



**RENEWAL OF CATEGORY 2 GAMING LICENSE AWARDED TO
PLAINVILLE GAMING AND REDEVELOPMENT, LLC
(D/B/A/ PLAINRIDGE PARK CASINO)**

The Massachusetts Gaming Commission (hereinafter “Commission”) awarded a gaming license to Plainville Gaming and Redevelopment, LLC (d/b/a Plainridge Park Casino) (hereinafter “PPC” or “gaming licensee”) for the construction and operation of a Category 2 gaming establishment for an initial term of 5 years. That 5-year term expired on June 24, 2020, and the gaming licensee submitted a timely application for renewal. The Commission engaged in a comprehensive renewal process in accordance with procedures established pursuant to G.L. c. 23K, §20(f) and described in a letter to the gaming licensee dated February 28, 2020 (attached as Exhibit A). The renewal process culminated in a final public review of the application for renewal by the Commission on September 30, 2020. By a vote of 5-0, the Commission renewed the Category 2 license issued to the gaming licensee for a second term of 5 years commencing June 24, 2020.

FINDINGS

In making such determination, the Commission reviewed each the areas below and made the following findings:

- PPC has been in material compliance with all conditions attached to the initial award of its gaming license, as amended by the Commission;
- PPC has been in material compliance with all applicable provisions of G.L. c.23K, and 205 CMR;
- PPC has been in material compliance with the host community agreement;
- PPC has been in material compliance with its surrounding community agreements;
- PPC has been in material compliance with its ILEV agreements;
- PPC has been in material compliance with its approved capital expenditure plan;
- All individual qualifiers to the gaming licensee have been deemed suitable;
- 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 licensee;
- PPC has been in material compliance with all required and/or agreed upon onsite and offsite mitigation measures;
- Based on a the input offered at a public hearing convened virtually on September 16, 2020, and written comments submitted to the Commission, there exists widespread support for the gaming licensee in the host community, surrounding communities, and the region; and



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- Based upon an aggregate analysis of the aforementioned, and all matters considered as part of this renewal process, the gaming licensee has clearly demonstrated a business ability to operate a successful gaming establishment.

LICENSE CONDITIONS


The Category 2 gaming license awarded to Plainville Gaming and Redevelopment, LLC (d/b/a Plainridge Park Casino) is hereby renewed for a term of 5 years commencing June 24, 2020 subject to the following conditions:

1. Compliance with all the requirements of G.L. c. 23K, including G.L. c. 23K, §21, as now in effect and as hereafter amended, and 205 CMR 101 *et seq.*, as now in effect and as hereafter amended.
2. Compliance with all applicable federal, state, and local laws, rules, and regulations, now in effect or as hereafter amended or promulgated.
3. Compliance with the terms and conditions of:
 - a. the host community agreement;
 - b. surrounding community agreements;
 - c. impacted live entertainment agreements;
 - d. the Lottery Sales Agent Agreement executed with the Massachusetts State Lottery Commission;
 - e. the MOU for the intercept of overdue tax and child support payments executed with the Commission and the Department of Revenue; and
 - f. all federal, state, and local permits and approvals required to construct and operate the gaming establishment.
4. Compliance with the terms and conditions of the following plans and programs subject to amendment as required or allowed by the Commission:
 - a. the affirmative marketing program for design and construction as described in G.L. c. 23K, §21(21)(i) and (ii);
 - b. (upon approval by the Commission) the affirmative marketing program for provision of goods and services procured by the gaming establishment and any businesses operated as part of the gaming establishment as described in G.L. c. 23K, §21(21)(iii);


- c. the affirmative action program of equal opportunity as described in G.L. c. 23K, §21(22);
 - d. the workforce development plan designed to identify and market employment opportunities to unemployed residents of Massachusetts; and
 - e. the memorandum of understanding between Penn National Gaming and the Massachusetts Casino Career Training Institute.
5. As the holder of a horse racing license pursuant to G.L. c. 128A and c. 128C, as now in effect and as hereafter amended, the gaming licensee shall comply with all applicable provisions of the terms of G.L. c. 23K, c.128A, c.128C and the rules and regulations promulgated thereunder.
 6. Compliance with a regional tourism marketing and hospitality plan which shall be subject to approval by, and amendment at the direction of, the Commission. Such plan shall be prepared in furtherance of G.L. c. 23K, §1(6) and in consultation with the regional tourism council.
 7. The licensee shall operate the facility in accordance with LEED standards and commit to LEED Gold certification for any further relevant capital expansions to the facility.
 8. The gaming licensee shall adhere to the average wage scales provided in the gaming licensee's RFA-2 application. The licensee shall provide annual updates to the Commission as required by 205 CMR 139.04.

SO ORDERED.

MASSACHUSETTS GAMING COMMISSION




 Cathy Judd-Stein, Chair



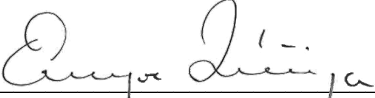
 Eileen O'Brien, Commissioner



 Gayle Cameron, Commissioner



 Bruce Stebbins, Commissioner



 Enrique Zuniga, Commissioner

DATED: September 30, 2020