



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

**2017 COMMUNITY MITIGATION
FUND**
Specific Impact Grant Application

Please complete entire Application

City of Springfield, Massachusetts

1. **NAME OF MUNICIPALITY/GOVERNMENT ENTITY/DISTRICT**
Office of Administration and Finance
2. **DEPARTMENT RECEIVING FUNDS**
Timothy J. Plante, Chief Administrative & Finance Officer
3. **NAME AND TITLE OF INDIVIDUAL RESPONSIBLE FOR HANDLING OF FUNDS**
36 Court Street, Springfield, Massachusetts
4. **ADDRESS OF INDIVIDUAL RESPONSIBLE FOR HANDLING OF FUNDS**
413-787-6215 tplante@springfieldcityhall.com
5. **PHONE # AND EMAIL ADDRESS OF INDIVIDUAL RESPONSIBLE FOR HANDLING OF FUNDS**
Dominic Sarno, Mayor of Springfield, Massachusetts
6. **NAME AND TITLE OF INDIVIDUAL AUTHORIZED TO COMMIT FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY**
36 Court Street, Springfield, Massachusetts
7. **ADDRESS OF INDIVIDUAL AUTHORIZED TO COMMIT FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY**
413-736-3111 msarno@springfieldcityhall.com
8. **PHONE # AND EMAIL ADDRESS OF INDIVIDUAL AUTHORIZED TO COMMIT FUNDS ON BEHALF OF MUNICIPALITY/GOVERNMENTAL ENTITY**
Blue Tarp Redevelopment, LLC
9. **NAME OF GAMING LICENSEE**

I. IMPACT DESCRIPTION

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

Focus Springfield Community Television ("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 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 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 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 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 sq.ft. 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

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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 is a topic that Focus has covered on a regular basis Focus has collaborated with the city's Economic Development office to broadcast and record their Annual Updates for business and community leaders. Focus works with the Greater Springfield Chamber of Commerce, producing videos for their monthly Government breakfasts, with a live audience of regional business leaders.

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.

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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 5000 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. Please see supporting letter from Executive Director of Focus Springfield attached hereto as Addendum I.

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. 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

2. PROPOSED MITIGATION

Please identify below the manner in which the funds are proposed to be used. 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 of a proposed gaming establishment. Please describe how the mitigation request will address the specific impact indicated. Please attach additional sheets/supplemental materials if necessary.

The City and Focus Springfield propose to mitigate the casino impact by building a suitable replacement of the current facility, which is estimated to cost \$1,155,925.00 to build and move and install studio production equipment. Construction of the current studio costs approximately \$800,000.00. 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.

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, and the Landlord of the location to where the Focus Springfield facility will be relocated has agreed to contribute \$300,000.00 into the project costs. However, the aforesaid 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. Focus Springfield plans to use funds from their working capital for any anticipated balance thereafter, if available.

As a result of the notice of termination received from MGM, Focus Springfield has been and continues to incur expenses effective immediately in its efforts to relocate, design a new facility, and continue operations while in transition to a new location. Focus Springfield will continue to incur expenses moving forward in this process.

3. 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.

4. 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.

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.

Ty. PLT

Signature of Responsible Municipal
Official/Governmental Entity

2/1/18

Date

APPROVAL OF THE MASSACHUSETTS GAMING COMMISSION

On behalf of the Massachusetts Gaming Commission, the Commission hereby authorizes the payment from the Community Mitigation Fund in accordance with M.G.L. c. 23K as outlined in this Application.

Executive Director

Date

Ombudsman

Date



**2018 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 in place for the Hampden County Sheriff’s Department (“HCSD”), that was awarded in 2016 for a total amount of \$2,000,000 in funds to offset increased rent for the Western Massachusetts Correctional Alcohol Center;
- b) The Commission requires HCSD to reapply for \$400,000.000 of their total funds, each year;
- c) The HCSD application triggers the limitation on the City of Springfield to be eligible for only that Specific Grant Application;
- d) 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
- e) 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 2018 HCSD application and the 2018 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) Focus Springfield’s relocation costs are estimated at \$1,155,925.00;
- b) At the expiration of the lease with respect to 101 State Street, Springfield, MA, MGM shall be providing a termination fee in the amount of \$300,000, to Focus Springfield;
- c) The City of Springfield is not in a financial position to contribute to Focus Springfield in their relocation; and
- d) The City of Springfield is applying on behalf of Focus Springfield for this Specific Impact Grant, because they are unable to financial contribute to Focus Springfield’s 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”, if Focus Springfield is awarded a Specific Impact Grant.

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) Focus Springfield’s relocation costs are estimated at \$1,155,925.00.
- c) MGM is providing a termination fee in the amount of \$300,000.00, to Focus Springfield for the termination of their lease located at 95-101 State Street, Springfield, MA, and the Landlord of the location to where the Focus Springfield facility will be relocated has agreed to contribute \$300,000;
- d) Focus Springfield requires a grant amount of \$555,925.00 in order to satisfy the estimated cost of relocation; and
- e) The City of Springfield is applying on behalf of Focus Springfield for this Specific Impact Grant, because they are unable to financially contribute to Focus Springfield’s 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 to Focus Springfield for their relocation costs.

FOR MASSACHUSETTS GAMING COMMISSION USE:

APPROVED

(SIGNATURE)

(DATE)

DENIED

(PRINT NAME and TITLE)