

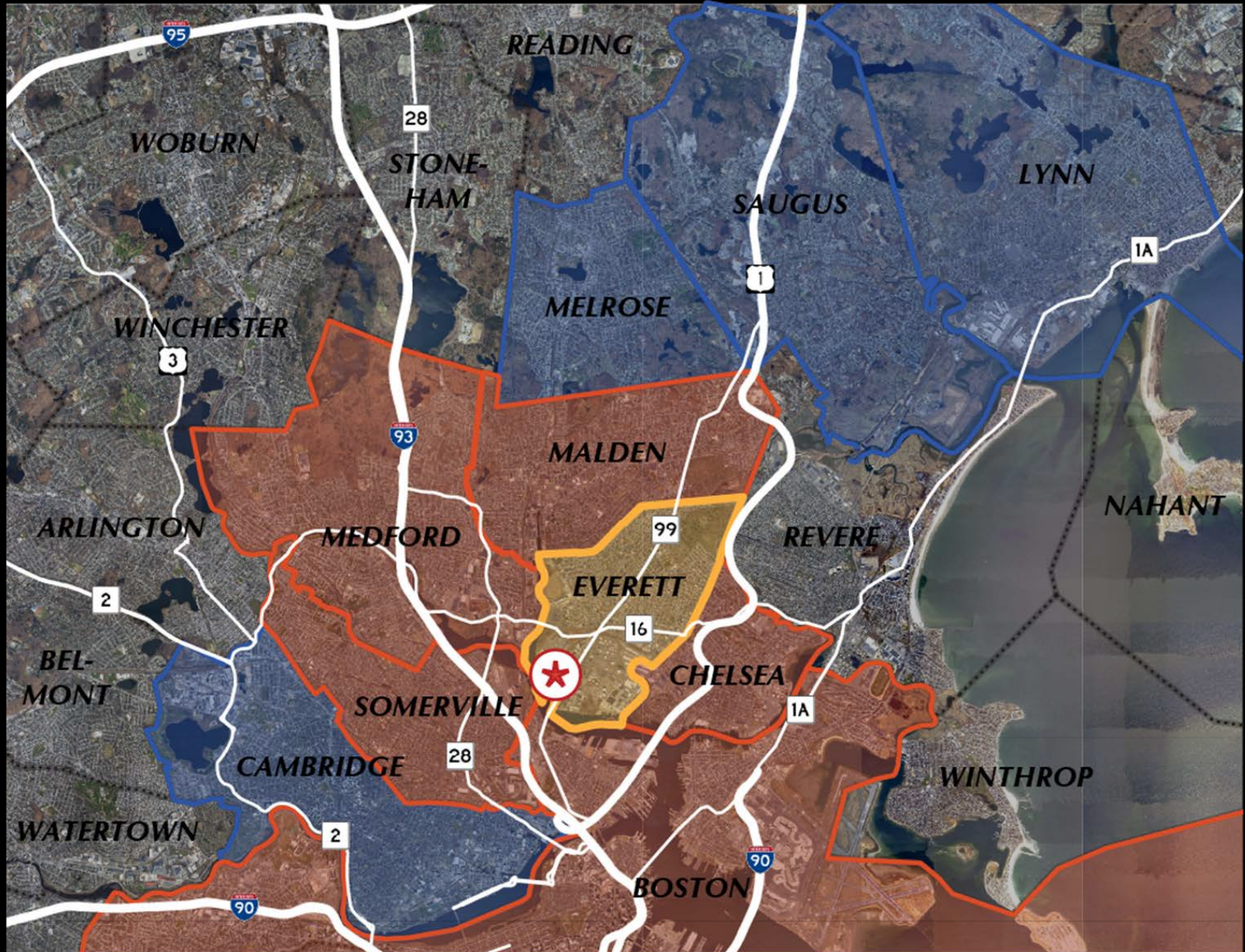
Wynn Everett Surrounding Community Analysis

January 29th, 2014

Agenda

- Methodology
- Overview of Impacts
- City by City Information
- Conclusions

Status of Communities



Designated Surrounding Communities

- Malden
- Medford
- Chelsea
- Somerville
- Boston

All adjacent communities other than Revere*

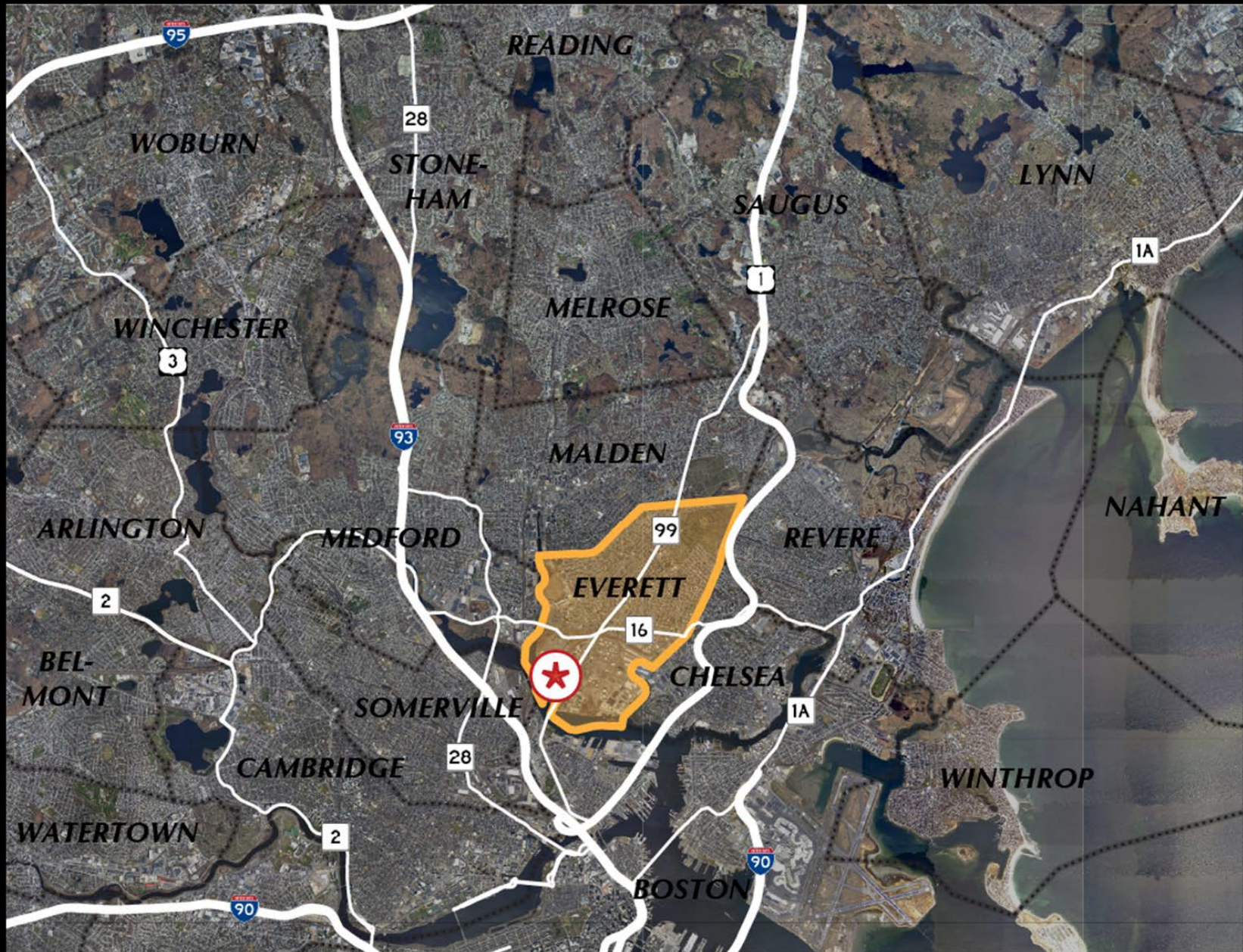
* Revere did not submit a petition

Methodology

205 CMR 125.01(2)(b):

1. Proximity
2. Transportation infrastructure will be significantly and adversely affected
3. Community will be “significantly and adversely” affected by the development of the gaming establishment
4. Community will be “significantly and adversely” affected by the operation of the gaming establishment
5. Community will “significantly and adversely” affected by other relevant potential impacts

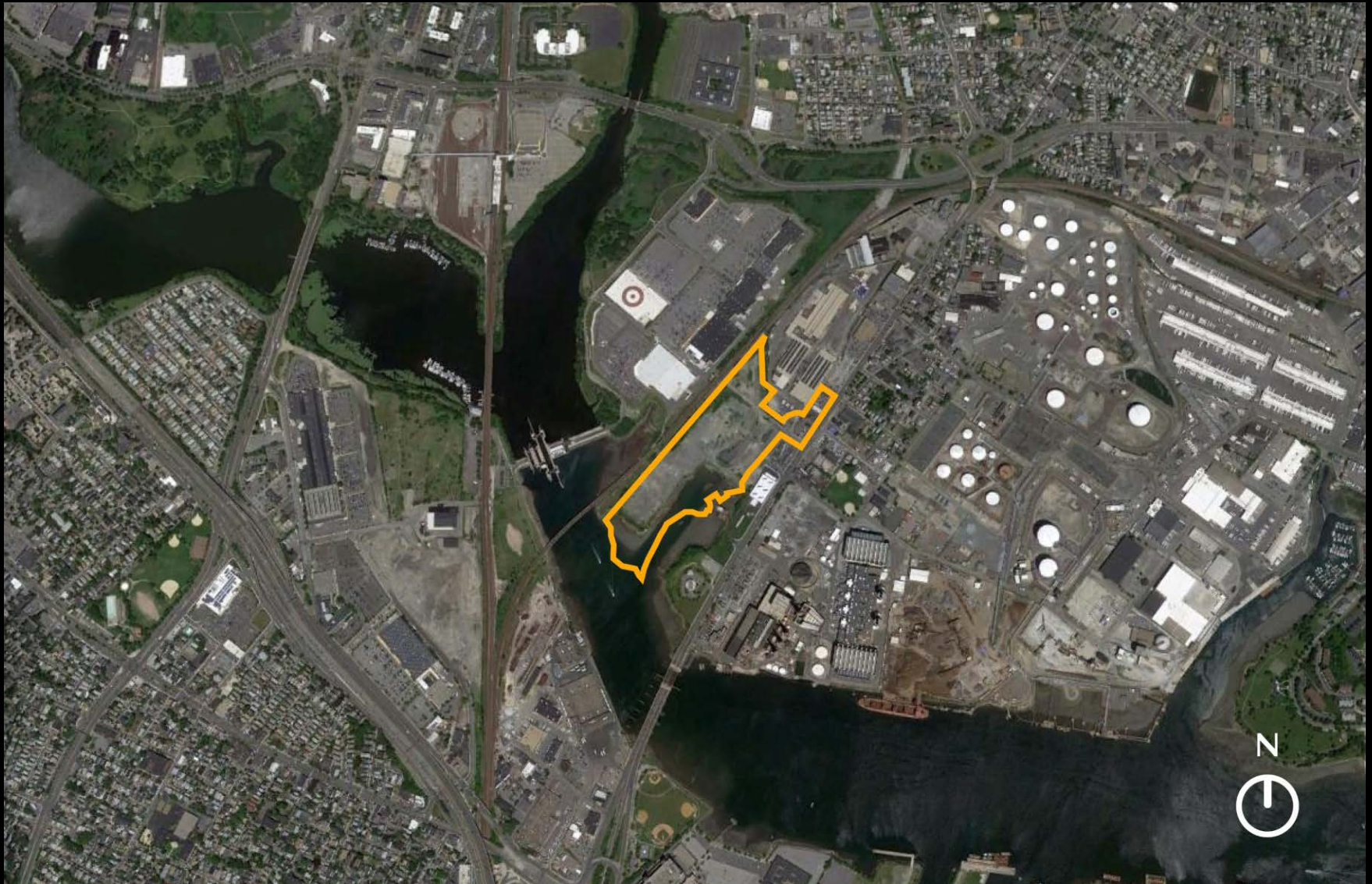
Overview of Impacts - Proximity



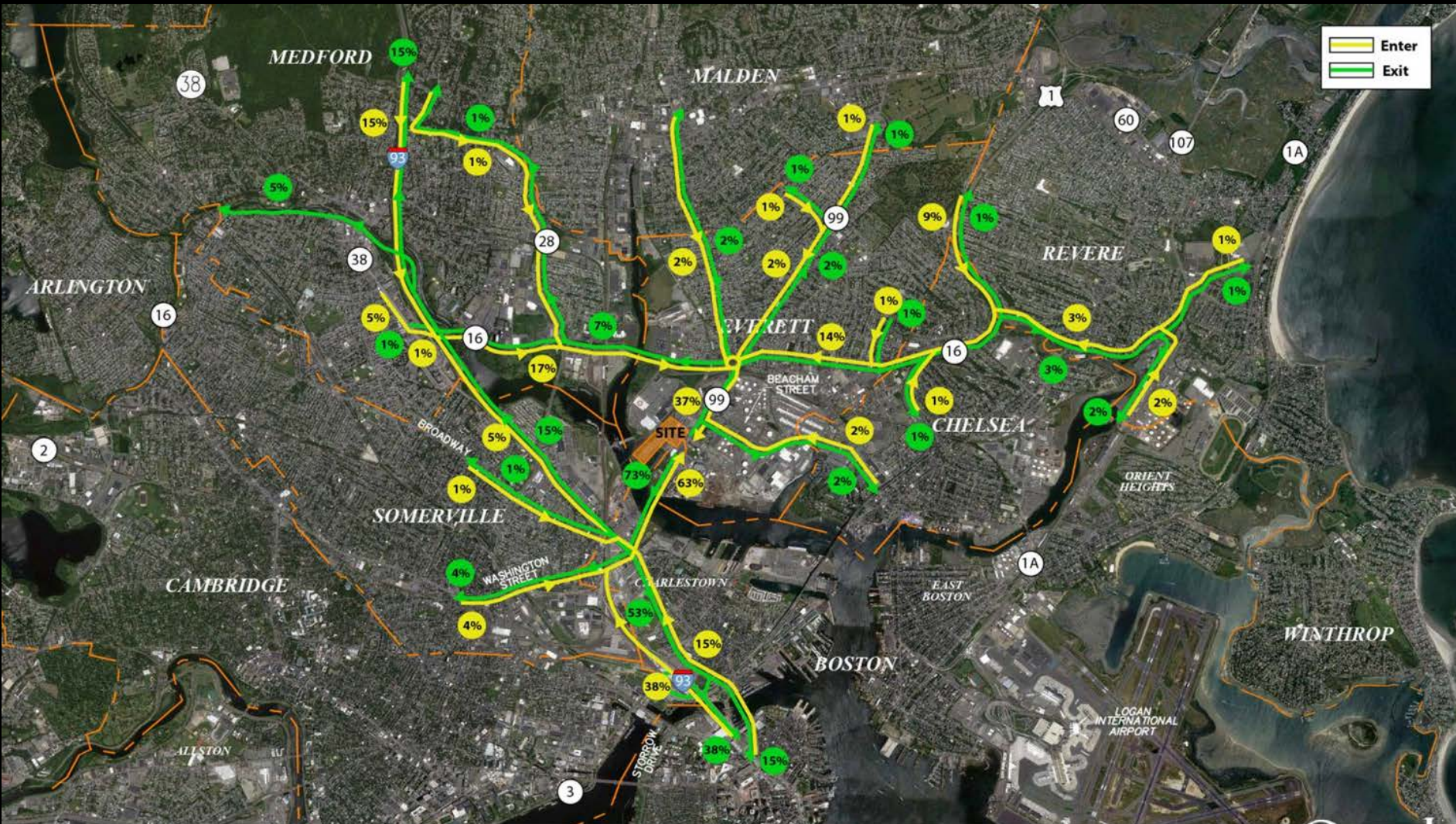
Overview of Impacts – Proximity Chart

City	Approximate Length of Common Border (miles)	Approximate Distance from Wynn Site to Border (miles)
Malden	1.80	1.33
Medford	1.04	0.38
Boston	0.66	0.00
Chelsea	3.00	0.76
Somerville	0.27	0.01
Cambridge	0	1.14
Lynn	0	6.50
Melrose	0	3.25
Saugus	0	4.50

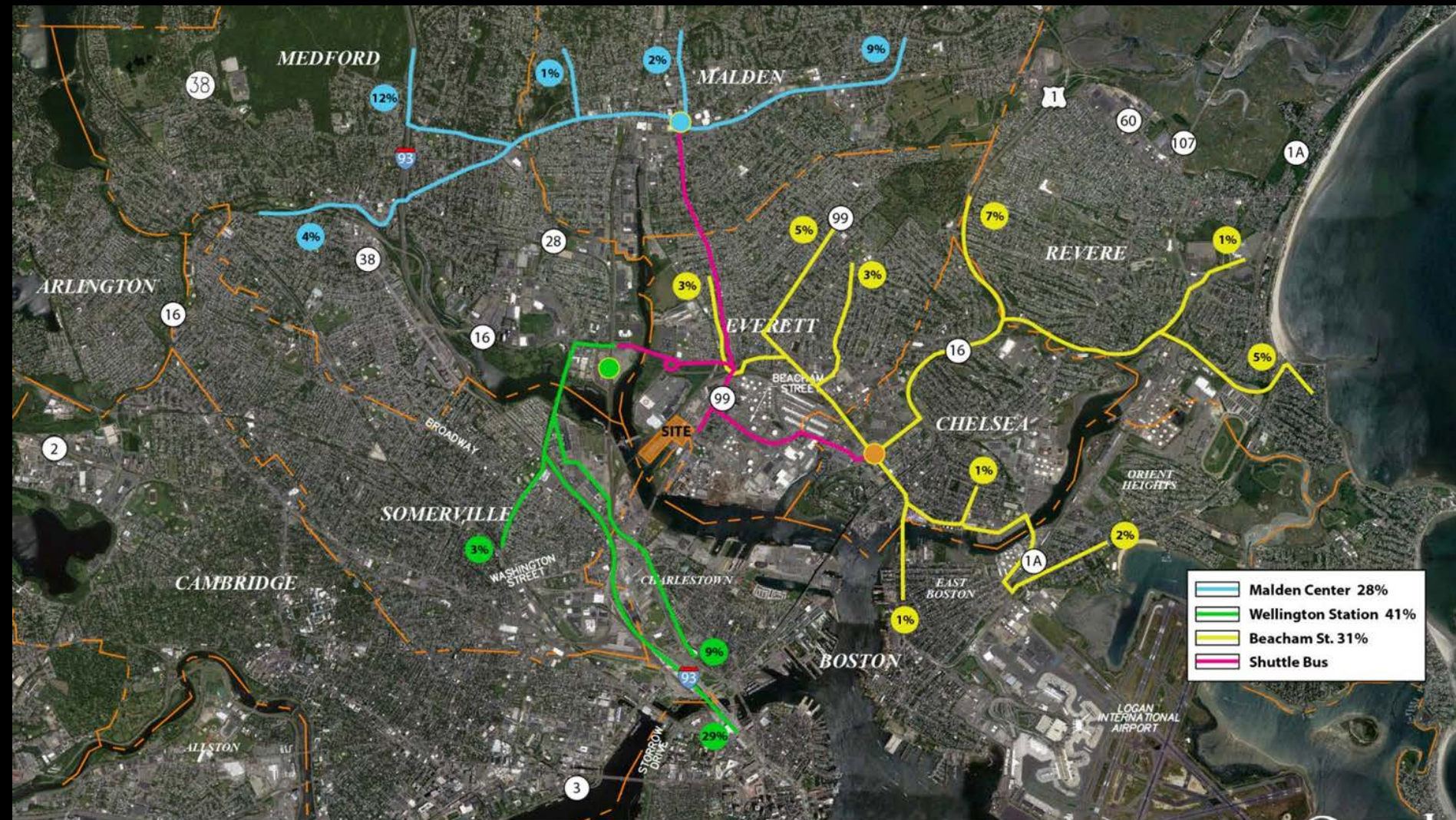
Overview of Impacts - Site Context



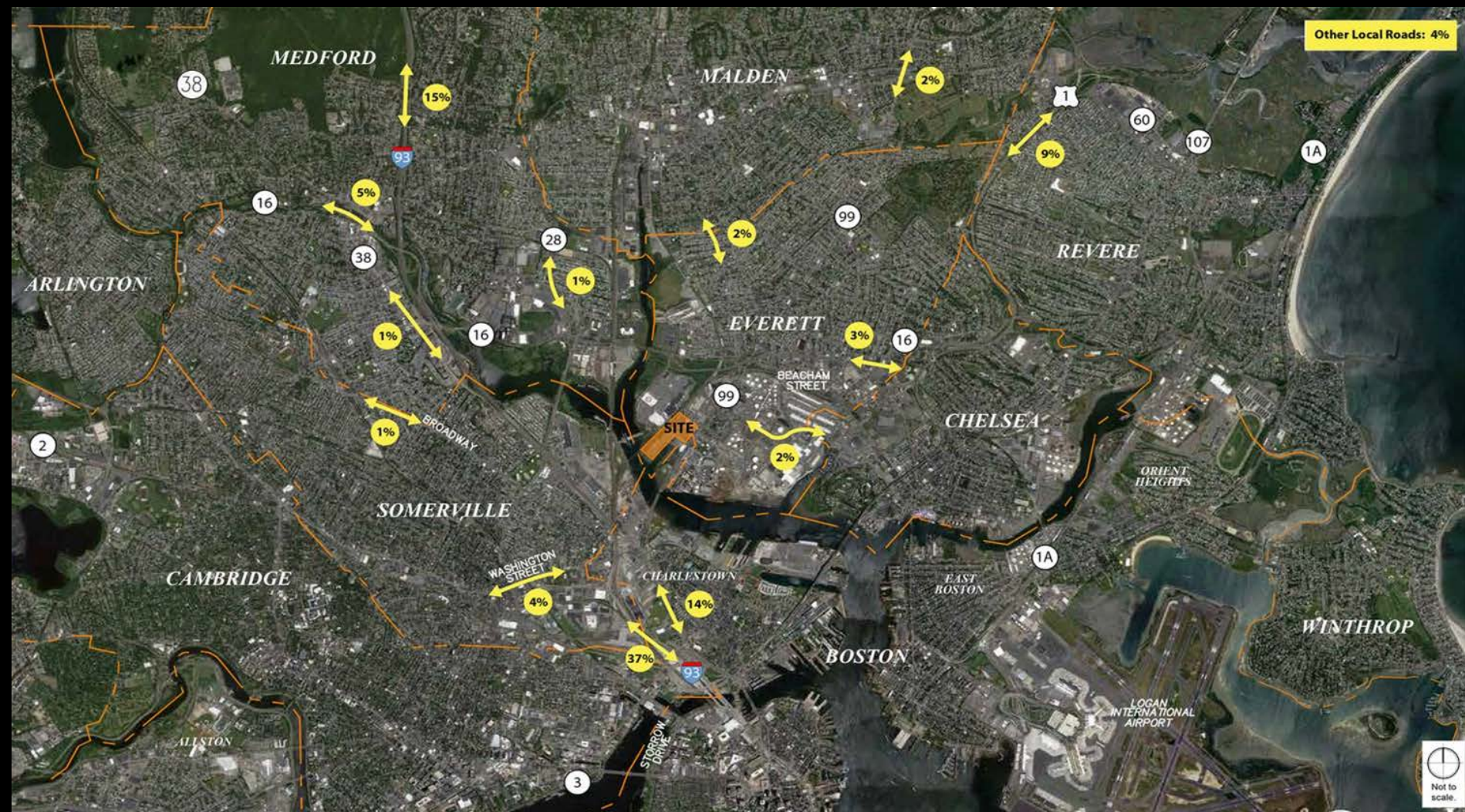
Transportation Infrastructure – Trip Distribution of Patrons



Trip Distribution of Employees



Composite Trip Distribution



Wynn Everett Traffic Distribution

City	Direct in %	Direct Out %	Indirect In %	Indirect Out %
Malden	6	6	0	0
Medford	20	13	0	0
Boston	56	63	0	0
Chelsea	12	12	0	0
Somerville	0	0	25	16
Cambridge	0	0	0	0
Lynn	0	0	1	1
Melrose	0	0	3	3
Saugus	0	0	8	7

Traffic Mitigation

- Most exhaustive traffic analysis
- Through the MEPA process, Wynn will be responsible for approximately \$40 million in traffic mitigation:
 - Everett (host community)
 - Medford (designated surrounding community)
 - Boston (designated surrounding community)
 - Chelsea (designated surrounding community)
- No traffic mitigation required in any of petitioning communities

Overview of Impacts - Construction

- Potential Impacts
 - Noise
 - Dust
 - Erosion
 - Vibration
 - Traffic

Construction Noise Impact

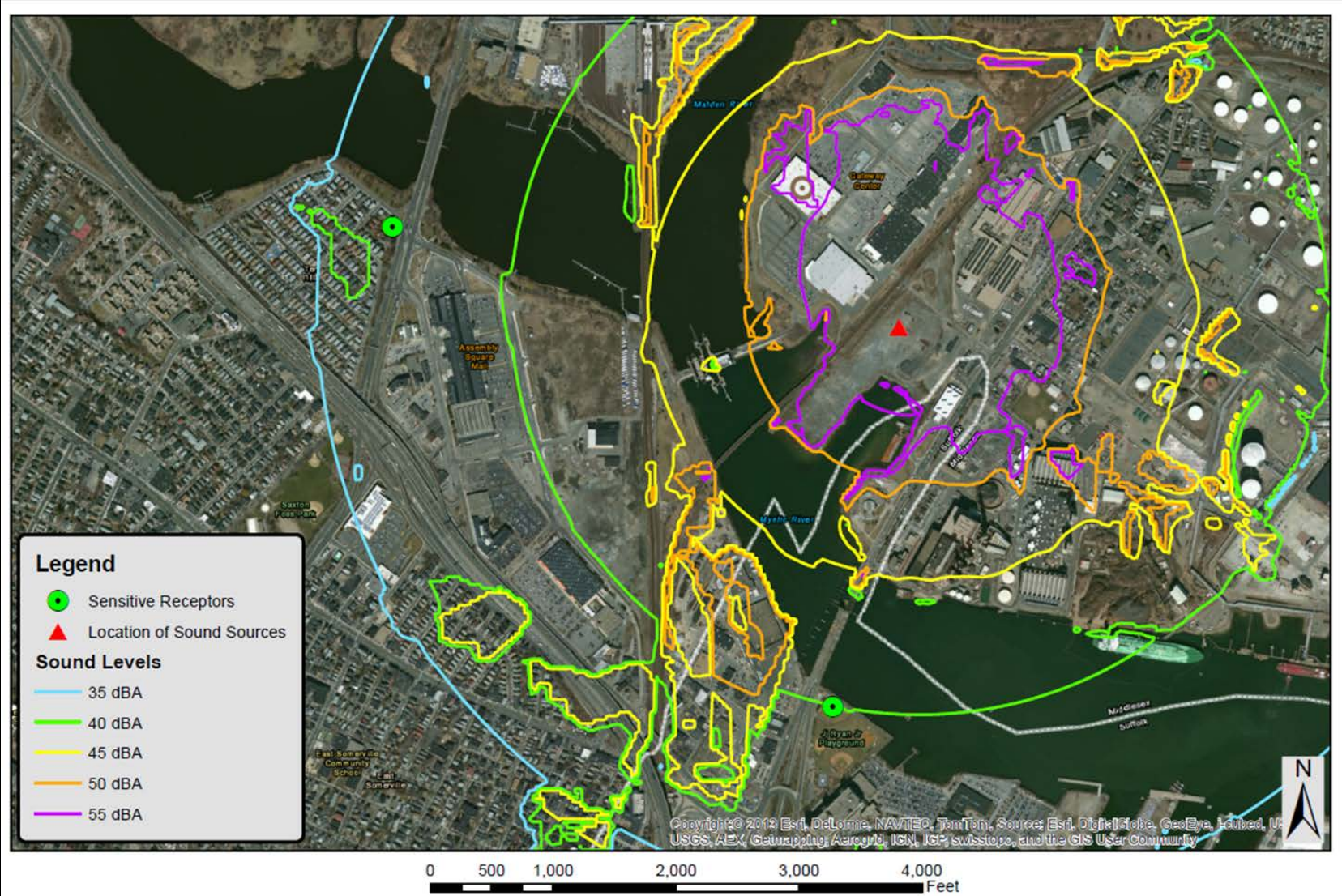


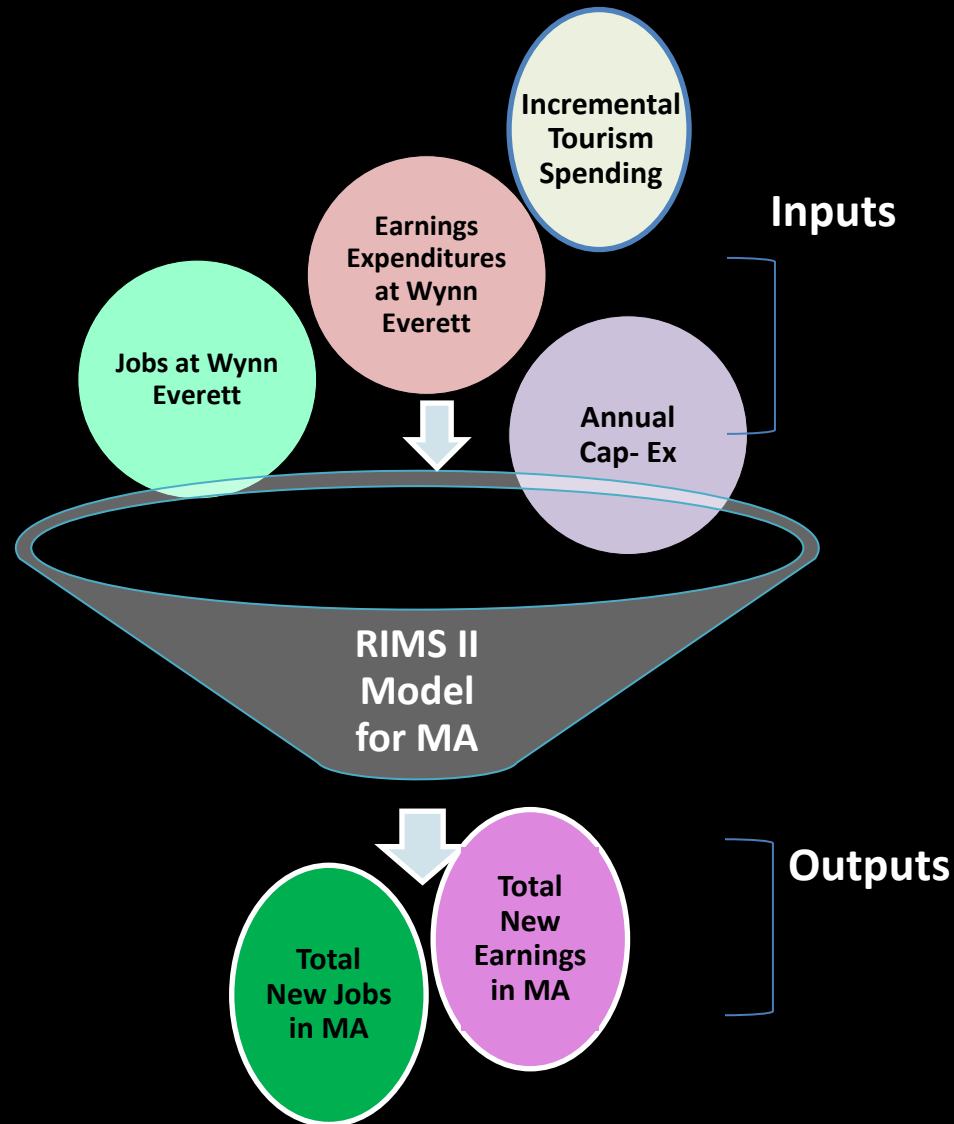
Figure 1
Maximum Sound Levels (Leq, dBA) from
Wynn Everett Construction

Impacts During Operation

Regional Input-Output Modeling System II (RIMS II)

- RIMS II was created by the U.S. Bureau of Economic Analysis.
- Specific multipliers for specific industries, specific to states.
- Used to project Wynn Everett's economic impact throughout the Commonwealth of Massachusetts.

RIMS II Modeling



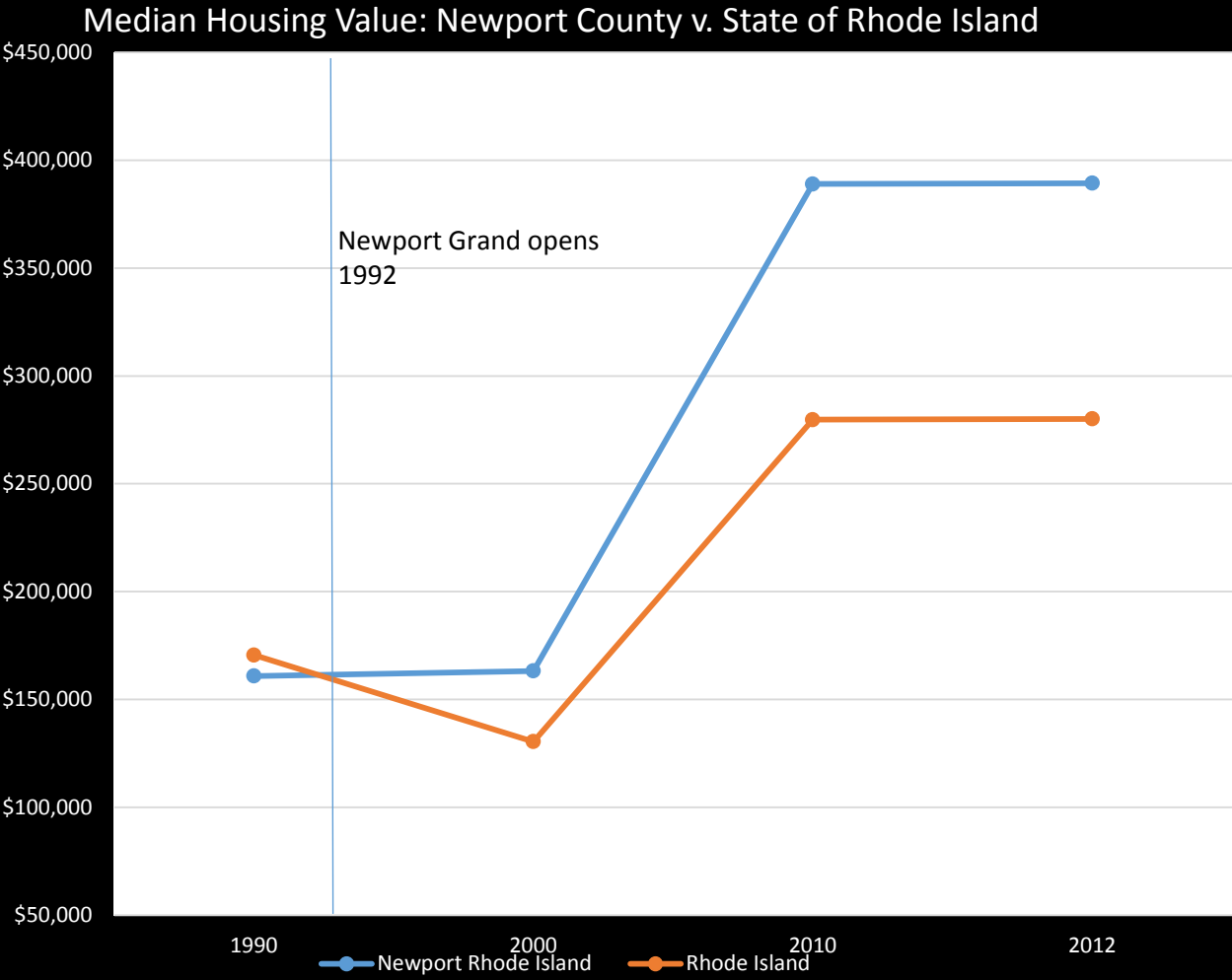
Statewide Economic Impact - Projection

- **5,144 New Jobs**
 - 3,287 Direct On-Site FTEs (approximately 4,000 Jobs)
 - 1,858 Indirect & Induced FTEs throughout Commonwealth
- **\$270.55 Million in New Earnings**
 - \$136.13 million Direct On-Site Earnings
 - \$134.42 million Indirect & Induced Earnings throughout the Commonwealth

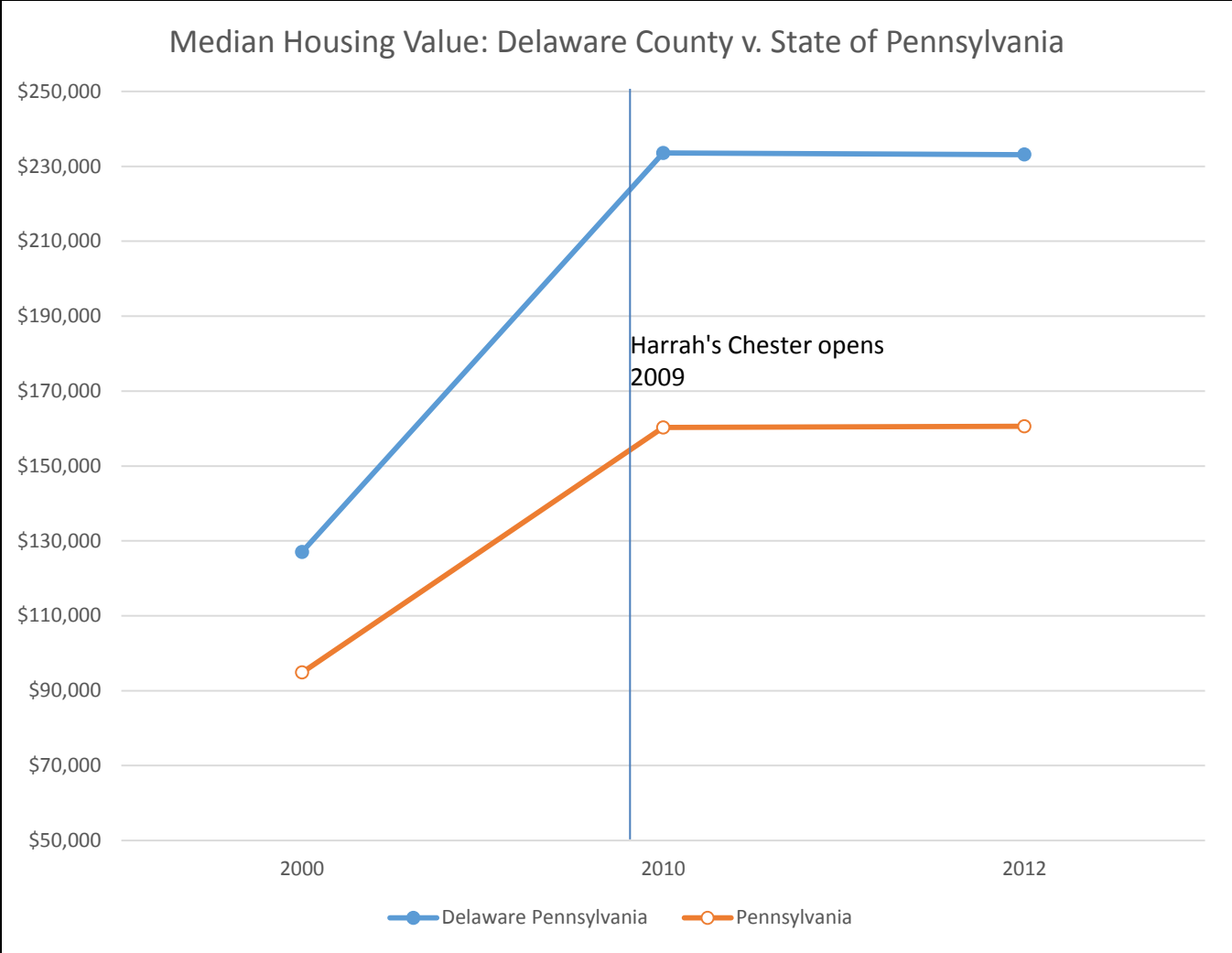
Impacts of Casinos on Residential Property Values

- We have not found that the presence of a casino has negative effects on the value of residential property in the area
 - Often, communities with casinos experience stronger growth or a more stable housing value than their state average

Impacts of Casinos on Residential Property Values



Impacts of Casinos on Residential Property Values



Gaming Tax Allocation

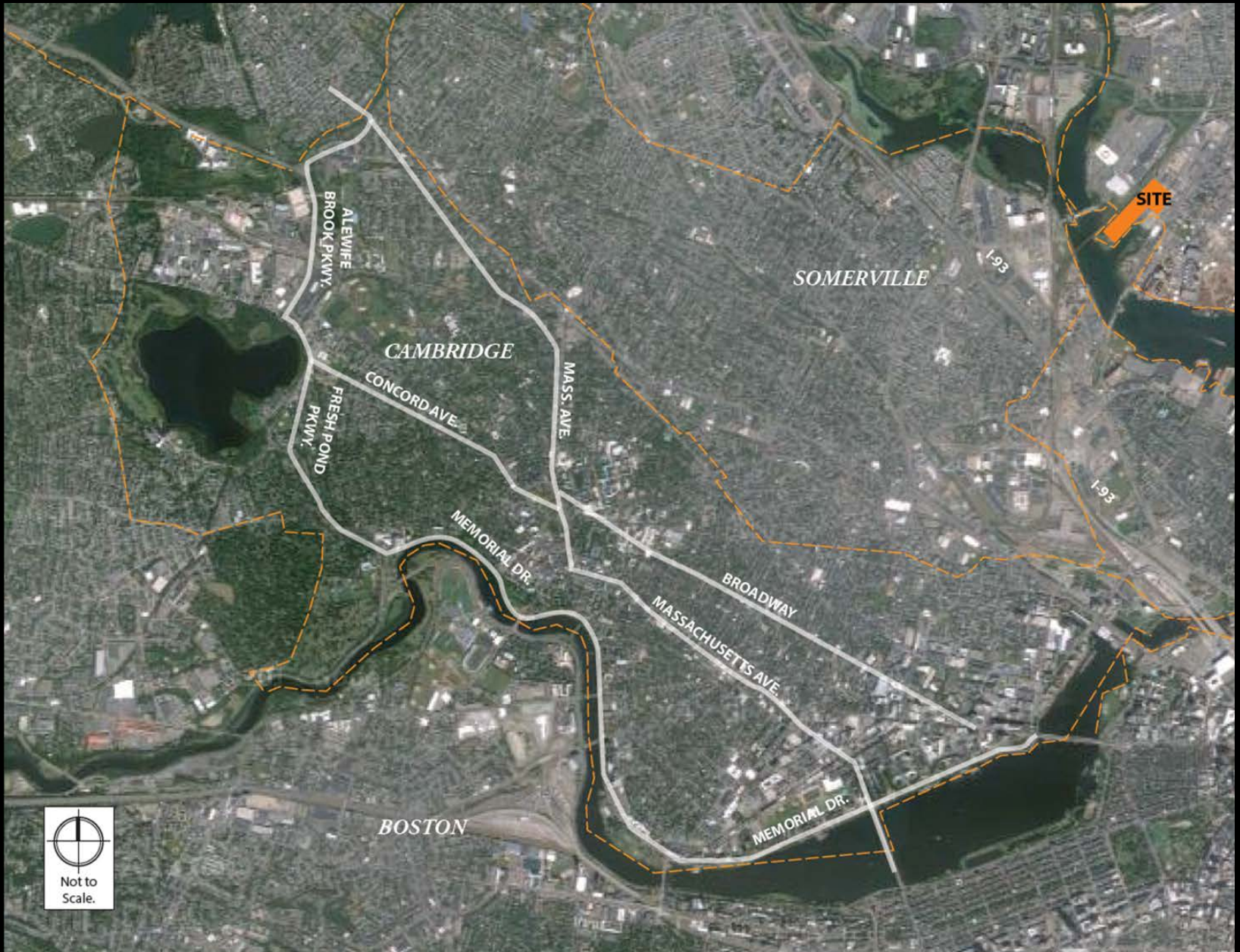
Distribution of Wynn Everett Casino Tax Revenue, First Full Year		
Fund/Program	Percent Dedicated	Dollar Value
MA Cultural Council	2.0%	\$4.02 M
MA Tourism Fund	1.0%	\$2.01 M
Community Mitigation Fund	6.5%	\$13.07 M
Local Capital Projects Fund	4.5%	\$9.05 M
Gaming Local Aid Fund	20.0%	\$40.20 M
Commonwealth Stabilization Fund	10.0%	\$20.10 M
Education Fund	14.0%	\$28.14 M
Gaming Economic Development Fund	9.5%	\$19.10 M
Debt Reduction Program	10.0%	\$20.10 M
Transportation Infrastructure & Development Fund	15.0%	\$30.15 M
Public Health Trust Fund	5.0%	\$10.05 M
Race Horse Development Fund	2.5%	\$5.03 M
TOTAL	100%	\$201.01 M

Source: Chapter 194 of the Acts of 2011: An Act Establishing Expanded Gaming in the Commonwealth; TMG Consulting Analysis

Cambridge Analysis



Cambridge Traffic



Cambridge Construction Impacts

- Noise - None
- Dust - None
- Erosion - None
- Vibration - None
- Traffic - None

Cambridge Community Impacts

Estimated Impacts from Wynn Everett on Cambridge

	Population and Distance Estimate
Earnings Impact	\$11,676,870

Source: U.S. Census; U.S. Department of Commerce; TMG
Consulting analysis

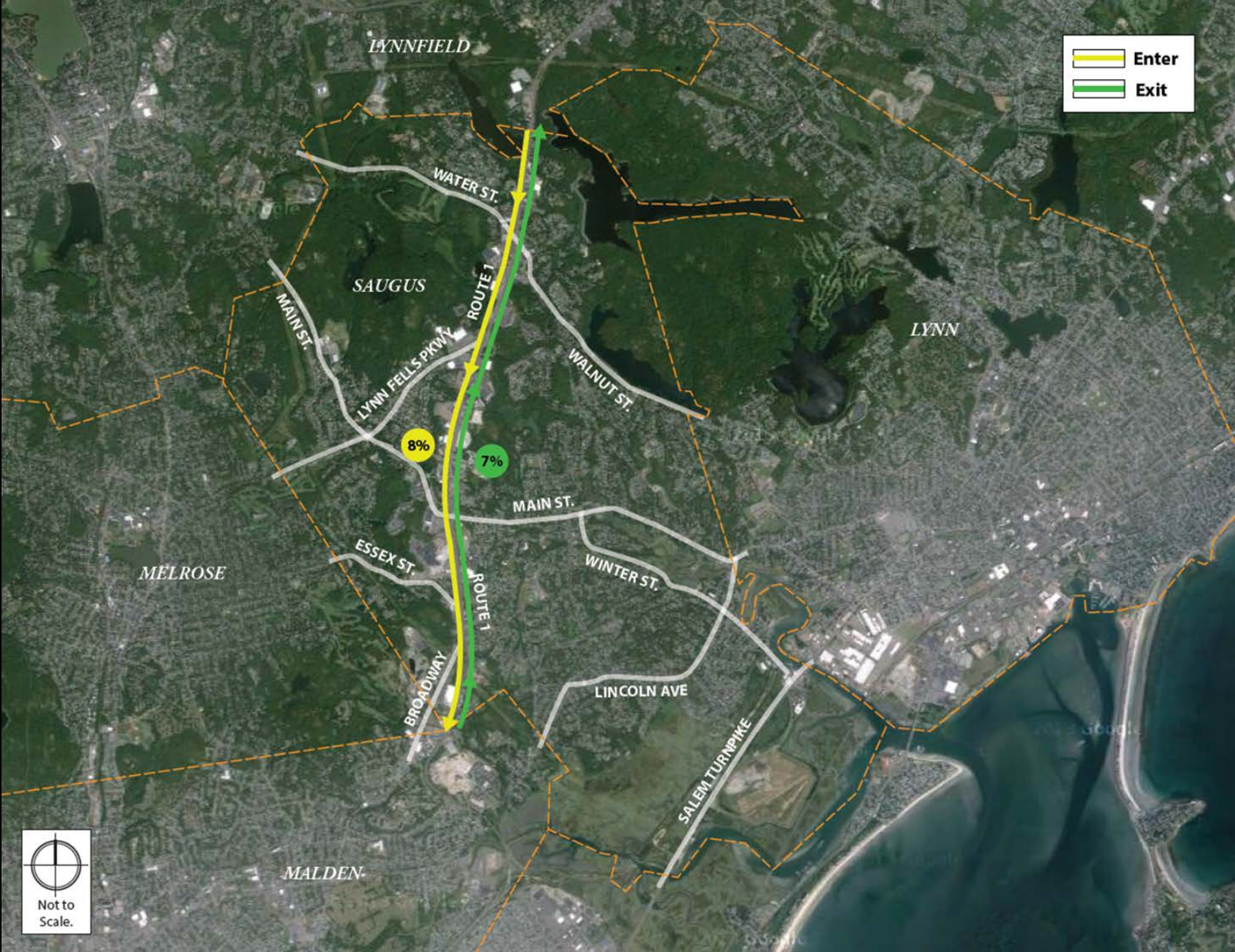
Cambridge Conclusion

- Not designated as a Surrounding Community

Saugus Analysis



Saugus Traffic



Saugus Construction Impacts

- Noise - None
- Dust - None
- Erosion - None
- Vibration - None
- Traffic - None

Saugus Community Impacts

Estimated Impacts from Wynn Everett on Saugus

	Population and Distance Estimate
Earnings Impact	\$2,865,290

Source: U.S. Census; U.S. Department of Commerce; TMG Consulting analysis

Saugus Conclusion

- Not Designated as a Surrounding Community

Surrounding Community Analysis

Conclusions

- Designated as Surrounding Communities:
 - Malden
 - Medford
 - Boston
 - Chelsea
 - Somerville
- Not designated as Surrounding Communities:
 - Cambridge
 - Lynn
 - Melrose
 - Saugus