COMMONWEALTH OF MASSACHUSETTS

MASSACHUSETTS GAMING COMMISSION

SUFFOLK, ss.

In the Matter of:	)
Application for License to Hold or Conduct A Racing Meeting at Plainridge Racecourse for Calendar Year 2027 submitted by Plainville Gaming and Redevelopment, LLC	)

DECISION AND ORDER

This matter came before the Massachusetts Gaming Commission (hereinafter "Commission") upon an application by Plainville Gaming and Redevelopment, LLC (hereinafter "PGR" or "Applicant") for a license to hold or conduct a racing meeting for calendar year 2027 (hereinafter "Application"). An adjudicatory hearing regarding the Application was conducted by the Commission on November 9, 2026, using remote collaboration technology. The hearing was held as described in 205 CMR 15.03(5)(b) and conducted in accordance with 205 CMR 101.01, G.L. c. 30A, §§ 10 and 11, and 801 CMR 1.02: *Informal/Fair Hearing Rules*. Steve O'Toole, the Director of Racing for Plainridge Park Casino, offered testimony on behalf of PGR. After the hearing and subsequent deliberation of the matter, the Commission hereby **APPROVES** PGR's Application and issues a racing meeting license for calendar year 2027, subject to the conditions set out below.

EXHIBITS

The following exhibits were admitted into evidence without objection and reviewed and considered by the Commission:

Exhibit 2:	Notice of October 29, 2026, Public Hearing/Public Meeting in Plainville
Exhibit 3:	Public Comments regarding Plainville Gaming and Redevelopment, LLC's 2027 Application for Licensure
Exhibit 4:	October 29, 2026, Public Hearing/Public Meeting Registered Speakers List
Exhibit 5:	Recording of October 29, 2026, Public Hearing/Public Meeting

Exhibit 6: Excerpt from 1962 Commonwealth of Massachusetts Election Statistics (Public Document No. 43)

Exhibit 7: IEB Executive Summary Regarding Suitability, dated October 26, 2026

Exhibit 8: Notice of November 9, 2026, Adjudicatory Hearing, dated October 9, 2026

Exhibit 9: Revised Notice of November 9, 2026, Adjudicatory Hearing, dated October 30, 2026

Exhibit 10: Written comment from Harness Horsemen's' Association of New England Inc., dated October 30, 2026

The following individuals offered testimony at the hearing:[1]

- Steve O'Toole, PGR's Director of Racing
- Kathleen Kramer, Chief Enforcement Counsel of the Investigation and Enforcement Bureau ("IEB")

FINDINGS OF FACT AND PROCEDURAL HISTORY

The Commission's decision is based on the information within the above exhibits, as well as the witness testimony presented at the hearing. All witnesses were duly sworn in, and the Commission finds that all witnesses testified credibly. Steve O'Toole ("Mr. O'Toole"), PGR's Director of Racing gave a presentation and offered testimony on behalf of the Applicant. There were no objections made to the findings of the IEB's Executive Summary, Exhibit 7, at the hearing, on behalf of the Applicant. The Commission adopts all factual findings contained in the submitted exhibits, including Exhibits 6 and 7 set forth above. In rendering its decision, the Commission also took into consideration the public comments made at the October 29, 2026, public hearing in Plainville, Massachusetts.

On September 30, 2026, PGR submitted an attested Application with exhibits, in advance of the October 1, 2026, deadline established by G.L. c. 128A. The application included submission of the required application fee of $2,100, and $125,000 surety bond. In accordance with 205 CMR 15.03(2)(b), the Division of Licensing reviewed the Application for administrative sufficiency and made a positive determination.

PGR has been licensed to conduct racing in the Commonwealth by the Commission and open to the public since 2015. In addition to its Application, PGR also submitted a list of its existing entity and individual qualifiers. Pursuant to 205 CMR 15.04(c), the IEB issued a written report to the Commission detailing its recommendations relative to the suitability of PGR. The IEB submitted its Executive Summary, Exhibit 7, to the Commission on October 26, 2026. As part of PGR's application for a Category 2 Gaming License, the Commission previously issued a positive determination of suitability to PGR's then qualifiers following an investigation conducted by the

[1] The original submitted witness list for this matter included other individuals who did not offer testimony at the November 9, 2026, adjudicatory hearing.

IEB pursuant to G.L. c. 23K, § 12, 205 CMR 115.00 and 205 CMR 116.00 in the initial 2013 application and the subsequent applications for renewal of its gaming license in 2020 and 2025.

Pursuant to 205 CMR 15.04(8)(a)(1)-(2), "any person may be deemed durably suitable for purposes of G.L. c. 128A and 205 CMR 15.00 without an additional finding of suitability pursuant to 205 CMR 15.04 if they were previously qualified pursuant to G.L. c. 23K or 205 CMR 116, or 205 CMR 215.01(1)." In its executive summary, the IEB confirmed that PGR remains in good standing and noted that PGR provides regular reports and updates to the IEB on compliance and financial matters.

On November 9, 2026, the Commission convened an adjudicatory hearing using remote collaboration technology to review the Application and related exhibits submitted by PGR. The hearing was held as described in 205 CMR 15.03(5)(b) and conducted in accordance with 205 CMR 101.01 and G.L. c. 30A, and the informal fair hearing rules outlined in 801 CMR 1.02.

ANALYSIS

The process for the Commission's evaluation and determination of whether an application for a license to hold or conduct a racing meeting should be granted or denied is governed by G.L. c. 128A, §§ 2, 3, 13A, and 14, and 205 CMR 15.03. The statute, regulation and relevant jurisprudence set out the requirements the application must meet, and the factors to be considered by the Commission in its evaluation of the application. The Commission finds that the evidence and testimony presented at the adjudicatory hearing collectively comprises substantial evidence that PGR's Application meets all statutory and regulatory requirements set out within G.L. c. 128A, § 3(i) and 205 CMR 15.03(5)(a)(1)-(10).

In regard to the required agreement between the Applicant and the Harness Horseman's Association of New England ("HHANE") submitted as Exhibit 17 to the Application, Mr. O'Toole testified that with the expiration of their seven-year agreement on December 31, 2025, PGR executed another seven-year agreement with HHANE earlier this year.

In considering the award of a racing meeting license, the Commission's regulations require that it ensure that an Applicant is financially responsible, able to meet its obligations to the Commonwealth, has suitable and safe facilities for the service of patrons, and is likely to conduct racing in accordance with approved practices and in a manner consistent with the public safety. The Commission must also consider the suitability of the Applicant and its leadership to hold or conduct a racing meeting, the Applicant's reputation for honest dealing, and the gaming, racing, or sports wagering history of the Applicant and its qualifiers.

The Commission finds substantial evidence to support the finding that PGR, which currently operates the only harness racing track in the Commonwealth, has had a positive impact on the racing industry in Massachusetts. Further, per testimony received at the October 29, 2026, public hearing, PGR's operation of the track in conjunction with the Category 2 gaming facility has brought significant benefits to the Town of Plainville and to the greater Commonwealth. Additionally, the Commission finds that the financial information provided by PGR supports the finding that the Applicant is financially responsible and provides a maximization of revenues to the Commonwealth.

The Commission finds substantial evidence within PGR's Application to support the requirement that it provides suitable and safe facilities for the service of patrons. All traffic and safety functions within the track roads and inside the facility are performed by Plainridge Park security staff or a detail of Plainville Police Officers. The Massachusetts Gaming Commission/Racing Division State Police Unit also provides enforcement as part of its onsite functions. There is also a State Police Office on-site and an ongoing presence on the premises.

The Commission finds substantial evidence within PGR's Application and testimony offered by Mr. O'Toole to support the finding that PGR's racing facilities are suitable for operation at the time of year for which racing dates are specified. At the November 9, 2026, adjudicatory hearing, Mr. O'Toole addressed the standardbred breeding program's continued success, support that harness horse racing has provided to local communities, ongoing improvements and maintenance initiatives at the track and facility; and the appropriate considerations made to safeguard racing by the racing staff, including the test barn staff and veterinarians.

Lastly, the Commission considered the Applicant's reputation for honest dealing, and the gaming, racing, and sports wagering history of the Applicant and its qualifiers. As testified on the November 9, 2026, hearing by Chief Enforcement Counsel Kramer, and within Exhibit 7, the Commission renewed PGR's Category 2 Gaming License in 2025. In so doing, the Commission found that "[all] entity qualifiers, including the gaming licensee, itself, have been deemed suitable in accordance with G.L. c. 23K, § 12, including a finding relative to the financial stability of the gaming license."

Accordingly, the Commission incorporates the referenced findings within the IEB's Executive Summary regarding the applicant's suitability into this decision and finds that the Applicant has met its duty to establish its suitability by clear and convincing evidence. The Commission finds that PGR's racing operation is honestly managed and of good quality, in accordance with G.L. c. 128A, § 3(i).

Therefore, PGR has satisfied the requirements within 205 CMR 15.03(5)(a)(1)-(10). In examining the exhibits submitted by the Applicant, the testimony of the hearing participants, and the testimony of the October 29, 2026, public hearing attendees, the Commission finds that substantial evidence exists to support the approval of the 2027 racing meeting license application submitted by PGR.

CONCLUSION

For the foregoing reasons, PGR's Application for a license to hold or conduct a racing meeting at Plainridge Racecourse (301 Washington St., Plainville, Massachusetts) for calendar year 2027 is hereby **APPROVED**. In accordance with 205 CMR 15.03(7)(c)(1), all licenses shall be issued subject to the following conditions:

1. PGR shall comply with all terms and conditions of its license;
2. PGR shall comply with M.G.L. c. 128A, c. 128C, and all rules and regulations of the Commission;
3. PGR and its qualifiers shall not become, or be found, unsuitable.

In accordance with 205 CMR 15.03(7)(c), the Commission also imposes the following additional condition:

4. PGR shall have an independent expert evaluate the track's elements, including its surface and composition prior to the start of its 2027 racing season. The Commission reserves the right to request further inspection or maintenance of the track surface during the racing season, as necessary.

The Commission finds that PGR shall be awarded a license to hold or conduct 110 racing days in calendar year 2027 as described in its Application, between the hours of 10 a.m. and 9 p.m.[2] Any request to alter the 2027 racing schedule outlined in the Application shall be brought before the Commission for review and approval.

SO ORDERED.

MASSACHUSETTS GAMING COMMISSION

Jordan M. Maynard, Chairman

Eileen M. O'Brien, Commissioner

Bradford R. Hill, Commissioner

Nakisha L. Skinner, Commissioner

Paul Brodeur, Commissioner

DATED: November 13, 2026

[2] The 2027 Racing Calendar submitted by PGR and showing the 110 proposed racing days is attached to this decision.

2027 PLAINRIDGE PARK CASINO LIVE RACING CALENDAR

110 Live Race Days

APRIL

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

MAY

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

JUNE

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

JULY

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
★18	19	20	21	22	23	24
25	26	27	28	29	30	31

AUGUST

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

SEPTEMBER

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

OCTOBER

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

NOVEMBER

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

★Sunday, July 18★
First Post 2:00pm ET
Spirit of Massachusetts Trot
Clara Barton Pace

4:00pm ET
2:00pm ET
1:00pm ET

PLAINRIDGE PARK CASINO