.
19 UAW represents more gaming dealers than any
20 other union in the country. In March, I
21 testified at the surrounding community
22 hearing on the Wynn application and Wynn's
23 refusal to even discuss labor harmony
24 agreements. Now, two months later I can

1 only report that despite further request,
2 the situation is the same. They refuse to
3 discuss labor harmony for gaming dealers
4 until the license is awarded.

5 Wynn's approach to labor relation
6 seems similar to its approach to some other
7 requirements of the statute. They ask how
8 can we do less rather than how can we do
9 more to implement the statute. Here are
10 just three examples.

11 They proposed repeal of the on-site
12 child daycare requirement. They want to
13 weaken the pool tip provision for dealers,
14 and they have refused to speak with unions
15 about labor harmony agreements. We're also
16 quite concerned about recent news reports
17 that state environmental officials have
18 expressly barred any daycare facilities,
19 homes, dorms or schools on the Wynn site
20 because the land is contaminated with
21 arsenic lead and other chemicals that pose
22 a significant risk of harm to health.

23 We wonder whether there may be
24 similar health risks for casino employees

1 whose exposure will be many hours a day
2 over many years. With respect to labor
3 harmony avoiding timely agreements is
4 contrary to the intent of the statute and
5 is designed to engage unions when they have
6 less leverage after the license is awarded.

7 When evaluating the criteria for
8 economic development and job creation, the
9 Commission should ask: Does the applicant
10 have current signed labor harmony
11 agreements with neutrality and card check
12 that cover 100 percent of its employees --
13 of its permanent nonsupervisory employees?

14 According to its application and the
15 refusal to even meet with UAW to discuss
16 labor harmony, Wynn's answer to that
17 question is no; therefore, I urge the
18 Commission to rate the Wynn proposal as
19 insufficient in the job creation category.

20 Furthermore, if Wynn is awarded the
21 license, we urge the Commission to attach a
22 condition that requires Wynn to sign strong
23 and forceable labor harmony agreements with
24 unions that cover all of its permanent

1 non-supervisory employees, including gaming
2 dealers. The Commission established a
3 precedent for this when it attached the
4 condition to the slot parlor's license that
5 requires the licensee to adhere to the way
6 it scales provided in its RFA-2
7 application.

8 In this case, the statute provides
9 even stronger protection for wages,
10 benefits and working conditions by
11 requiring labor harmony agreements, which
12 are the path to union representation and
13 collective bargaining for workers.

14 Although Wynn has strong
15 relationships in Las Vegas with several
16 unions, which you have seen represented
17 here tonight and say their intent is to
18 have labor harmony agreements here, this
19 provides no assurance that all of its
20 employees, again, including gaming dealers
21 will be covered.

22 This is important because the
23 developer operators are often resistant to
24 collective bargaining particularly with

1 gaming dealers because they are the largest
2 and some of the largest group and some of
3 the highest skilled employees at a casino.
4 The only way to ensure labor harmony is to
5 insist that Wynn sign an enforceable and
6 neutrality card agreement before the
7 license is awarded or as a condition of the
8 award. Thank you.

9 COMMISSIONER MCHUGH: Thank you.

10 Sean Boyle, is Sean Boyle here? All right.
11 I'll call then Jimmy Yaqubi, and he will be
12 followed by Peter Cocciari.

13 MR. TOZZA: How you doing? My name
14 is Jim Tozza. I live in Saugus. I'm
15 president of Bike to the Sea and I'm also
16 on the board of East Coast Greenly and
17 MassDOT Redot Advisory Board. I want to
18 thank Mr. Wynn and his associates for
19 promising us that they will build a trail
20 continued by Mayor DeMaria all the time --
21 I can't even speak it. I want to thank him
22 for making the trail become useful.

23 We had 170 bikers on our annual bike
24 day. And you weren't there. But that's

1 okay. We forgive you. And just to make a
2 point, Mr. Wynn did promise us that he will
3 build a trail to continue into Boston and
4 fix the Somerville where people got hit by
5 cars there. I almost got hit today by one,
6 and he promised that he will fix that area
7 up. So, I really want the casino to come
8 into Everett. It will be a big blessing
9 for this area. Thank you.

10 COMMISSIONER MCHUGH: Thank you,
11 sir. Peter Cocciari. All right. William
12 Lamb. William Lamb, is Mr. Lamb here?
13 Yes, sir. And followed by Stephen Rocco.
14 Mr. Lamb.

15 MR. LAMB: Yes, hello. My name is
16 William Lamb. I'm chair of the Charlestown
17 Preservation Society Design Review
18 Committee for whom I speak today. I spoke
19 with you on March 26th. I have been
20 further informed about the Wynn casino
21 proposal in three small group meetings with
22 members of the Wynn planning team.

23 The Design Review Committee remains
24 opposed to the selection of Wynn to build a

1 resort casino in Everett. As you know, the
2 proposed casino is dependent on the
3 transportation of a majority of its patrons
4 through Sullivan Square and on Rutherford
5 Avenue in Charlestown. Result in great
6 increase in traffic will adversely effect
7 the smart growth transit oriented and
8 primarily residential development we had
9 been planning with the City of Boston for
10 well over a decade.

11 We do not dispute the economic
12 benefits Wynn would provide to Everett as
13 described at length in this hearing. But
14 we'd ask you to consider these four
15 additional matters. We still do not have
16 the traffic information we have been asking
17 for. We need to receive and be able to
18 respond to this information that has been
19 promised to us in the upcoming FEIR, and I
20 know here that Mr. DeSalvio has promised
21 that this will come out on June 30th and we
22 look forward to seeing it.

23 Second, Sullivan Square
24 modifications prior to the casino opening,

1 Wynn's proposed to provide coordinated
2 traffic signals and restriping of ramps and
3 roadways in the Cambridge Street and MBTA
4 station area. These include restructuring to
5 recreate three inbound lanes and one
6 outbound lane on Cambridge Street as the
7 traffic circles. These changes alone will
8 not solve all the anticipated traffic
9 problems at the time of the casino opening.

10 For example, the main street of
11 Rutherford Avenue intersections and the
12 traffic circle remain a substantial
13 unresolved problem. Three long-term
14 Sullivan Square and Rutherford Avenue
15 solution. Wynn calculates that one traffic
16 lane in each direction needs to be added to
17 Rutherford Avenue in the immediate Sullivan
18 Square area for either the surface or the
19 underpass design to function.

20 These lanes will significantly
21 increase the density of traffic and a
22 difficulty for pedestrians to cross it.
23 They will affect the quality of life in the
24 planned Sullivan Square area, and these

1 lanes are rekindling pressure on the City
2 of Boston to maintain a Rutherford Avenue
3 underpass through Sullivan Square.

4 Along with other problems created,
5 the underpass will greatly compromise
6 beneficial green space along Rutherford
7 Avenue and development options at the MBTA
8 bus yard adjacent to the Mystic River. We
9 do not want to see an improved surface
10 design abandonment to accommodate casino
11 traffic.

12 Four, casino building design. Apart
13 from its place for the use of the Mystic
14 River, the Wynn project has no apparent
15 beneficial connection with its urban
16 surroundings. The project is not located
17 on the street where it can contribute to
18 the life and economy of the street and its
19 neighborhood. It is instead an oversize
20 and isolated building complex where the
21 design is unrelated to any buildings in the
22 vicinity. It's 25 story high hotel tower
23 rises above surrounding -- the surrounding
24 neighborhood in order to focus on long

1 views of the city. The design of the tower
2 is uninspired.

3 This project does not appear to
4 advance the state of the art in casino
5 design as requested by in the MGC request
6 for proposals. To address some of the
7 architectural issues from the project, we
8 request that the project undergo a public
9 design review process. This casino will
10 dominate Charlestown skyline to the
11 northwest.

12 We need to see the exterior of the
13 tower with the stone facings and diamond
14 grille work reviewed and we need to know
15 the nature and brightness of lighting
16 proposed to the site, the Wynn logos and
17 the exterior of the building. We ask the
18 Commission to provide this review. In
19 summary. The Wynn proposal is
20 inappropriate --

21 COMMISSIONER MCHUGH: Thank you very
22 much, Mr. Lamb.

23 MR. LAMB: Thank you.

24 COMMISSIONER MCHUGH: Thank you.

1 Sir. Stephen Rocco, Mr. Rocco here? Ann
2 Kelleher, Ms. Keller is here and she will
3 be followed by Liz Levin. Ms. Kelleher.

4 MS. KELLEHER: Good evening.

5 COMMISSIONER MCHUGH: Good evening.

6 MS. KELLEHER: I have to wear my
7 glasses. My name is Ann Kelleher and I'm a
8 resident and business owner of Charlestown.
9 Previously at the first public meeting, I
10 addressed this Commission and spoke of the
11 traffic congestion and pollution the
12 residents of Charlestown endure on a daily
13 process. This evening I would like to
14 introduce the Commissioners and audience to
15 another perspective of the traffic
16 situation.

17 Charlestown one square mile is home
18 to many businesses large and small, as well
19 as a number of educational institutions,
20 public schools and a world renowned rehab
21 hospital within our boundaries. We welcome
22 and embrace these partners to our
23 neighborhoods. My focus today is on the
24 traffic impacts to the employees and

1 patients. As we all know, what comes in
2 must go out.

3 May I present a snapshot of these
4 commuters. This poster, which I made up,
5 depicts a few businesses, schools and
6 schools where people travel in and out of
7 the community daily. We have just a few
8 agencies I'm going to go over.

9 The Boston Housing Authority has 44
10 people coming in and out. Boston Public
11 Schools, we have four public schools. We
12 have 100 employees coming in and out, 20
13 school buses. The Everett school has 45
14 employees, staff and 12 school buses. The
15 Harbor Canton is 582 students with over 300
16 coming in on the bus. That's six buses a
17 day and the Longcrest has 550 students and
18 175 are bus, three buses. The Bunker Hill
19 Community College has six parking lots,
20 1,500 parking permits for staff and faculty
21 and shuttle buses to other campuses. And
22 the MGH Institute has 400 people coming in
23 and out every day on the congested
24 Charlestown roads.

1 The MGH parking garage is 1,300 to
2 1,500 slots for the people that park their
3 car in Charlestown, the nurses, the whoever
4 works at Mass. General main campus has to
5 park their car in Charlestown. Once they
6 get in there, get on a shuttle bus and be
7 in the traffic for -- every 15 minutes the
8 shuttle bus runs and be in that traffic to
9 get to the hospital where they work.

10 The Schrafft Center has 1,500
11 parking spaces for 30 businesses that come
12 in and out of Charlestown daily, and the
13 Spaulding Rehab Hospital has 800 employees.
14 And I didn't get a chance to find out how
15 many outpatient people come in every single
16 day in ambulances, cabs and their visitors
17 come in and all that travel to get to the
18 hospital for their treatment.

19 As you can see, we experience an
20 influx in vehicles in and out of
21 Charlestown during their commutes. We need
22 to be mindful of the health and well-being
23 of our residents, as well as those who come
24 to Charlestown for employment or other

1 needs. When one adds 1,000 cars hourly to
2 this mix with the proposed casino, the
3 picture worsens.

4 So, what are we residents left with?
5 Increased pollution, idling cars, which
6 threaten our health and a virtual parking
7 lot in front of our homes, businesses and
8 playgrounds. Former -- recently former
9 secretary of transportation, Fred Salbuci,
10 commented on the health effects in
11 residential areas close to Logan Airport.

12 After the Bureau of Environmental
13 Health, the Mass. Department of Public
14 Health released their report, it stated,
15 there are elevated levels of respiratory
16 problems in the communities surrounding the
17 airport, particularly among people and
18 especially children residing in
19 Charlestown, Chelsea, East Boston, Revere
20 and Winthrop.

21 This is a serious public health
22 concern and to think that one of two
23 proposed casinos could be well situated in
24 such an environment challenged area is

1 unconscionable.

2 As a nurse, to me, this is
3 completely ill-conceived and repulsive to
4 say the least. When the dice is rolled at
5 this proposed casino, there are winners and
6 losers. We in the surrounding communities
7 will be sadly -- is that it?

8 COMMISSIONER MCHUGH: Thank you. We
9 will be happy to take it if it's written
10 out. We will be happy to take it.

11 MS. KELLEHER: I will get it to you.
12 Thank you.

13 COMMISSIONER MCHUGH: Good. Thank
14 you very much. Liz Levin and Annette Tecce
15 will be the next speaker, so if Ms. Tecce
16 will come down. Ms. Levin.

17 MS. LEVIN: Thank you. I'm Liz
18 Levin. I live and work at 342 Bunker Hill
19 Street and you have heard about how
20 treacherous the traffic is at Sullivan
21 Square and how difficult it is to cross
22 even the street. And you've also heard
23 about the importance of the redesign
24 project for our community in terms of

1 better traffic flow and in terms of better
2 access to transit.

3 So, what I want to say to you simply
4 today is that if you approve a license for
5 Everett that you need to make sure that our
6 community is not a loser and that there are
7 the appropriate assurances in it and here
8 is a couple that I suggest.

9 First, the traffic impacts are
10 mitigated so that the traffic from the
11 casino can work with the redesign project
12 that we so carefully developed, and that
13 will be really important that the redesign
14 project, which is vital to our community,
15 is funded both by the developer and by the
16 government and it's implemented as soon as
17 possible on an accelerated schedule. I'd
18 actually like to see it implemented by the
19 time any casino opens.

20 And in doing that, you should look
21 carefully at phasing the project and
22 putting as the first phase Sullivan Square.
23 The public transportation improvements are
24 made. The T is planning to buy new Orange

1 Line cars. We should all ask that they
2 look at the power and signal needs and an
3 additional capacity, because it would be a
4 great opportunity to get in better public
5 transportation that really works. And,
6 also, that a transportation management
7 association is created and it's funded with
8 power so that every year it can look at the
9 plan and see what is happening and make
10 appropriate adjustments.

11 And, finally, that there's more
12 community engagement. As you heard from
13 Charlestown, we want to know the facts. We
14 want to understand what is happening, and
15 that would be helpful.

16 So, I want to close by saying
17 this -- it is an interest of everyone in
18 this room and in Everett and in Charleston
19 and in Boston that the traffic flows well
20 and that Sullivan Square and Rutherford
21 Avenue work.

22 And, so, in your case, I'd ask that
23 all of you with the authority you have,
24 with the resources you have and with your

1 wisdom that you help make that happen for
2 all of us. Thank you.

3 COMMISSIONER MCHUGH: Thank you.

4 Ms. Tecce and Mark Manganiello,
5 Manganiello, if I'm pronouncing that
6 correctly. He's next. Ms. Tecce.

7 MS. TECCE: Thank you to the
8 Commission for having me speak. I
9 represent the friends of City Square Park
10 in Charlestown. I addressed this body on
11 March 26th expressing our board's grave
12 concern over the devastation to our
13 community with the Wynn project and that
14 what it might have on the increase in
15 traffic volume.

16 From the years of work and research,
17 the friends of City Square Park, we weren't
18 always the friends of City Square Park. We
19 were at one time a north area task force
20 who worked very hard to eliminate traffic
21 corridors in our area. We experienced the
22 dire effects a major traffic corridor has
23 on a community as seen in the attached
24 before and after photos, which I will give

1 you after I speak.

2 The City Square Park area has become
3 a shining example of what happens when
4 citizens and government work diligently
5 together by driving the transportation
6 corridor away from neighborhoods thus
7 creating a way of knitting the community
8 back together with a peaceful and beautiful
9 space enjoyed by all residents and tourists
10 alike.

11 With the efforts of the community we
12 have, along with the city, state and
13 federal government, realized that a failed
14 transportation idea should never be
15 revisited. What is being considered here
16 today is, again, a potential of a bad idea,
17 of a failed idea that need not be repeated.
18 Charlestown community fabric was close to
19 being lost because of it. We do not want
20 to go back to this failed transportation
21 idea that puts pedestrians at risk and
22 limits residential and commercial
23 development.

24 It is dismaying that the Wynn Resort

1 in Everett will bring traffic to a level of
2 a service F. F means failed in many ways,
3 and that is what will happen to not only
4 our community but to the Wynn Resort
5 project as well. It is not as simple as if
6 you build it, they will come. They might
7 want to, but they won't be able to get
8 there from here.

9 We feel very strongly that bringing
10 the traffic to level F will make the Wynn
11 Resort a failed project. Charlestown will
12 be left with a desolate transportation
13 corridor as it once had in City Square.
14 Don't repeat -- please don't repeat a
15 failed idea. Thank you for your
16 consideration.

17 COMMISSIONER MCHUGH: Thank you, Ms.
18 Tecce.

19 MR. MANGANIELLO: Thank you and good
20 evening, Commission. My name's Mark
21 Manganiello. I'm a lifelong resident of
22 Everett.

23 COMMISSIONER MCHUGH: Can I just
24 interrupt you for a second? Andie Kim is

1 the next speaker. Mr. Manganiello, I'm
2 sorry to interrupt you. Go ahead.

3 MR. MANGANIELLO: Thank you for
4 doing a great job on my last name. I'm a
5 lifelong resident of Everett, and I have
6 been fortunate to actually work in Everett
7 for over 34 years at a food service
8 manufacturer local here that has been in
9 the city for 100 plus years.

10 I look at the Wynn project because
11 even though I work in the city, live in the
12 city, I've been fortunate to travel all
13 over the country on different business
14 avenues either as a member of the ASTM
15 International Committees, the Suffesick
16 Food Service Equipment Manufacturers and
17 MAFA.

18 And, so, I've been heavily involved
19 in the food service industry on the
20 engineering and manufacturing side, so I do
21 get to travel quite a bit to locations all
22 over the country. And I've actually been
23 over parts of Europe and so forth, but I do
24 see what works.

1 And one of my last trips was
2 actually to a location in National Harbor
3 Maryland, which was a convention center
4 that was built on the waterfront and that
5 actually spurred the idea maybe this is
6 something that could fit in Everett long
7 before the Wynn project came along. I even
8 reached out to the National Harbor Hotel
9 and Resort because they had the shuttle
10 services right to Washington, D.C.

11 And now Wynn comes along and this is
12 just the kind of development that I would
13 see as a business traveler that would spur
14 enormous amount of conventions here in the
15 Boston area with the waterfront access.

16 On the traffic issue because I've
17 listened to our neighbors, with all due
18 respect, I feel as though Everett has been
19 the doormat to the growth around of the
20 city. We get the traffic. They get the
21 reward of the growth of the Charleston Navy
22 yard, the one in Somerville there, the
23 Assembly Row and even in Saugus you have
24 this quarry.

1 These are places that did not exist
2 as I was growing up as a kid in this area,
3 and they have contributed heavily to the
4 traffic woes that we experience. So, with
5 all due respect, I think Everett gets the
6 doormat award and we don't get any of the
7 reward, so thank you.

8 COMMISSIONER MCHUGH: Thank you very
9 much. Ms. Kim, before we start, it's 8:00
10 now but we only have by my count another
11 eight people. So, I think, we can finish
12 this and finish this and still have
13 everybody out by approximately the
14 8:00 that we promised.

15 So, Ms. Kim, if you would step to
16 the podium and I will call Arthur Murphy,
17 the Third, please.

18 MS. KIM: Good evening,
19 Commissioners. I am excited to see the
20 Wynn plan and the development
21 revitalization of the city and the
22 development that brings on the economic
23 growth and the job creation. We are in
24 support of Wynn in the same reason for

1 systematic and sustainable growth for
2 minority business communities that
3 represents it will be working with Wynn.

4 I am representing on behalf of
5 Greater New England Minorities Development
6 Council. My name is Andie Kim. I'm the
7 director of Corporate Services Group. We
8 are a 39 year-old nonprofit mission-driven
9 organization. Our mission is to
10 significantly increase procurement
11 opportunities between minority businesses
12 and corporate members.

13 We work with members to meet
14 corporations of higher diversity goals and,
15 I believe, one of the supplier diversity
16 goals is also in line with Wynn. We have
17 taken a look at the Wynn defined diversity
18 goal, which is very strong.

19 And when Wynn approached us with
20 strong and a commitment to pursue in
21 working with us and providing the
22 opportunities for minority business in
23 development project and on board
24 opportunities, we were very excited. And

1 we not only wanting to provide the
2 opportunities only but to really
3 strategically partner with them to develop
4 the growth of the minority businesses that
5 will be working with Wynn and that the
6 sustainable and the creation of the jobs
7 that will bring to the table would be at
8 wealth.

9 So, I would like to take as an
10 example of a life, circle of life of a
11 business case on that end and I just wanted
12 to say that our team are ready to pull up
13 our sleeves to work with Wynn. Thank you.

14 COMMISSIONER MCHUGH: Thank you very
15 much. Arthur Murphy, the Third and the
16 next person will be Despina Makredes. Mr.
17 Murphy.

18 MR. MURPHY: Yes, good evening
19 everyone. Thank you all for allowing me to
20 speak. I know it's a bit after the hour.
21 I'd like to start by saying this will be a
22 little bit different. A lot of folks have
23 said lots of things. I would like to not
24 repeat lots of those things, especially

1 lots of these stats and figures and things
2 like that, lots of the numbers that have
3 been thrown out there.

4 I'd like to talk about things that
5 we've all dreamt about, things about
6 adventures, dreams. Where have we dreamt
7 of going as children, as adults, places
8 that we wanted to go? I wanted to go to
9 Cape Canaveral. I wanted to be an
10 astronaut. As I got older I wanted to go
11 to great places.

12 When I first saw Mr. Wynn speak,
13 when I first started watching videos, I saw
14 him only once live. When I started seeing
15 this things, I said, "Wow." I would listen
16 to what the man says and I said, "This is
17 someone who talks about something bigger,
18 something better, something more."

19 I look at the City of Boston. It's
20 right down the road. From the top of the
21 building, you can see the Custom House and
22 you can see the Schrafft building, the
23 Immigrants Building, something magnificent
24 and you can see old iron sides. You can

1 see all these magnificent structures.

2 And I say of these proposals, let's
3 call them A and one. Let's not even say
4 names. Take the names away, which one
5 befits a city that has been called the
6 Athens of America. Really, let's look at
7 the art of history just a little bit.

8 It's kind of like that Indiana Jones
9 movie, right, where Indy was about to blow
10 up that arc of the covenant. This isn't
11 some historical artifact in that sense.
12 The villain says to him, "You can't destroy
13 this thing. This thing is history. We're
14 just passing through it." Well, to some
15 degree we're not.

16 I think this would be seen really is
17 history, I guess, we have to ask ourselves.
18 Certainly you all do more than we do. I
19 don't decide any of this. Is the other one
20 really history, is it really or is this
21 history? I think we're just passing
22 through. I think this one is the history
23 that will be the right side of history that
24 will not just benefit the City of Everett.

1 For a moment, I'd hate to say it,
2 forget the City of Everett. What's the
3 best thing for the region for everyone?
4 What's the one that will really be the
5 right thing that the overall package is the
6 right piece? I don't think there's any
7 question. To me, it seems so cut and dry.
8 Forget who owns it, forget personality, all
9 that stuff for a minute. To me, it just
10 seems so clear.

11 I did finally get to go as a kid to
12 that place. I have photos. It was a lot
13 of fun and I think, you know, at the end of
14 the day when Mr. Wynn talks about things
15 like driving around other places, flying
16 over them, he talks about the vast majority
17 of folks coming from other countries to go
18 to Wynn Las Vegas certain to weather the
19 storm.

20 That's what you have to have, right,
21 folks, going around other places, over
22 other places. Lots of folks who talked
23 about saturation in the industry will this
24 weather the storm for Massachusetts for New

1 England better than the competition?
2 That's an easy question, I think, but it's
3 certainly an awful relevant one, awful
4 relevant. With that I say thank you so
5 much for your time. I wish you all the
6 very best. Thank you.

7 COMMISSIONER MCHUGH: Thank you.
8 Despina Makredes, Richard Elio described
9 himself as a property owner.

10 MS. MAKREDES: Hello. My name is
11 Despina Makredes, and I'm the Culinary Arts
12 Director at Everett High School and you saw
13 my students here tonight serving and --

14 COMMISSIONER MCHUGH: Thank you very
15 much. Not only did we see them, we ate
16 what they prepared.

17 MS. MAKREDES: The students that
18 prepared the food were actually students
19 that I had probably eight or nine years ago
20 and they are business owners here in
21 Everett and together with my students, my
22 present students they served and prepared
23 the food, so I am very proud of them.

24 So, I started the program 22 years

1 ago. And at that time, I only had a
2 handful of students. I was asked to start
3 a program in Everett and now we have an
4 enrollment of 383 students, which we have
5 had to turn away, unfortunately, a couple
6 of hundred because our space of our kitchen
7 can only fit about 190.

8 So, as Dr. Stella mentioned about
9 the Allied Health Program at Everett High
10 School and the connection with the Wing
11 Hospital and their internships, I see the
12 Wynn project being a wonderful facility for
13 my students also to do internships, to do
14 job shadowing, to participate in summer
15 program opportunities for advancement
16 long-term employment.

17 With their nine restaurants or eight
18 or nine restaurants and expected millions
19 of visitors over the years and their casino
20 restaurants cannot service everyone. So
21 that means that the overflow will go to the
22 restaurants in the area. So, if there's
23 any question about the restaurant in the
24 area.

1 Also, the benefits to other culinary
2 programs. Bunker Hill Community College,
3 which is in Charlestown, has a wonderful
4 culinary arts program. I used to teach
5 there years ago, and they will benefit from
6 that. The Le Cordon Bleu, which is a newly
7 built college, a culinary college in
8 Cambridge, their students will benefit.
9 Somerville High School, which was my high
10 school that I attended, also has a culinary
11 arts program and their students will
12 benefit. Medford High has a culinary arts
13 program, Northeast Regional and Wakefield,
14 all these programs will be able to benefit
15 from jobs that they could get at the Wynn
16 casino and at what I see in the future
17 perhaps many hotels and other businesses
18 coming about because of the casino in the
19 area.

20 So, first of all, I want to thank
21 the Wynn team because they have been very
22 gracious to our students and have invited
23 us to their facility. And ever since I met
24 them in October and we hosted an event at

1 our school for them, it was really
2 enjoyable and my students had a great
3 opportunity to serve and show what they
4 could do to them. And, also, I wanted to
5 thank, you know, the mayor. The mayor is
6 back there for his support always for our
7 program and the Kiwanis and rotary clubs
8 for always supporting us. Thank you.

9 COMMISSIONER MCHUGH: Thank you very
10 much. The next person I have on the list
11 is -- I can't read the list -- Walstein,
12 Wendy, Wesie, Walstein. Nobody responds to
13 either. Jim Tocca. The handwriting, I'm
14 having trouble with it. The affiliation
15 for Mr. Tocca is Bite to the Sea. Nicholas
16 Craymin followed by Kate Kennon. These are
17 printed there. Kate Kennon.

18 SPEAKER: Good evening,
19 Commissioners. I'm grateful to be here
20 this evening to speak on behalf of the
21 Charlestown Preservation Society. As its
22 president, I know I submitted a letter to
23 you a couple of months ago. I hope you
24 were truly able to absorb that.

1 Tonight I just wanted to speak a
2 little bit more specifically about our
3 relationship and the presentations that the
4 casino has offered our community, and I
5 think you have heard others speak this
6 evening that perhaps we have not
7 necessarily experienced a straightforward
8 comprehensive and a transparent
9 relationship with them. And, I think,
10 specifically on the matter of the traffic,
11 it's a big concern for us.

12 So, in particular, a friend of mine
13 was struck by a car and there was a
14 bicyclist killed in the neighborhood. So.
15 I think that there is a serious concern
16 about the quality of life that we are
17 worried about. I think that your decision
18 whether or not to allow this consideration
19 to proceed is something that I would hope
20 to influence this evening so that from what
21 we've been listening to we are looking for
22 more and we are not really seeing where we
23 asked several times.

24 So, in this opportunity, I think one

1 of the things that is fairly critical about
2 the idea of the geography of where Wynn is
3 trying to plant this casino is that the
4 traffic node has a prior concern. It
5 proceeds what is happening for the casino,
6 and that is being overlooked.

7 So, I would implore you with what
8 the friends of City Square have said. They
9 are an example. If Wynn is as five-star as
10 he says he is, then we will see something
11 looking very much like City Square for a
12 new Sullivan Square in the future and you
13 guys will hopefully hold him to something
14 like -- because he has made a lot of
15 promises, and I feel that in those promises
16 the proof is in the pudding.

17 So, what's on paper, what's in the
18 final environmental impact report, that's
19 going to be the precedent that is going to
20 be his guide. And I hope then that what
21 you stipulate in terms of how that dialogue
22 continues to unfold that at least that you
23 are looking out for our community.

24 In particularly, I was having lunch

1 with my son just after Bunker Hill Day and
2 I saw the smokestack here in Everett
3 blinking away and I realized my goodness,
4 there is going to be a tower 100 feet
5 taller than that that I will be able to
6 look at with the name "Wynn" on it on the
7 monument, and I'm not sure that I can
8 swallow that very well.

9 So, in terms of the site lines
10 architecturally speaking, I hope you are
11 aware of such an impact on our community
12 and such a significant historic element to
13 our community. So, I am going to leave it
14 at that, give you something to think about
15 and look forward to how you proceed.

16 COMMISSIONER MCHUGH: Thank you,
17 sir.

18 SPEAKER: Have a nice evening.

19 COMMISSIONER MCHUGH: All right, Ms.
20 Kennon followed by David Ela.

21 MS. KENNAN: Hi my name is Kate
22 Kennan. I'm a resident in Charlestown.
23 I'm also a small business owner in
24 Charlestown, and I am also a cofounder of

1 the Friends of Sullivan Square. So,
2 Friends of Sullivan Square was a community
3 organization -- we started it in '08 and
4 '09 -- to actually come up with planning
5 ideas for Sullivan Square that would
6 actually knit Charlestown back together.

7 So, as you know, I mean, it's pretty
8 obvious just using common sense that the
9 majority of the traffic from going to the
10 casino will come through Sullivan. So, if
11 you are coming from the south, you're going
12 to take 93 and you're going to get off at
13 Sullivan. If you're coming from the north,
14 you're going to get off at Sullivan and
15 it's the same thing coming from the west.

16 So, we have this -- you know, if
17 you're coming from the east or coming from
18 the ocean, we have a very small port. So,
19 just common sense we know how much and we
20 know how bad it is out there right now.

21 So, my plea is just that the -- we
22 had about -- we had six community meetings
23 with Friends of Sullivan Square before the
24 Boston Transportation Department planning

1 project started, and I have the meeting
2 notes from that that I will just share with
3 you, is that we had 100 percent vote show
4 of hands at an over 60 person meeting that
5 we didn't want to have tunnels through
6 Sullivan Square. That we actually wanted a
7 road that reknits the community together.

8 One of the reasons for that is
9 because we have to remember all this
10 project and Sullivan Square is all in a
11 flood zone. If we have a hurricane at
12 high-tide, like Sandy, it is all going to
13 go under water. And one of the problems
14 with tunnels and changing that is that we
15 are going to have a flooded artery coming
16 in and out.

17 So, it's really important to both
18 think not in human safety and welfare and
19 then also just thinking about the amount of
20 open space and things that are in that
21 area.

22 The second thing is that in addition
23 to our meetings that we had, like I
24 mentioned with over 60 people there, we

1 also had over 10 meetings with the City of
2 Boston where we had literally as many more
3 people than were here today debating what
4 Rutherford Ave. and Sullivan Square should
5 look like.

6 And we came to a decision, and it
7 was the community approved option that's on
8 the ballot now that Mayor Menino supported
9 and I strongly urge the Commission to
10 consider that plan because we have had so
11 much -- 10 years of planning on this
12 project and really, really hope that you
13 require Wynn to actually get Sullivan
14 Square built before the project goes in.

15 So, again, it's a gateway not only
16 for Wynn because it's the first thing that
17 everyone sees but also for our community.
18 And then it really follows the approved
19 plan that we've already been kind of on the
20 table with.

21 So, I really hope that you will
22 consider that to really, again, the big
23 thing is no tunnels, minimizing the width
24 of the roads, bike lanes, park

1 beautification but all of that if it does
2 go through to please, please make that
3 mitigation a priority. Thank you.

4 COMMISSIONER MCHUGH: Thank you.

5 MS. KENNAN: And these are just the
6 meeting notes from our Friends of Sullivan
7 Square meeting. I don't know if they are
8 helpful but --

9 COMMISSIONER MCHUGH: Thank you.

10 David Ela followed by Bob Mara.

11 MR. ELA: I thought I was going to
12 be the closer tonight.

13 COMMISSIONER MCHUGH: No, you're
14 getting close. You're the setup man.

15 MR. ELA: I'm the setup man. I will
16 do my best impression. My name is David
17 Ela. I'm the chairman of the subcommittee
18 on finance for the Everett School
19 Committee. I've been a school committee
20 member for the last 15 years.

21 As you may have heard earlier this
22 evening, the Metropolitan Area Planning
23 Council is expecting our growth in our
24 student population to increase by

1 30 percent by the year 2030. What's going
2 to happen is we're going to go from a
3 student population of 7,000 students to
4 nearly over 9,000 students. And by having
5 the Wynn casinos and Wynn Resorts, I don't
6 think of it just as a casino. I think of
7 it as a resort. They are going to come in,
8 and they are going to infuse our economy
9 with much needed capital because we are
10 going to need to build a new school.

11 If we increase our population,
12 student population by at least 2,000
13 students, our high school that was opened
14 in 2007 will be severely cramped and
15 crowded and will be almost obsolete as far
16 as the amount of population of student
17 enrollment we can get in that high school.
18 A school that was built for 1,800 will now
19 have to house 2,400 students in less than
20 one generation.

21 And we feel that with Wynn Resorts
22 coming in to infuse capital into our school
23 district, we will be able to build new
24 schools. We will be able to build an

1 addition to the high school. We will be
2 able to build a new pre-K to eight school.
3 Also, we can then with our school system
4 provide opportunities for our students.

5 As Ms. McCredis said, our culinary
6 arts program, getting students to go into
7 the security and making sure that they can
8 work within the whole resort system. We're
9 looking at jobs and allowing our students
10 and our young adults the opportunity to get
11 involved in the hospitality industry.

12 Also, our college students that go
13 away, the mayor will constantly say at
14 graduation, "Please come back and work in
15 Everett." This is going to be one
16 possibility that students are going to have
17 to come back to the city, give back to the
18 city.

19 This may only be the first thing
20 that we're going to see in our city. But
21 as the other people have said, we may see
22 other development that are going to bring
23 professional people back into our city.
24 So, what they can do is they can use their

1 professional degrees to come back and work
2 and give back to the city that they grew up
3 in so that we can have a better city in the
4 future.

5 Also, cleaning up our river. I see
6 people going along. I see rowing teams.
7 Our high school started a rowing team this
8 year. In utilizing the Malden River or
9 people utilizing taxi services using it
10 under solar power taxi, accessing the
11 river, not only the Malden and the Mystic
12 Rivers but allowing us to revitalize an
13 area that has been long not used since
14 before the industrial revolution.

15 Everett was once a thriving port
16 city along the Malden and Mystic River and
17 we are now -- hopefully we can regain that
18 access to the river, and we can have people
19 utilize the river and discover the beauty
20 of the Malden River.

21 I had sent a letter earlier this
22 year and why first impressions are so
23 critical. Everett Wynn will transform
24 Everett but also the Mystic and Malden

1 River with waterfronts what once was an
2 eyesore and consistently neglected will now
3 become a place where people want to visit.
4 The opportunity to mitigate and reclaim 40
5 acres of previously polluted land is the
6 most important reason that you, as members
7 of this gaming commission, can make to
8 award the Region A/Category 1 resort
9 license to Wynn Everett.

10 Our generation has the
11 responsibility to write the wrongs of our
12 predecessors and provide our future --
13 provide for a better future for future
14 generations to come, and I'd just like to
15 say thank you.

16 COMMISSIONER MCHUGH: Thank you.
17 All right, Bob Ela. I think I called your
18 name Mr. Ela and Bob Mara I meant. It's
19 getting late.

20 MR. MARA: Thank you. We met before
21 back in April. My name is Bob Mara. I
22 work for Cambridge Health Alliance as the
23 director of the Everett Community Health
24 Partnership for the past nine years. I am

1 a resident of the Hyde Park neighborhood of
2 Boston. My daughter is a very hardworking
3 and talented special-education teacher in
4 Everett Public Schools who lives in Everett
5 with her family, including my only
6 grandchild, who I love very much.

7 I am a member of Action for Regional
8 Equity and support the testimony they,
9 that's Wesie Walstein, presented to you
10 yesterday, including the provision of
11 living wage jobs for local residents of
12 Everett and in surrounding communities
13 including Boston.

14 I am especially concerned that as
15 many jobs as possible will be available to
16 people returning to their communities from
17 prison, a group of people I am assisting as
18 they are referred to me by CHA doctors and
19 the Everett police. I have very mixed
20 emotions about casinos. The jobs they
21 create are vitally important; however, I
22 believe there are much fairer and safer
23 ways to raise needed tax revenue.

24 I have no mixed emotions whatsoever

1 about one person who has been very
2 outspoken in his support of a casino in
3 Everett. That is Mayor Carlo DeMaria, Jr.
4 Over the past 40 years, including 20 years
5 as an assistant deputy commissioner at
6 Boston City Hospital, I have come to know
7 six mayors pretty well, three in Boston and
8 three in Everett.

9 For seven years I worked closely
10 with Mayor DeMaria, his staff and his
11 family on a variety of community
12 health-related issues, including working
13 closely with his wife to help her
14 distribute the significant amount of money
15 she raised for Everett's large Haitian
16 community after the tragic earthquake in
17 Haiti.

18 At present, I am working with the
19 mayor's mother who has two amazing backyard
20 gardens, I think the most amazing in
21 greater Boston, to help expand Everett's
22 Community Garden programs. I've gotten to
23 know the mayor and his family pretty well.

24 What's most clear to me about the

1 mayor is his deep love for the people of
2 this city and his willingness to work very,
3 very hard day in and day out on their
4 behalf in an upfront and honest way.

5 Everett is a small city with very
6 little separation of residents by income or
7 color of skin like in Boston. What the
8 mayor does as the representative of the
9 people he does also to himself and his
10 family. He supports the casino, because he
11 thinks this is the right thing to do for
12 everyone in Everett, including his family
13 and my family. I wholeheartedly support
14 him and hope that you will do likewise.
15 Thank you.

16 COMMISSIONER MCHUGH: Mr. Mara,
17 thank you very much. The last name I have
18 on the list is Bruce Desnet. Bruce Desnet
19 here?

20 All right then, thank you all very
21 much. We are concluded. We will, as I
22 said earlier, when we opened it, we are not
23 going to conclude the meeting tonight.
24 Tonight's session is now concluded. The

1 meeting remains open. This is the
2 statutory meeting. It will remain open
3 until we do close it.

4 We will post the notice of the next
5 meeting, at which we will close it, but
6 it's likely to be on August 12th. And if
7 we can have the same facility, we will be
8 back here. If not, we will be in some
9 other facility and of course the location
10 will be contained in our posting as will
11 the agenda.

12 And that's for the purpose of
13 allowing people to speak on things that
14 have occurred, significant developments
15 that occur between now and then, if there
16 are any, and we will also give the
17 applicant an opportunity to make a closing
18 statement at that time.

19 So, thank you all for your
20 participation. It's very important to us,
21 and we will see you at the next meeting.

22
23 (Meeting suspended at 8:30 p.m.)
24

1 WYNN RESORTS:
2 Robert DeSalvio, Senior Vice President
3 Matt Maddox, President of Wynn Resorts
4
5 GUEST SPEAKERS:
6 The Honorable Carlo DeMaria, Mayor of Everett
7 James Errickson, Director of Planning and
8 Development
9 Dr. Thomas Stella, Assistant Superintendent of
10 Schools
11 Wayne Matewsky, State Representative
12 John Hanlon, City Councilor
13 Fred Capone, City Councilor
14 The Honorable Gary Christenson, Mayor of Malden
15 David D'Arcangelo
16 Matthew McLaughlin, Ward 1 Alderman
17 Steve Mazzie, Chief of Police of Everett
18 Joseph Marino
19 Linda Maloney
20 Louise Losanno
21 Christine Ragucci
22 Sandy Juliano
23 Michael McLaughlin
24 Jay Campbell

- 1 GUEST SPEAKERS:
- 2 Dan Skerritt
- 3 Vincent Ragucci, Jr.
- 4 Michael Mangan
- 5 Frank Parker
- 6 Paul Dobbins
- 7 Terry Baldwin-Williams
- 8 James Sachetta
- 9 Louise Ann Zawodny
- 10 Roger Thistle
- 11 Charles DiPerri
- 12 Samson Edea
- 13 Jamie McNeil
- 14 Charles Radosta
- 15 Robin Brickley
- 16 Ekongkar Kalsa
- 17 Marlene Zizza
- 18 Roland Hughes
- 19 James Massone
- 20 Greg Janey
- 21 Edward Lucas
- 22 Manuel Vazquez Cretin
- 23 Laura Mackey
- 24 Ivey St. John

1 GUEST SPEAKERS:
2 Marie Tozzi
3 Jennifer Rossi
4 Andrew Jay
5 Barry Hock
6 Jim Tozza
7 William Lamp
8 Ann Kelleher
9 Liz Levin
10 Annette Tecce
11 Mark Manganiello
12 Andie Kim
13 Arthur Murphy, III
14 Despina Makredes
15 Kate Kennan
16 David Ela
17 Bob Mara
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COMMONWEALTH OF MASSACHUSETTS

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I, KRISTEN M. EDWARDS, COURT REPORTER,
do hereby certify that the foregoing is a true and
accurate transcription of my stenographic notes,
to the best of my knowledge and ability.

WITNESS MY HAND, this 7th day of July,
2014.

Kristen M. Edwards