



Public Hearing on Wynn MA, LLC Proposed Development East of
Broadway, Everett, MA

NOTICE OF PUBLIC HEARING AND MEETING AGENDA

April 25, 2023

Pursuant to G.L. c.23K and G.L. c.30A, §20, notice is hereby given of a public hearing and public meeting of the Massachusetts Gaming Commission.

The Commission will hold a public hearing and a public meeting at the below time and location.

Tuesday, April 25, 2023
6:00 – 8:00 p.m.
Everett City Council Chambers
Everett City Hall, 3rd Floor
484 Broadway, Everett MA 02149

PUBLIC HEARING/MEETING AGENDA

1. Call to Order
2. Public Input
3. Other Business – Reserved for matters the Chair did not reasonably anticipate at the time of posting.

Wynn MA, LLC is proposing to construct a phased development across the street from Encore Boston Harbor on the east side of Broadway in Everett, MA. The Commission is currently considering the first phase of this development to determine whether to include this as part of the Gaming Establishment. This hearing is intended to afford an opportunity to offer input and comment on the application to any entity or member of the public who is interested.

Those wishing to make public comment at the hearing should email MGCcomments@massgaming.gov to be added to the speaking list. Those wishing to provide written public comment may also do so at MGCcomments@massgaming.gov with **East of Broadway Development** in the subject line. Comments must be received by **5:00 p.m. on Friday April 28, 2023**.

The proposed project is a phased development that includes an expanded gaming space, a theater, entertainment venues, two hotels, food and beverage facilities, retail facilities,



Massachusetts Gaming Commission

a warehouse support facility, three parking garages, and a pedestrian bridge across Broadway. A Supplemental Draft Environmental Impact Report on the full project has been submitted to the MEPA Office of the Executive Office of Energy and Environmental Affairs and is currently under review.

The first phase of this project is currently under consideration by the Massachusetts Gaming Commission. This phase includes a 999-seat theater, 200-seat comedy club, 18,700 square foot gaming area (202 gaming positions), approximately 50,700 square feet of food and beverage space, a 3,092-space parking garage and approximately 12,500 square foot pedestrian bridge over Broadway.

Encore is requesting that the Commission include this first phase of the project as part of the Gaming Establishment. Inclusion as part of the Gaming Establishment means that this project would fall under the Commission's jurisdiction and be subject to all pertinent rules and regulations of the Commission. Any subsequent phases of this project would need to come back before the Commission for a determination whether those future phases should be considered part of the Gaming Establishment.

I certify on this date, this Notice was posted as "Public Hearing and Meeting" at www.massgaming.com and emailed to regs@sec.state.ma.us.

Date: April 19, 2023



Cathy Judd-Stein Chair

Posted to Website: April 19, 2023



Massachusetts Gaming Commission



East of Broadway

Everett, MA

April 25, 2023

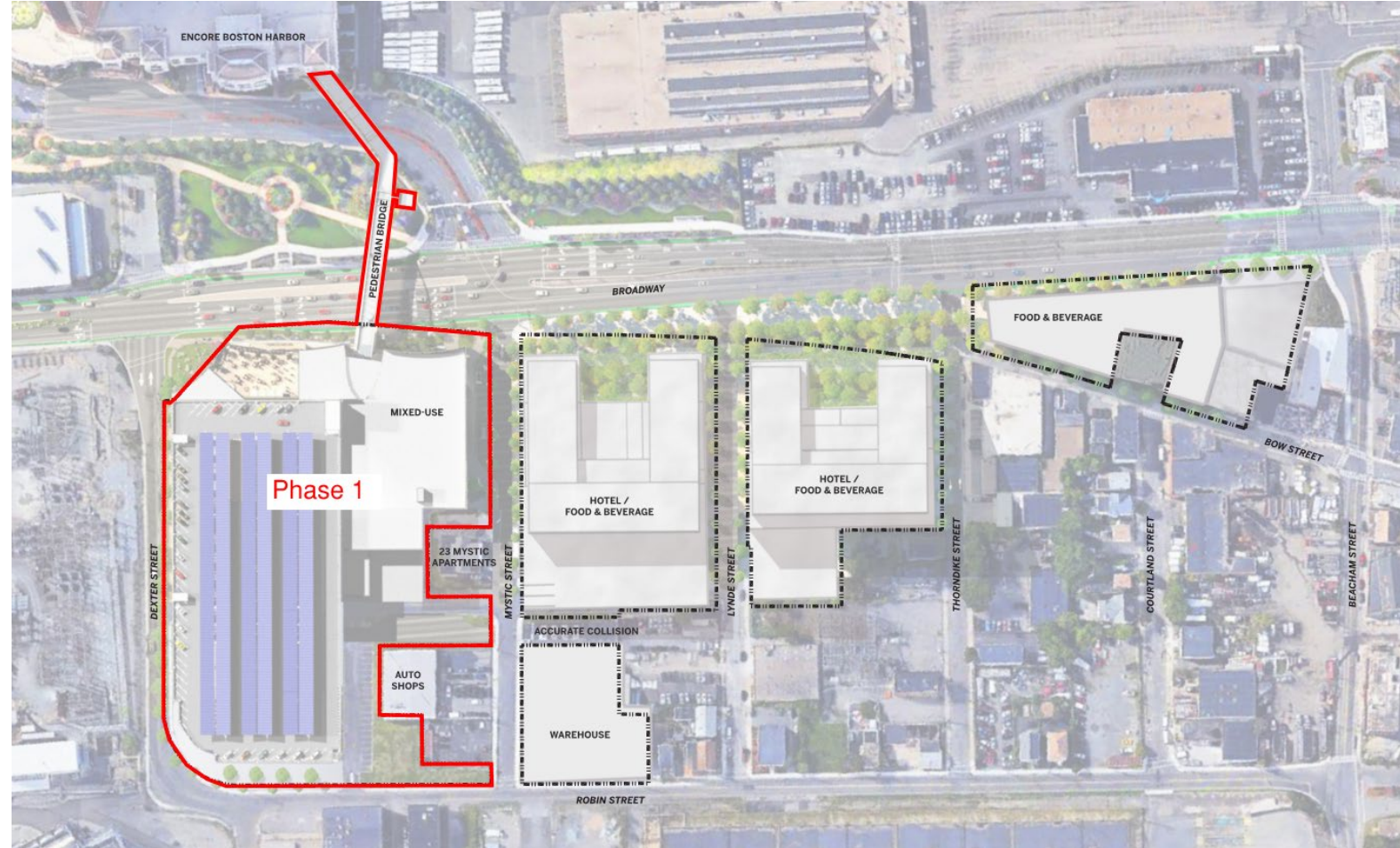
Project Overview

East of Broadway

Master Plan Program

Use	GSF
Food & beverage	80,700
Retail	20,000
Gaming* (poker room)	18,700
Entertainment	72,700
Hotel	600,000
Event Space	20,000
Warehouse	60,000
Gateway & pedestrian bridge	23,000
Parking	971,800
Total	1,866,900

*All gaming uses require approval of MGC



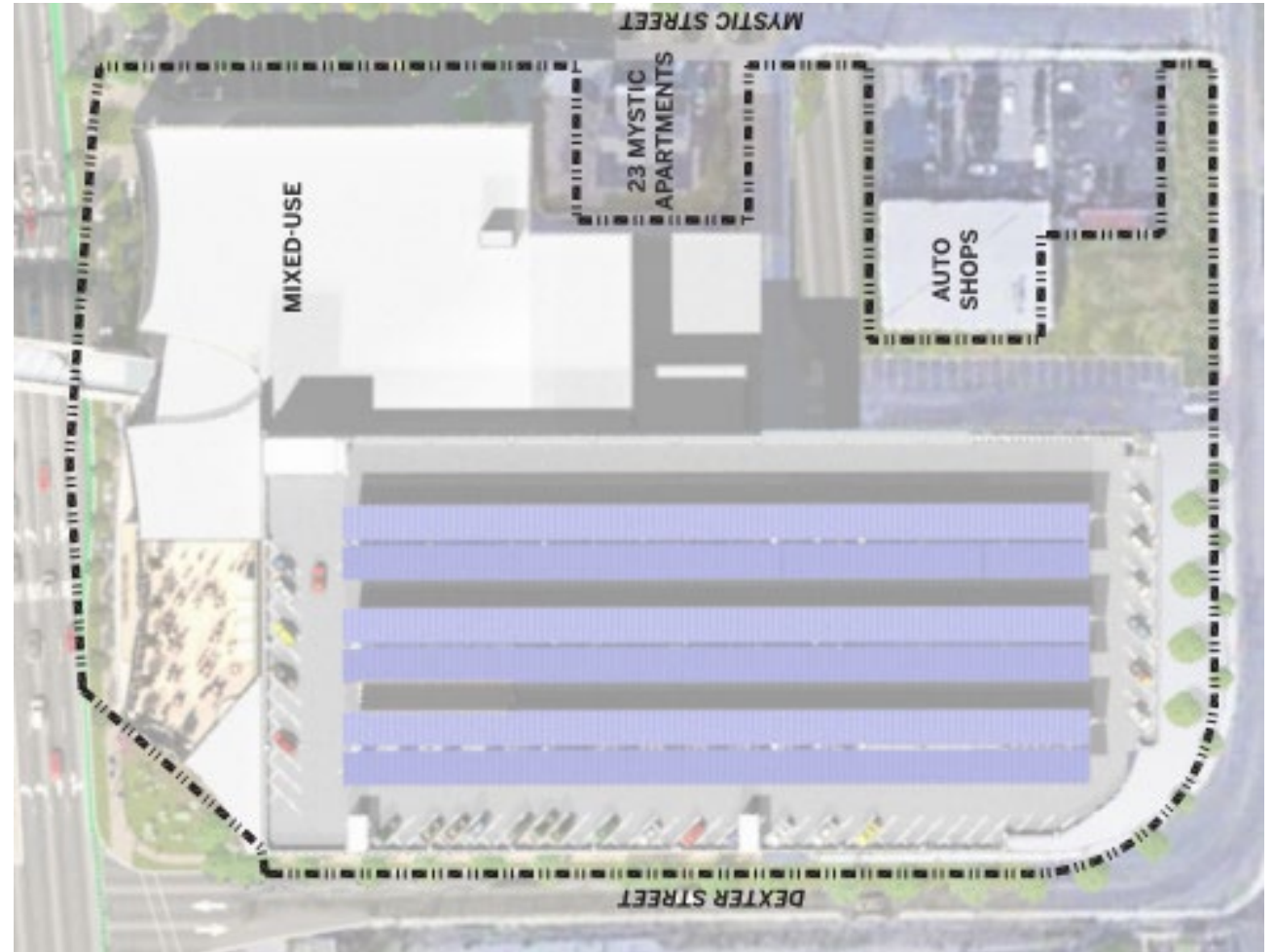


East of Broadway Phase 1

Phase 1 Program

Use	Approx. SF/ seat count
Food & beverage w/ sports betting*	19,300
Night club	24,800
Rooftop Lounge	6,600 (enclosed)
Comedy club	14,000 (200 seats)
Gaming* (poker room)	18,700
Theater	58,700 (999 seats)
Gateway & pedestrian bridge	23,000
Parking	740,500

*All gaming uses require approval of MGC



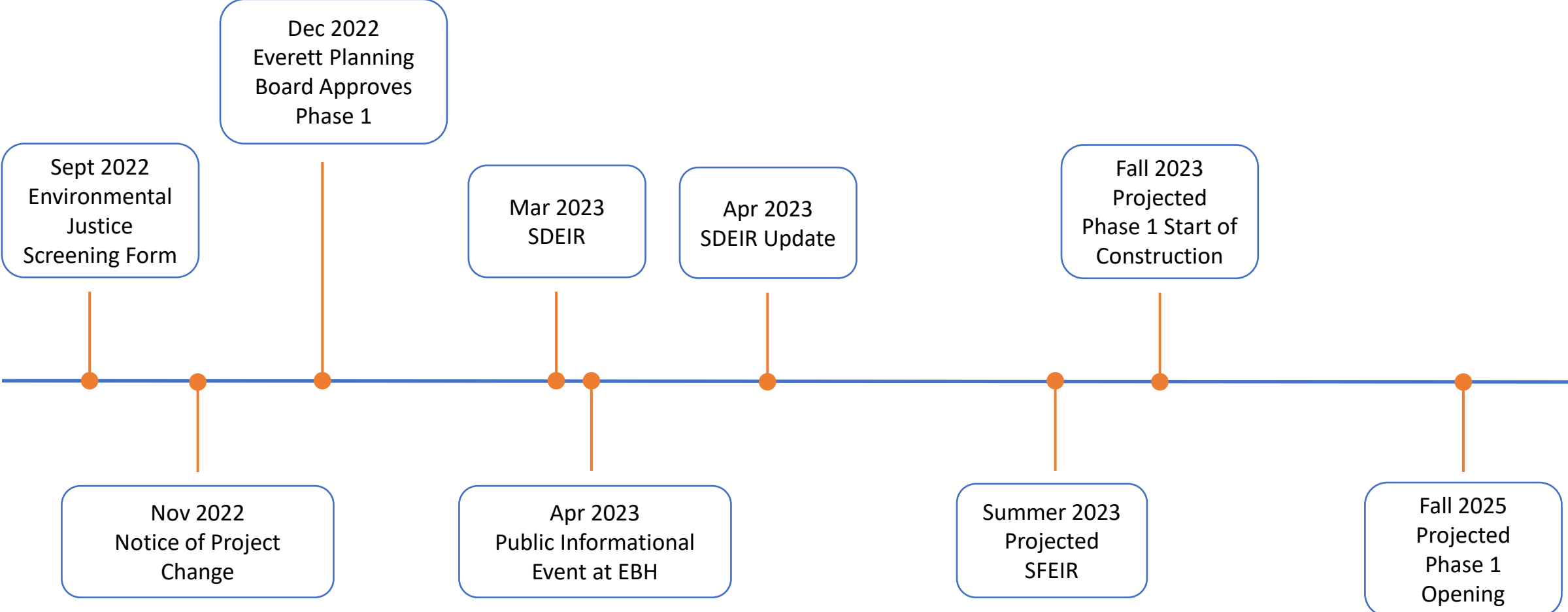








East of Broadway Phase 1 Timeline



Frequently Asked Questions

Streetscape

- Phase 1 - Raised bike lane at back of curb, protection at intersections, 7' wide
- EBH will continue to work with the City on best design to integrate with roadway and proposed dedicated bus lanes

Resiliency

- Elevated first floor above future 100-year flood level
- Onsite renewable energy generation (PV array)
- Zero Net Energy Building during operations
- Improved stormwater management

Frequently Asked Questions

Community Benefits

- Environmental cleanup and improved public realm
- 2,000 construction jobs
- More than 800 permanent jobs across wide range of skill levels
- Strengthening the City of Everett's tax base
- Estimated \$3.5M contribution to affordable housing in Everett
- Pedestrian bridge over Broadway providing access to Harborwalk, complimentary shuttles, water shuttle and Blue Bike program

Commitment to Local Hiring

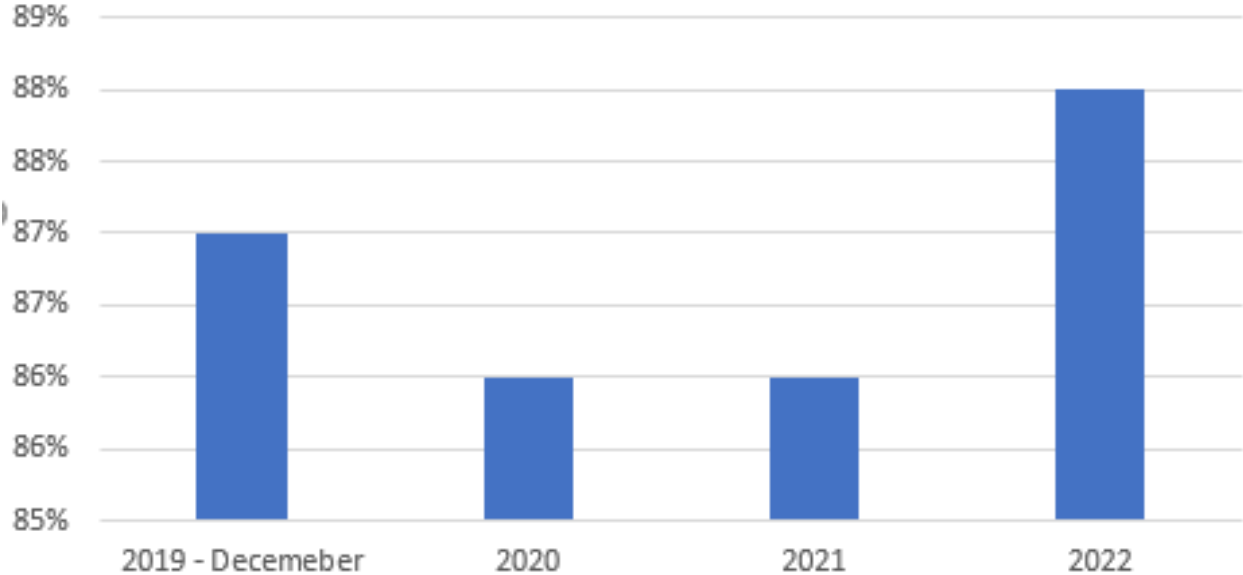
- Career fairs hosted by community partners
- Host our own career fairs with those partnerships
- Monthly Community Information sessions hosted at our Career Center (located at 3 Charlton, Everett, MA)
- Quarterly meetings with Community Leaderships, MassHire North Workforce Board



Commitment to Local Hiring

- 88% of our team is from Communities within 30 minutes of Everett
- 58% are from Local and Neighboring Communities

Local Hiring: Communities within 30 minutes (defined as 30 miles)



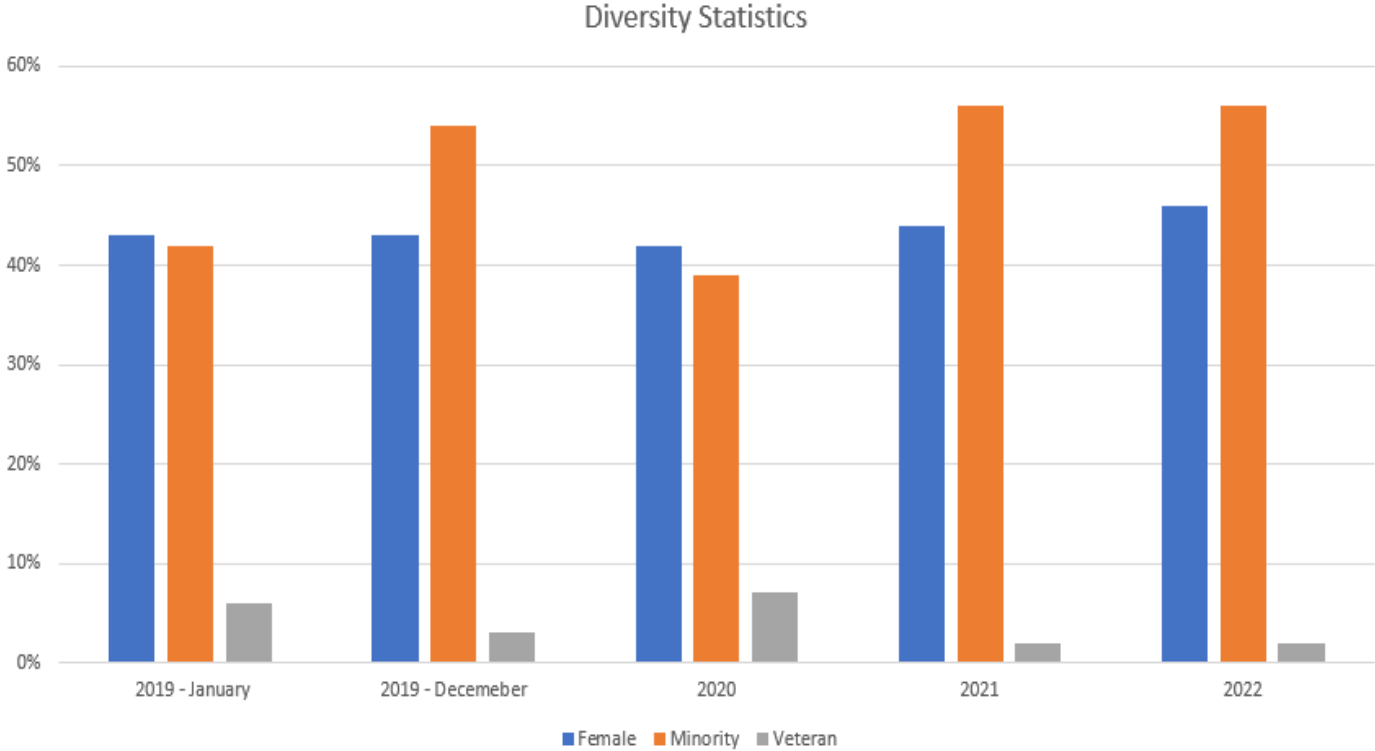
Diversity

Goals (EOB + EBH)

- Women – 50%
- Minorities – 40%
- Veterans – 3%

EBH 2022

- Women – 46%
- Minorities – 56%
- Veterans – 2%





Thank You!

Encore
BOSTON HARBOR
A WYNN RESORT

From: Nick <salohcin86@gmail.com>
Sent: Monday, April 24, 2023 3:36 PM
To: MGCcomments <MGCcomments@massgaming.gov>
Subject: East of Broadway Development

Hello, my name is Nicholas Mitrano of 10 Floyd st. Everett. I want to write a letter of support for this proposed development. Our family has lived on Floyd st since 1958 and also owned a car repair shop for 38 years at 105 Broadway Everett. I spent a lot of my life on lower Broadway at work and with friends, it never felt suitable for family living and logistically makes much more sense as a commercial area as you Segway into Boston, it is perfect for entertainment and I see this development as necessary for the direction Everett needs to head.

Thank You,
Nicholas Ciro Mitrano
-Sent from my iPhone

From: JP Beckta <jpbeckta@gmail.com>
Sent: Tuesday, April 25, 2023 9:34 PM
To: MGCcomments <MGCcomments@massgaming.gov>
Subject: Encore Boston Harbor expansion

Hi,

I watched the meeting tonight.

Wow, you did a really poor job of making regular Everett residents aware of this meeting. You didn't hear from the real Everett except for three or four people. We have serious concerns about traffic, money, and further strain on our public services (police and fire) but you didn't get to hear much about that because Encore was real slick about packing the room. If you have been commissioners for any length of time, you know about that kind of thing and probably aren't swayed by it.

I'm not clear about how much the MGC can do to prevent further harm to the existing residents and businesses of Everett and the surrounding area, but urge you to pay attention. Councilor Lattanzi was dead flat wrong when he told you that this expansion is what people envisioned when the casino was proposed. No, the casino was what people voted for, not a whole "entertainment district." We DO need a referendum, as well as additional money if you allow the expansion. We were told that allowing the casino in was going to be a boon of jobs and revenue. All we've gotten is more traffic, more police and fire calls, and higher tax bills. You heard the Encore presentation. Only 14% of their employees are Everett residents and if the sample of them tonight is representative, we only get cleaning or gardening jobs. Big whoop. Can any of our high school students in the culinary arts program even hope to get a job at Encore when they graduate? I doubt it.

Yes, it would be a good thing to get the polluted areas cleaned up, but not at the expense of the rest of the city. Just look at a map. There's a whole lot of Everett that's not even remotely near the temple to gaming.

Encore hasn't succeeded in ruining Everett, but if the MGC allows it to expand gambling without paying its fair share, it will. (I am aware that there are meals and room taxes paid.) Long-time residents are being forced out because of tax increases. Neighborhoods are breaking down. Police and fire are overstretched, schools are overcrowded, traffic is unbearable already, and instead of getting the kind of revenue Everett residents were led to believe would be incoming, we got a paltry \$30MM for FY2023 from the community agreements. That didn't even cover our public safety budget! Yes, of course that is partly due to poor management on the part of the mayor who negotiated the host community agreement but that doesn't change two things: 1) Encore is trying to include the expansion in the original agreement and continue paying Everett next to nothing; and 2) our PILOT payments go up by 2.5% per year. 2.5%. Encore had revenues of \$62MM in one month (October, 2022) and it wants to build sports betting and a theater for the same low, low price?

And the “Everett residents” you heard from that were all rah-rah expansion are false coins. They’re developers who, along with Encore, are doing their best to make Everett unlivable, just another sad place for moneyed transients instead of the vital, hard-working, vibrantly-diverse community that we are now. I was just saying yesterday how it cracks me up to hear the Vietnamese store owner at my corner store speaking Spanish, which he’s picked up because he has so many Spanish-speaking customers. That is who we are now. Sure, we want to be spruced up a little, but we don’t want the whole character of our city changed, like V-10 (Belliveau) and the others want. Just look at The 600 on Broadway. Totally wrong site for that building; wrecked the Fairlawn Street neighborhood.

I hope it falls within your purview to prevent Encore from doing us further harm. Personally, I don’t get any benefit from it. Is it really nice behind the casino? I don’t know. What am I supposed to do, take a bus down there to go walk around? Does that make any sense to you? Oh, and the expansion will gobble up greenspace; I have the documentation on that. They didn’t tell you that part, now did they (Councilor Costa did)? I tried to use the shuttle. It didn’t come. But I did see it at Market Basket, so I have stopped calling it the “Unicorn Shuttle.”

If Encore wants to partner with Everett instead of just being a glitzy attraction for outsiders, it should give some real consideration to building a police substation and a fire substation and funding them for a while. It should make a donation to make or improve greenspace in other parts of Everett, not just where the hotel guests can take a nice stroll by the river. It should consider setting up a pipeline with the high school, maybe scholarships, for students to go on to study management, accounting and other white-collar jobs; it kind of feels like it considers us a good source of low-skill workers. Ick.

I hope you will do whatever is allowed within the parameters of your commission to ensure that Encore will be a contributor to Everett and surrounding communities, not the boondoggle it is now.

Thank you,

JP Beckta