



19

COMMUNITY
MITIGATION
FUND

APPENDIX C

Specific Impact Grant Application

BD-19-1068-1068C-1068L-33629

Please complete entire Application

City of Springfield, Massachusetts

1. NAME OF MUNICIPALITY/GOVERNMENT ENTITY/DISTRICT

Office of Administration and Finance

2. NAME AND TITLE OF INDIVIDUAL AUTHORIZED TO COMMIT FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY

Timothy J. Plante, Chief Administrative & Finance Officer

3. ADDRESS OF INDIVIDUAL AUTHORIZED TO COMMIT FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY

36 Court Street, Springfield, Massachusetts

4. PHONE # AND EMAIL ADDRESS OF INDIVIDUAL AUTHORIZED TO COMMIT FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY

413-736-3111 tplante@springfieldcityhall.com

5. NAME AND TITLE OF CONTRACT MANAGER RESPONSIBLE FOR HANDLING OF FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY

36 Court Street, Springfield, Massachusetts

6. ADDRESS OF CONTRACT MANAGER RESPONSIBLE FOR HANDLING OF FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY

413-736-3111 msarno@springfieldcityhall.com

7. PHONE # AND EMAIL ADDRESS OF CONTRACT MANAGER ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY

Blue Tarp Redevelopment, LLC

8. NAME OF GAMING LICENSEE

1. IMPACT DESCRIPTION

Please describe in detail the impact that is attributed to the construction or operation of a gaming facility. Please provide support for the determination that the construction or operation of the gaming facility caused or is causing the impact.

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The purpose of this application is to provide funds to the Springfield Technical Community College Assistance Corporation, or other eligible public entity, to construct permanent improvements for the relocation of the Focus Springfield Community Television ("Focus") public access studio, or other community public access television studio.

As further described below, likely no later than September 30, 2019 (the lease expiration date) Focus will be obligated to move from its current studio location, as a result of the acquisition of the property in which the studio currently resides by MGM. Focus, or another public access studio, will require at least a six (6) month lead time to commence construction in contemplation of the aforementioned date.

As a result of the aforesaid, the City of Springfield has identified another location to relocate the Studio, in the Springfield Technology Park, located adjacent to Springfield Technical Community College, in the Technology Park operated by the STCC Assistance Corporation ("STCC"), an eligible public entity. Replacing the Studio will require relocation of the offices, equipment, and all other property of the Studio. Relocation of the Studio will require substantial construction and build out of the new facility. The City, through Focus Springfield, and STCC are in the process of negotiating definitive lease terms.

As a result of the lease expiration as described above, the City will lose its current community public access studio currently operated by Focus. While Focus is the current operator of the City's community studio, that could change over time. But in any event, the City requires a replacement studio as has thus identified the STCC Location. Mitigation funds would be utilized by STCC to construct the replacement City of Springfield community public access studio to be leased to Focus, or another community public access studio designated by the City.

Further history regarding the current studio location is provided below by way of background. In addition, information regarding Focus is provided below such that the Commission can understand the breadth of community public access work that is ongoing in the City of Springfield.

Focus operates a public access television and performing arts studio, training facility, and business office located at 1200 Main Street, Springfield, Massachusetts. The television studio (the "Studio") is maintained by a non-profit, 501(c)(3) known as Focus Springfield, Inc. Even though Focus Springfield is a 501(c)(3) the

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Studio is designated by the city for the benefit of the City residents, as well as all persons who work or attend school in the city.

The building at this location was purchased in late 2015 by Blue Tarp Redevelopment, LLC ("MGM") and now comprises the northwestern most corner of the MGM footprint. The sale was made public in 2015, but it was months later before Focus was informed of MGM's intention to utilize the space. On November 18, 2016, Focus received notice from counsel for MGM that the Lease would be terminated in accordance with the terms of the Lease such that the space could be utilized by MGM. Focus lacks sufficient funding to replicate the studio in another location, and is thus seeking a Community Mitigation Fund grant to assist in that effort.

The Direct Impact of the casino on the community is perhaps best illustrated by a brief review of the history of the studio and the role it plays in the daily life of city residents and business.

Mayor Sarno selected the studio location a few months prior to the 2011 enactment of the Expanded Gaming Act. His charge to Focus was to "Light up that corner," in the hope that bringing vitality to the area would be a catalyst for economic development. Focus signed a ten (10) year lease for the property in 2012. Construction began shortly thereafter, with one of the first steps being the installation of colorful LED lighting in the fifteen (15) foot high plate glass windows wrapping around the corner. Construction was well underway when MGM was awarded the Casino license.

On the strength of a ten (10) year lease, Focus invested over \$800,000 in construction and \$200,000 in equipment. The Focus studio opened to the public in 2014.

MISSION. Focus was created by the City to stimulate economic development by putting the "focus" on the positive aspects of living, learning and working in Springfield, thereby countering the often negative media reports about the City. It has three 'legs' to carry out this mission: Performance, Education and Government.

PERFORMANCE. Operating from their 6,500 square foot facility, Focus produces broadcasts featuring local and regional musicians, singers, dancers, talent shows, poets, etc. The Focus staff brings their equipment out of the studio to record and broadcast cultural events like the Stone Soul Festival and the Jazz Roots Festival. These two events feature regional and national artists, bringing together thousands of participants from throughout the region. These events, and others like them are available on cable TV in Springfield, but

are viewed outside of the city via the LiveStream internet service. They are also archived on the Focus YouTube channel for later viewing.

Focus supports the arts and culture through collaborations with organizations like the Springfield Central Cultural District, for whom they produced a 'video tour,' whereby visitors to the city are provided with a map and an app for their phone; when a visitor stops outside of an historic or significant building, clicking on the app provides a brief video clip on the building's history. Another collaboration is with the Community Music School, a non-profit, Springfield based organization providing musical instruction to young people from throughout the region. Focus partners with the School to broadcast concerts by students and faculty. Focus has partnered with the School, the Martin Luther King Family Center and other civic organizations to help produce the MLK Day Celebration, a family focused event featuring musical, dance, and spoken word performances by local school children, and addresses from community leaders. Yet another non-profit partner is the Maker Space in Downtown. Sponsored by state's Mass Development agency and the University of Massachusetts, the Space provides low or no-cost instruction in diverse activities, like bike repair, yoga, dance, 'green screen' video production, painting, jewelry making, and more. Focus has recorded and broadcast several events held at the Maker Space since its inception two years ago.

GOVERNMENT. Focus provides residents with a variety of government oriented programming providing information and insight on matters affecting their community. On a bi-weekly basis, Focus produces live broadcasts of City Council and School Committee meetings, maintaining an archive on the Focus website for later viewing.

The "Government Matters" program is a popular 30-minute production that gives viewers a look into the public policies and the policy makers that impact their lives. In 2017, guests included Congressman Richard Neal, State Auditor Suzanne Bump, Economic Development Secretary Jay Ashe, Mayor Domenic Sarno, and state Senators Eric Lessor and James Welch, among others.

In 2017, Focus collaborated with the Springfield Election Commission to produce "Candidate Profiles," an innovative project designed to increase voter participation in local elections. Focus brought 32 candidates for City Council into the studio to record a Candidate Profile, where each candidate was given a professionally produced 3 to 5-minute clip to present themselves to the viewers. These profiles were broadcast on cable TV, and each candidate was able to place a copy of their profile on their Facebook page.

Focus provides coverage of regional events as well. In 2017, Focus

broadcast the State of the Region conference, which brought together 4 Members of Congress from Connecticut and Massachusetts, Connecticut Governor Daniel Malloy, and transportation officials from both states to discuss the importance of rail transportation between and within the two states, with members of both states' business communities in the audience.

In November, 2017, Focus broadcast the Opioid Prevention Conference at Baystate Hospital, featuring medical experts from throughout New England exchanging views on preventing opioid addiction

One of the most widely viewed government productions was the debate among the 6 candidates running for the office of Sheriff of Hampden County. This event was broadcast locally, and LiveStreamed over the internet. Focus was the only media outlet to produce a debate for this office.

ECONOMIC DEVELOPMENT. A key part of the Focus mission is to support the City's economic development efforts. Focus routinely covers business related events in the city such as the opening of the new CRCC manufacturing plant that is building subway cars for the MBTA, and the MGM Casino, as well as smaller business like restaurants, boutiques, etc.

Focus collaborates with the City's Economic Development Office to broadcast (live) and record its Annual Updates for business and community leaders, and works with the Springfield chamber of Commerce and the region's Economic Development Council.

DIRECT CASINO SUPPORT. As part of its economic development mission, in 2018 Focus undertook 3 specific projects to assist the Springfield Police Department (SPD) in providing security of Casino operations in the city, at no cost to the Casino or the Police Department:

- At the request of the Mass State Police and the SPD, Focus installed 6 license-plate reading video surveillance cameras in strategic locations on the Casino perimeter. These cameras are connected to the city I-Net and to the State Police.

- Focus installed 4 video camera for the SPD on private buildings adjacent to the Casino prior to the Casino opening in August of 2018.

- In early 2018, Focus connected the new Chestnut Street Police Substation one block from the casino to the I-Net fiber optic network. In addition, Focus connected the three newly constructed Police kiosks at key locations in the city. These new facilities were built increase police presence in light of the influx of visitors attending the Casino.

In a non-security related matter, Focus donated the production of Public Service Announcements in Spanish and English, whereby MGM executives urged Springfield residents to apply for jobs at the Casino. Focus broadcast these messages on its television channel, over the internet and provided them to commercial televisions stations in the city.

MUNICIPAL SERVICES. In addition to video production services, Focus (and its predecessor agency, SMTG-Springfield Media and Telecommunications Group) provides direct services to City agencies at no cost to the City. Focus has built, and maintains, over 12 miles of fiber optic network that transmits data and voice communications between all municipal buildings. This network supports the Police Department's ShotSpotter gunshot detection system (purchased by SMTG) a video camera network used by Police and Public Works department, and a radio transmission tower providing communications for local and regional law enforcement, fire, public transportation and ambulance services.

EDUCATION. The Focus studio provides monthly updates from the Springfield Superintendent of Schools and other education leaders, where they discuss the challenges and successes in the public schools. Annually, Focus broadcasts the Teacher Convocation to all local schools. Prior to Focus, the City would bus its 5,000 teachers to the MassMutual Center to attend the convocation. Instead, convocation is now attended in person by two hundred teachers, while the remaining teachers travel to their schools to view the convocation over the Focus fiber network, a savings of thousands of dollars that would have been spent on buses and rental of the MassMutual Center.

Practical announcements for parents about school activities—lunch menus, school cancellations, changes to bus routes, emergency announcements, special events updates, etc., are broadcast daily throughout the school year. A variety of local and syndicated educational programming is also broadcast on a daily.

Since 2014, Focus has taught 93 community residents how to produce videos that tell their stories about life in the city. Many of these videos are broadcast on Ch. 12. Focus has also provided for-credit internships to students from nine colleges located throughout New England and five Springfield public schools. Focus collaborates with Springfield Technical Community College administrators and faculty to highlight activities at the school.

Focus is a unique and valuable resource for the City and its residents. The impact brought about by this eviction presents a

significant hardship for viewers in the 40,000 cable TV households and businesses of Springfield, who rely on Focus to stay informed about what is happening in their local community. As discussed above, on a daily basis, City agencies like the School Department, Health Department, Police Department, Economic Development Department, and others rely on Focus to provide timely, and often critical, information to City residents.

2. PROPOSED MITIGATION (Please attach additional sheets/supplemental materials if necessary.)

a) Please identify the amount of funding requested.

The City request funds in the total amount of \$555,925.00.

b) Please identify below the manner in which the funds are proposed to be used.

The City proposes to mitigate the casino impact by building a suitable replacement of the current facility. The City, through Focus Springfield's discussions with STCC estimates the studio construction costs at over \$1,155,925.00 to build and move and install studio production equipment at STCC. After exhaustion of any other available funds the City has identified a \$555,925.00 shortfall, which is the basis for the mitigation grant request.

Please see the description of the new proposed facility in the above response to Question #1 hereof. Construction of the current studio costed approximately \$1.2 million in 2014. Broadcasting and related equipment that have been purchased for the Studio are valued at approximately \$200,000.00. Cameras, furniture, and computers can be moved to a new location. However, lighting mounts, sound attenuation, and other studio specific construction will have to be rebuilt on site, which will cost over \$150,000. Notwithstanding the foregoing, mitigation funds would only be used for permanent improvements at the STCC site.

c) Please provide documentation (e.g. - invoices, proposals, estimates, etc.) adequate for the Commission to ensure that the funds will be used for the cost of mitigating the impact from the construction or operation of a proposed gaming establishment.

Focus has procured estimates that design, construction, moving costs, legal fees, and acquisition of requisite permits will cost approximately \$1,155,925.00. The budget for the aforesaid would include funds provided by MGM by virtue of a \$300,000.00 termination fee paid by MGM to Focus Springfield. The aforesaid, following support from any other applicable funding sources, will result in a budget shortfall of \$555,925.00. As a result, this application is to request mitigation funds in the amount of \$555,925.00, which funds will be utilized to alleviate and close the budget shortfall for the aforesaid purposes.

d) Please describe how the mitigation request will address the specific impact indicated.

The abovementioned estimates in Question #2 will result in a budget shortfall of \$555,925.00 for construction by STCC of the Community access studio. As a result, this application is to request mitigation funds in the amount of \$555,925.00, which funds will be utilized to alleviate and close the budget shortfall for the aforesaid purposes and address the specific impact.

3. CONNECTION TO GAMING FACILITY

Please provide specificity/evidence that the requested funds will be used to address issue or impacts directly related to the gaming facility.

The requested funds will be used by STCC to for construction by STCC of the Community access studio, as a result of the necessity by MGM to relocate the current public access studio.

4. IMPACT CONTROLS/ADMINISTRATION OF IMPACT FUNDS

Please provide detail regarding the controls that will be used to ensure that funds will only be used to address the specific impact. If non-governmental entities will receive any funds, please describe what reporting will be required and how the applicant will remedy any misuse of funds.

The Office of Administration and Finance shall ensure that funds are only provided in direct reimbursement for actual expenses incurred as evidenced by invoices, work orders, and other relevant documentation.

5. RELEVANT EXCERPTS FROM HOST OR SURROUNDING COMMUNITY AGREEMENTS

Please describe and include excerpts from any relevant sections of any Host or Surrounding Community Agreement. Please explain how this impact was either anticipated or not anticipated in that Agreement.

Please see the waiver request attached hereto.

CERTIFICATION BY MUNICIPALITY/GOVERNMENTAL ENTITY

On behalf of the aforementioned municipality/governmental entity I hereby certify that the funds that are requested in this application will be used solely for the purposes articulated in this Application.



Signature of Responsible Municipal
Official/Governmental Entity



Date



**2019 COMMUNITY MITIGATION FUND: SPECIFIC IMPACT GRANT
APPLICATION CITY OF SPRINGFIELD, MA (RE: FOCUS SPRINGFIELD, INC.)**

REQUEST FOR WAIVERS

Pursuant to M.G.L. c.23K §61

Upon Written Petition, the Massachusetts Gaming Commission (“Commission”) may waive the following requirements of applicants for a Specific Impact Grant, upon a showing by the host community seeking the waiver that the granting of the waiver is consistent with the purposes of M.G.L. 23K; the granting of the waiver will not interfere with the ability of the Commission to fulfill its duties; granting the waiver will not adversely affect the public interest; and not granting the waiver would cause a substantial hardship to the community, governmental entity or person requesting the waiver.

Wherefore the City of Springfield, Massachusetts requests the following:

1. Request for Waiver of Eligible Specific Impact Grants Submitted from Springfield

The City of Springfield requests a waiver of the limitation of a host community to be eligible for only one Specific Impact Grant for the reasons set forth:

- a) The City of Springfield has a Specific Impact Grant with the Police Department that was awarded last year and is applying for funds for the Police Department for 2019
- b) The City of Springfield is requesting a waiver on the limitation, because of the need for Focus Springfield to receive funding from the Mitigation Fund, to relocate their premises, which is directly impacted by the location, construction and presence of MGM; and
- c) Focus Springfield will be unable to relocate without additional funds from the Mitigation Fund.

Therefore, the City of Springfield requests the Commission to waive the limitation on a host community’s eligibility for only one Specific Impact Grant, and allow Springfield to be awarded two Specific Impact Grants, specifically to the 2019 HCSD application and the 2019 Focus Springfield application.

2. Request for Waiver of Funding for Non-Governmental Entities

The City of Springfield requests a waiver for the host community's "dollar for dollar match requirement" for the reasons set forth below:

- a) The public access studio relocation costs are estimated at \$1,155,925.00;
- b) After exhaustion of any other available funds there will be an estimated \$555,925.00 budget shortfall;
- c) The City of Springfield is not in a financial position to contribute to the community public access studio relocation.

Therefore, the City of Springfield requests the Commission to waive the "dollar for dollar match requirement" that would be imposed on them as a "host community".

3. Request for Waiver of Limitation of Specific Impact Grant Amount

The City of Springfield requests a waiver for the limitation on the Specific Impact Grant Amount for the reasons set forth below:

- a) No application for the mitigation of a specific impact shall exceed \$500,000.00, without a waiver request;
- b) The public access studio relocation costs are estimated at \$1,155,925.00;
- c) After exhaustion of any other available funds there will be an estimated \$555,925.00 budget shortfall;
- d) The City of Springfield is applying for this Specific Impact Grant, because they are unable to financially contribute to the studio relocation.

Therefore, The City of Springfield is requesting the Commission to waive the limitation of a \$500,000 mitigation grant, in order to allocate an amount up to \$555,925.00 for the community public access studio relocation costs.

FOR MASSACHUSETTS GAMING COMMISSION USE:

☐ **APPROVED**

(SIGNATURE)

(DATE)

☐ **DENIED**

(PRINT NAME and TITLE)



Property & Asset
Management Services

January 23, 2019

John Ziemba, Ombudsman
Massachusetts Gaming Commission
101 Federal Street, 12th Floor
Boston, MA 02110

800 Kelly Way
Suite 200
Holyoke, MA 01040
(413) 536-8048
FAX (413) 534-8344
AppletonCorporation.com

Dear Mr. Ziemba,

The STCC Assistance Corporation, as an eligible public entity, is excited that the City of Springfield has identified a location at the STCC Technology Party in which to potentially locate its public access studio currently operating by Focus Springfield.

We believe that the synergies that could exist between this tenant and other tenants of the Park would be very exciting and mutually beneficial in this regard. As importantly, there are opportunities to greatly expand the relationship with the Community College across the street as many students intern or are mentored by Focus Springfield's staff.

Locating Focus Springfield along State Street also provides enhanced collaboration opportunities for the Mason Square area, and the Hill-McKnight areas. We understand that the Mitigation Grant is an important part of the City's financial ability to relocate the studio to the Park, and are thus very supportive of the City's application accordingly.

On behalf of the STCC Assistance Corporation, thank you.

Sincerely,

A handwritten signature in blue ink that reads "Paul M. Stelzer, PRES." The signature is fluid and cursive, with the last name "Stelzer" being the most prominent part.

Paul M. Stelzer
President
As Managing Agent for The STCC Assistance Corporation



An O'Connell Company

