

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

From: Wendy Poste
To: Young, Judith
Subject: Regulation Comment - Encore
Date: Wednesday, April 26, 2023 8:58:28 AM

Good morning Ms. Young, I am a lifelong Everett resident and feel compelled to write to you regarding the Encore expansion. Although the cleanup of the old Monsanto site is necessary, the citizens do not want any further stress on the traffic, infrastructure or integrity of our City. Not to mention the stress this has put on our police and fire departments; without a promised sub station! We, the citizens of Everett voted to accept the casino, not the additional structures, stadiums, hotels, etc that has been talked about! Our taxes have only increased since Encore came to town, another issue we are upset about! Stop the madness!!!

Sincerely, Wendy Poste

Lifetime Everett resident

From: jonpop@verizon.net
To: Young, Judith
Subject: Encore Expansion comments
Date: Wednesday, April 26, 2023 9:06:06 AM

hello, I was not aware of the April 25, 2023 meeting and would like to provide my comments and concerns through this email.

The rush hour commutes in both directions of Broadway are horrible. A big contributor are all the sets of lights on the road. Pedestrian traffic, especially at shift changes contributes to the traffic. In the morning traffic heading to Boston backs up beyond the rotary on route 1, and crawls down Broadway much time spent sitting. In the evening the traffic backs up beyond the draw bridge to the south. The draw bridge is another problem in the summer with boat traffic.

The road is in desperate need of widening but the bottlenecks will still remain hiding south at the draw bridge and heading north at the rotary.

The current Host Agreement is horrible for Everett and needs to be renegotiated with the onset of sports book and again with expansion across the street.

Everett taxes have increased significantly with the current host agreement, our mayor was taken advantage of. He got wrapped up with the glitz and glamor of hanging with Steve Wynn and the big business representatives. Residents like myself were sold lower taxes robust infrastructure to handle the impact on the community but it did not happen. Many of the initial promises from Encore and Mayor DeMaria did not happen. They were promises to get the residents to vote yes on the referendum. A new vote should be conducted as residents were hood winked and sold a package that is much different than promised. The Casino has negatively impacted the community and property taxes, another vote is necessary.

Based on where we are today financially I am a NO for expansion. If there is resolution to the above I most likely would be swayed.

Regards, John Puopolo

Everett Resident Ward 5

From: Samantha Lambert <samlambert79@gmail.com>
Sent: Wednesday, April 26, 2023 9:18 AM
To: MGCcomments <MGCcomments@massgaming.gov>
Subject: East of Broadway Development

Greetings Commissioners,

My name is Samantha Lambert, resident at 20 Peirce Ave in Everett, MA. I found out about the public hearing held at Everett City Hall yesterday afternoon and was able to go to the chamber, however I had a work commitment at 7 PM and due to the meeting beginning late, was unable to stay to make my comments as intended.

Thank you for hosting the meeting in Everett. It is important and commendable. I am disappointed in the lack of communication from the City of Everett and Encore Boston Harbor (EBH) regarding the meeting. I actually learned about the hearing from a student at Everett High School who had heard about it in a meeting with a City Council member regarding a different topic. The student asked me and we looked together to find the information, but there was nothing on the city calendar, website, or social media channels that are typically used for resident communication. It was only when we went to the Mass Gaming Commission website that we were able to find the details.

I will reiterate my comments submitted to this body in February. Expansion of gaming to the East of Broadway development is a decision that belongs to the voters. It is we, as residents, that truly know the full cost of the Encore Boston Harbor casino. We, as residents, understand the impacts to our city. We have no financial investment, our investment is to our families and our neighbors.

It is often stated that Encore makes for a beautiful "front door" to our city, but too often, we see it as a "no exit" sign. It has literally become the other side of the tracks, a place where we are only welcome for employment and though employment is a benefit, I heard my union brothers and sisters last night when they expressed their concerns, and I stand with them. Too often, Everett has been exploited in the name of jobs. This has happened with manufacturers that were poisoning our air and water, yet the allure of good jobs and ability to provide for our families was too strong and the return on investment for those in power was too great. I see this expansion in a similar vein.

Community based organizations have been actively working to engage with Encore Boston Harbor and pushing their legislative representatives to have good faith conversation and implement a Community Advisory Board that would help build the relationship between the community and Encore Boston Harbor. As a resident, I strongly advocated for this and saw this as a mutually beneficial opportunity for both our community and EBH. Expansion of gaming to the East of Broadway site creates one more inaccessible space, increased traffic in a city already plagued with poor air quality and high asthma rates (<https://mass-eoea.maps.arcgis.com/apps/webappviewer/index.html?id=1d6f63e7762a48e5930de84ed4849212>), reduced opportunities for jobs for our young people under 21, a strain on our public safety, and a disappointed community who thought they were welcoming a partner that would lift our city, not facilitate the displacement of its residents.

I have heard from many of our young people, those that chose the hospitality pathway at Everett High School, who felt they were making a smart and strategic decision that would allow them and their families to be supported by quality jobs upon graduation from high school. The reality is, these jobs have an age requirement of being 21 years of age. There is no pipeline for our young people. If the East of Broadway expansion is entertainment only, it would serve to be the opportunity they were promised and would support the retention of those that have, and would like to continue to, call Everett home.

The largest benefit of the original agreement with Encore Boston Harbor was the land swap that gave us Rivergreen, previously inaccessible and polluted waterfront. The underutilized parking lot for Encore Boston Harbor is also adjacent to this space, with walking trails, playgrounds, and playing fields. Encore Boston Harbor recently dedicated a large area of that parking lot very near to the river and playground to a construction staging area with piles of asphalt and large trucking now part of the environment. This is yet one example of a disregard for the people who allowed this company to call Everett their home. This is a company that has a significant budget and makes a tremendous profit, that would allow for ample, effective marketing to the community and the ability to bring our community together to hear how they can be a better partner, but instead they disregard and dismiss the people of Everett. The bare minimum necessary to check the box on regulatory applications is done. We want and demand more.

This brings me to my final comment. This is our home. I have been an Everett resident and renter for over 30 years. It is my home. My only investment is in our community. It pains me to hear the promises and sales tactics that for-profit developers, those that have the time and resources to dedicate to marketing, advocacy, and lobbying, continually claim while seeing the pain in my own community, the hours dedicated to commuting instead of with their family, the housing and health burdens, the feeling that our city has been put up for sale. Encore Boston Harbor should open the host agreement, create a community advisory board with members nominated from both the city and from community based organizations, keep gaming on the original site, and make a good faith effort on being a good partner and neighbor to those that make Everett their home. The decision to expand gaming should be left to the voters of Everett.

Thank you for your time and for your efforts, it is greatly appreciated,

Samantha Lambert

20 Peirce Ave

Everett, MA

857-928-0536

From: kemmc3
To: Young, Judith
Subject: Encore casino expansion
Date: Wednesday, April 26, 2023 12:42:14 PM

I'm writing to you as a resident of Everett. Unfortunately I was unable to attend your meeting last nite in Everett due to an illness.

I have grave reservations about the expansion plans that Encore casino is proposing.

The intention of Everett voters had was a casino that's it. With a poorly negotiated host agreement with Wynn corporation Everett residents are bearing the burden of this. Increases of public safety staffing has increased their budget which ultimately falls upon the taxpayers. We suffer the consequences everyday travelling thru that area of Everett with traffic light after traffic light delaying commuters

I realize that politics plays a major part in the gaming commission's decision. We were promised tax relief when the casino arrived just the opposite has happened.

I firmly believe this should appear on a ballot for Everett residents to express their feelings with their vote. Everett is under close scrutiny from state and federal officials. Let's not exacerbate this by denying voters their say.

Thank you,

Kathleen McNeil(Everett resident)

Sent from my Verizon, Samsung Galaxy smartphone

From: Tracey Chace <traceychace@gmail.com>
Sent: Wednesday, April 26, 2023 1:44 PM
To: MGCcomments <MGCcomments@massgaming.gov>
Subject: East of Broadway Development

Hello,

I have been an Everett resident since 2018 and did not get to vote on the casino. It pays so little to the City our taxes are out of control due to the police getting so much OT at the Casino because of the traffic and other issues.

They should be forced to pay property taxes like the rest of us. Also I do not trust our Mayor who is under investigation for stealing city funds.

From: Gina Demetrio
To: Young, Judith
Subject: regulation comment - Encore Boston Harbor
Date: Wednesday, April 26, 2023 3:20:11 PM

Dear Ms. Young,

I am writing to you as a life-long Everett resident. I would just like to let the commission know my feelings about the expansion of Encore Boston Harbor. I am totally and completely against it as I was about the casino before it was built. It has brought nothing but distress and aggravation to the residents of Everett going as far back as before it was built. But the city held a special vote at that time, and a majority of Everett's residents voted the casino in. I was not one of them. Putting a casino in a blue collar city was nothing short of exploitation. It should be in Boston but the damage is done. I am sure that nobody from the gaming commission lives in Everett and has to deal with the increase in crime and the lack of resources to deal with that crime. Be that as it may, it's there and nothing can be done about that.

The expansion should be put to a vote by the residents as well. We were lied to before the casino was built that it would lower taxes. Nothing could be further from the truth. My taxes have increased steadily and the city blames home values. I knew then as I know now that our taxes would never go down. Our mayor is corrupt and has been lying to us for years.

The Host Agreement needs to be renegotiated, at the very least, so that Everett benefits by the gross and obscene profits that Encore has had over the last few years, especially with on-line betting now allowed.

The exploitation of our residents is deplorable by all involved. And I am demanding as a resident of Everett, that the expansion be put to a vote by the residents, as the casino was, before it is allowed.

thank you, Gina Demetrio

From: karen ligocki
To: Young, Judith
Subject: Casino expansion
Date: Wednesday, April 26, 2023 8:53:42 PM

Hello Judith

From what I heard from, my fellow citizens, we should write you, if we agree. I think that the expansion of casino will just be more "bad news" for the residents of Everett.

Mayor DeMaria does not speak for all resident, winning his election, by only a slim margin and all the negative news he brings to this city, proves that he is not voice of Everett. Much of his involvement with Wynn only benefited him.

Wynn knew he was not mentally/ educationally fit to go up against their corporate lawyers. Left the city, with higher taxes, than ever.

The citizens of Everett, should be allowed the vote. It should not roll over from last negotiations.

My name is Karen Ligocki

Everett Homeowner and voter.

Sent from my iPhone

From: JP Beckta <jpbeckta@gmail.com>
Sent: Thursday, April 27, 2023 12:45 AM
To: MGCComments <MGCComments@massgaming.gov>
Subject: Everett expansion

Hi, it has become increasingly clear to me that EBH wants you to think that the pivotal point in the discussions about Encore expanding to east of Broadway is whether or not the voters contemplated it when the referendum was held in 2013. I believe they're trying to mislead you. Whether or not the voters knew about something a lawyer had to go back to 1921 dig up is not the important issue.

The issue is what the voters thought the agreement was. It was promoted to them as the casino being a benefit to the city. It has not been. So, another referendum is necessary.

Even if the infamous John Tocco* (related to Richard Belliveau) did not explicitly say as much, he implied that the casino would bring enough money to the city that the residents could feel as if the city had a stable commercial base, that their taxes need not go up. It was touted as being a place that would provide jobs to people already living here. It has done neither.

Irrespective of the fact that a good part of the reason EBH doesn't contribute more to Everett's economy is because the mayor made a bad deal, the fact remains that EBH does not pay much in return for what it gets. Of its 2022 GGR of \$729,724,772, it paid Everett in FY2022 a mere \$600,000 (approx.) in meals taxes, approximately \$600,000 in rooms taxes, a pathetic \$21,012,500 in lieu of taxes, and \$5,253,125 as a host-community payment. That totals about \$27.5MM.

Everett had to increase property taxes, from 10.36 to 11.78. Residents THOUGHT, when they voted for the casino in 2013, that they wouldn't be facing tax increases of \$800/year on average. Imagine a Senior on a fixed income having to come up with another \$800 for their taxes. I know one. She's not sure where she's going to find the money. She's a second-generation Everett resident who says her children can't afford to live here. That is not what SHE thought she was voting for in 2013. I will try to get her to email you herself.

You heard from EBH on 4/25/23 that 14% of its workforce is Everett residents. If EBH is such a great contributor to Everett, why don't more Everett residents choose to work locally? I sincerely doubt that all of the professionals who live in Everett are ethically opposed to working for a gambling establishment. Maybe EBH wouldn't hire them. Maybe EBH sees Everett as a source only of cleaners and gardeners. Opening more establishments across the street from the casino is not going to change that.

You have heard from many residents about the horrific traffic increases since 2019. Traffic is not backing up to I93 in the afternoon because of so many people wanting to cross Broadway at 1 Broadway, so a pedestrian bridge is not going to be a significant contributor to traffic mitigation. I think the expansion would only add to our traffic woes. It would be nice if our mayor cared about things like that, but he doesn't.

So again, the issue is not whether the residents foresaw Encore expanding onto property owned by the Monsanto predecessor, Merrimac Chemical Company. It is whether or not they voted to allow the casino because they thought it would benefit the city. They thought so. They were wrong.

JP Beckta

*John Tocco worked for Wynn. After he left there, he used the same "implied benefit" tactics in his real estate dealings. I was at the Planning Board and Zoning Board of Appeals meetings when he was telling the Boards what a benefit The 600 would be to the city. It's akin to bait and switch, same as what Wynn/Encore did with the voters. I live near that building. It looks nothing like what he presented. After he (Volnay, although it's V-10 now, same people) got the variances, he changed the building. He implied that the facade would blend in with the neighborhood. Not only doesn't it, it went from a warm brown color to baby-shite brown. The facade was originally presented as covering all sides of the building. It doesn't. The back of the building is white, no facade. This is exactly what Wynn did to get the voters to approve the casino: you'll get money, you'll get jobs. We got traffic, reduced greenspace, and a drop in the bucket. No thank you.

From: P R
To: Young, Judith; MGCcomments
Cc: Department of Justice
Subject: Wynn Casino Has Its Legal Problems, Massachusetts Host City Everett Has Some Too
Date: Thursday, April 27, 2023 9:06:37 AM

[https://www.forbes.com/sites/walterpavlo/2018/09/18/wynn-casino-has-its-legal-problems-massachusetts-host-city-everett-has-some-too/amp/](https://www.forbes.com/sites/walterpavlo/2018/09/18/wynn-casino-has-its-legal-problems-massachusetts-host-city-everett-has-some-too/)

Sent from AOL on Android

Greetings, Mayor DeMaria's self proclaimed "Campaign Financier" Jamie Russo was the Broker on the Casino Land Deal according to the Press.

Previously, in 2007, Jamie Russo had a Purchase and Sale Agreement made by Revere Attorney Denise DiCarlo for #50 Liberty St, Everett, for \$500,000, but the Owner was advised to walk away.

In 2008, on three separate occasions at three separate locations, Jamie Russo's long time friend Greg Antonelli predicted that, in fact, he was going to buy the property even though it wasn't for sale.

In 2009, Everett City Officials threatened the Ethiopian and Brazilian Residents of the property with arrest before making them homeless.

In 2010, Greg Antonelli's predictions came true and he brought the house.

In 2010, the City of Everett Defaulted in District Court. In 2012, the City of Everett Defaulted in Superior Court.

The City of Everett had made the Residents homeless and hired Gennaro Angiulo's Action Emergency Services to board the property as the Victims were piling their belongings on the sidewalk.

Gennaro Angiulo charged the property owner over \$10,000 which the Owner disputed. At a Jury Trial, Gennaro's Attorney Earl Miller walked away from the \$10,000 even though he had threatened to bury the Defendant in Legal Fees.

In March 2016, at Attorney Jonathan Silverstein's Office Deposition, the Plaintiff/former Property Owner was asked if Gennaro Angiulo was the Head of New England Organized Crime.

While being Deposed, the Plaintiff received a call from Gennaro Angiulo's Office according to the Middlesex District Attorneys Office Subpoena. The message was "to keep you out of Court"

So far, not one Everett City Council Member, Planning Board Member, etc. has had any concern about the Witness Tampering in Atty Silverstein's KPLaw Offices.

In fact, your Gaming Commission had no interest in the Witness Tampering and refused to review evidence or even meet about this.

Butters Brazilian Law is currently Representing Attorney John Verner in this Matter. Currently, there is a Perjury Matter Pending in District Court on Attorney Patrick Hanley. According to the Press, Butters Brazilian can earn up to one million dollars of Taxpayer funds Representing Attorney John Verner.

Is it possible that Attorney Jonathan Silverstein, KPLaw and/or the City of Everett will use Witness Tampering again?

This Case has been Pending in the First Circuit Court of Appeals since last July.

I remember when Witness Tampering was illegal in Massachusetts. Will your Board Members continue to turn a blind eye to Corruption?

Best, James P. Ryan,

1268 Broadway, Unit C, #247

Saugus, MA. 01906

781-520-0612

From: P R <grouptixne@aol.com>

Sent: Friday, April 28, 2023 8:24 AM

To: Young, Judith <judith.young@massgaming.gov>

Subject: RE: Wynn Casino Has Its Legal Problems, Massachusetts Host City Everett Has Some Too

Greetings Judith, Thanks for responding, I never expected to hear back because of all the push back I received before the Encore opened.

In fact, Karen Wells and I discussed the corruption in Everett and she stated that you folks weren't concerned about City Hall corruption.

Because Attorney Jonathan Silverstein or anyone from KPLaw Law have disputed the use of Witness Tampering in their Deposition, your Board Members should be concerned. Prior to the Deposition phone call I was asked if Gennaro Angiulo was the Head of New England Organized Crime.

Because Attorney Patrick Hanley was involved in your Commission in the past, this is another reason for concern.

In District Court, Representing Attorney Silverstein's Co-Defendant Attorney John Verner, Atty Hanley falsely testified that Essex County District Attorney Jonathan Blodgett wanted the Witness Tampering Matter dismissed.

As you may know, Mayor DeMaria, Attorney Silverstein and Atty John Verner are currently Co-Defendants in Federal Court stemming from City Officials targeting Ethiopians and Brazilians with threats of arrest before making them homeless for Greg Antonelli.

In fact, former Attorney General, now Governor Maura Healey, is listed as Defense Attorney for one of their Co-Defendants.

Maybe the Justice Department would be less conflicted with the City of Everett?

I saw that Attorney Silverstein believes \$130,000 is a waste of Everett Taxpayer's money to have a Voice now. I hear that his Law Firm has been collecting \$100,000 per year Defending Everett Officials threatening Ethiopian and Brazilian Residents before making them homeless for Greg Antonelli since 2009.

As you know, Attorney General Maura Healey gave Butters Brazilian Law up to one million dollars of Taxpayer funds to Defend Attorney John Verner.

If there is clearly Obstruction of Justice in the City of Everett, \$130,000 seems to be a reasonable expense to allow a Vote.

In fact, all City Employees, past and present have been offered a \$100,000 Reward for disclosing Mayor DeMaria 's Mysterious Motel which he claims he booked for the Victims of #50 Liberty St.

Nobody has stepped up for the Reward.

On June 16, 2020, Mayor DeMaria and I were on WBZ'S Nightside with Dan Rea and Mayor DeMaria stated that he put all the Victims up in a Hotel/Motel and made them whole. Unfortunately, Host Dan Rea is withholding the Recording from the WBZ archives and now insists on a Subpoena to release the tape.

Taxpayers expect transparency. Here is your opportunity for the Board Members to do the right thing.

Best, James P Ryan

From: Janice Lark
To: Young, Judith
Subject:Encore expansion
Date: Thursday, April 27, 2023 9:14:06 AM

NO on the expansion! Everett's infrastructure can't handle it. Plus, we residents have not benefited from the construction of the casino as the mayor promised we would. Not going to be fooled twice!!

Regards,

Janice Lark 818 667 4356

From: Janice Lark
To: Young, Judith
Subject:Encore expansion
Date: Thursday, April 27, 2023 9:18:52 AM

P.S. I did not hear about the the public hearing in April 25 until April 25. Yes, day of. Please let this be a sign to you that our Mayor (who let's residents know about any event where he can shine) deliberately (allegedly) did not do major outreach about this hearing because he didn't want residents who are against the expansion to attend.

Regards,

Janice Lark 818 667 4356

From: Carla Constanza <carlam2526@hotmail.com>
Sent: Thursday, April 27, 2023 11:35 AM
To: Young, Judith <judith.young@massgaming.gov>; MGCcomments <MGCcomments@massgaming.gov>
Subject: East of Broadway Development Everett

Dear Commissioners,

My name is Carla Constanza, and I reside on Henry St in Everett, MA. I am writing today in opposition of the expansion of gaming in the East of Broadway project.

Community. Encore Boston Harbor is not for the residents of Everett. They exist to make money and a profit. Allowing gaming as part of the expansion further removes a large section of our city from community access. This will not be a place for families or for our youth, this will not be a place for residents without expendable incomes.

Health. With increased traffic comes vehicle idling, exacerbating an already poor air quality in an environmental justice community with a high prevalence of asthma. Additionally, the impacts of the casino on those dealing with addiction and mental health issues and their families are high.

Findings confirm that air pollution not only makes things worse for people with asthma but can actually cause asthma to develop in healthy children. There is also emerging evidence that other diseases may be caused or exacerbated by urban air pollution, including atherosclerosis, lung cancer, chronic obstructive pulmonary disease (COPD) and neurological disorders. This affects me on a personal level, both my husband and daughter need to use inhalers to help with breathing issues. With this expansion, it will increase pollution in the air and make breathing worse.

We need to do better as community to do everything we can do reduce that pollution and minimize exposure to it

When making your decision, ask who is paying the cost and who has the most to gain in expanding gaming to the East of Broadway project. I do not believe they should be rewarded with an expanded gaming license while ignoring the impacts of the community that has made them profitable. Health is a huge impact and I feel this is not a concern for The City of Everett and Encore Boston Harbor.

Thank you for your work and your careful consideration of this decision. Please vote NOT to expand gaming in Everett, especially without an opportunity for the residents to speak at the ballot.

Sincerely,

Carla Constanza

From: lescas <lescas@comcast.net>
Sent: Thursday, April 27, 2023 12:03 PM
To: MGCcomments <MGCcomments@massgaming.gov>
Subject: Everett Revote

Hello ,

I am emailing to request the expansion in Everett to be put to a VOTE of our residents and renegotiate the host agreement in Everett,Mass.

Please take this into consideration.

Thank you

Leslie Raymond

48 Dartmouth Street apartment 2

Everett Massachusetts 02149

From: Carol Dondero <cdondero25@gmail.com>
Sent: Thursday, April 27, 2023 2:51 PM
To: MGCcomments <MGCcomments@massgaming.gov>
Subject: Fwd: Wynn Resorts

I am 78 yrs old and a resident of Everett for that many years. I have witnessed many changes in Everett, mostly for its betterment. I voted against the Casino for many reasons I will not list here. I am against the expansion plans for Wynn Inc. to the other side of Broadway, Rt 99. Enough is enough. Traffic in that area is horrific not only at commute time, but all day. This question needs to be on the ballot this Fall. We were asked to vote the Casino up or down, why not this plan? I have a police radio and hear calls for the Casino daily. This puts a strain on Fire and Police. With more building and more people in the area, what will the need be then? Concerts, gaming, athletics and housing, sounds like a city in itself. I like progress but in a sensible, considerate way. What do the Everett residents want? Put it on the ballot! All our political representatives say "I loveEverett". The hometown it has been for decades. Please, please place this question on the ballot. The future of Everett should not be left up to developers and a self serving Mayor. Let the residents have their say by a vote.
Carol

Sent from my iPad

From: Tracey Chace <traceychace@gmail.com>
Sent: Thursday, April 27, 2023 6:42 PM
To: Young, Judith <judith.young@massgaming.gov>
Subject: Fwd: East of Broadway Development

Hello,

I have been an Everett resident since 2018 and did not get to vote on the casino. It pays so little to the City our taxes are out of control due to the police getting so much OT at the Casino because of the traffic and other issues.

They should be forced to pay property taxes like the rest of us. Also I do not trust our Mayor who is under investigation for misusing public funds.

We need a revote and a renegotiation ASAP!

Tracey L. Botchie

From: aserino@verizon.net <aserino@verizon.net>
Sent: Thursday, April 27, 2023 8:27 PM
To: MGCcomments <MGCcomments@massgaming.gov>; judithyoung@massgaming.gov
Subject: Encore comments

Ms. Young and MGC comments,

As a voter and taxpayer in Everett and the people of Everett(the taxpayers and voters) did not vote for lower Broadway to be used as an expansion for the casino. It was only supposed to be the Monsanto property. The original Hosting Agreement promised good paying jobs for the people of Everett and a yearly report of Everett employment, where are they? How about some financial support for our fire and police departments which due to all the calls they have to respond to at the casino, increases their response time to Everett residents or the casino could have their own fire and police departments! A major route into Boston has been overrun with traffic because of the casino and they want to expand and add more traffic!!! You've got to be kidding. The casino was supposed to help improve our daily living, but it has only had a negative effect. When you live in a city with a casino, you expect taxes to go down, but ours keep going up because of the city services we are providing. I would never vote for a casino again. If anyone asked me if they should vote for a casino in their community, I would tell them NO! ISN'T IT STANGE THAT EVERYONE WHO IS IN FAVOR OF THE CASINO KNEW ABOUT THE MEETING BUT THOSE WHO WERE IN OPPISTION DIDN'T !!!

Marguerite J. Serino

From: PS <psterite@gmail.com>
Sent: Friday, April 28, 2023 8:17 AM
To: MGCcomments <MGCcomments@massgaming.gov>; Young, Judith <judith.young@massgaming.gov>
Subject: RE: Everett Resident for 40 years - comment on Encore Expansion

Good Morning,

I am writing to voice my objection to the gambling and expansion to lower boardway!

In the original referendum question, "Monsanto plant" was specifically noted. The argument by Wynn lawyer that a map back in 1921 shows a company that was part of Monsanto on the other side of Broadway - who knew?

Did anyone on the commission? Shouldn't the referendum stated Monsanto plant and any associated companies or properties?

I along with 87% voted to approve the casino on the Monsanto site because we were promised cleanup of the site, jobs, tax relief, road improvement and the reinstatement of the MBTA stop in Everett! What we got was traffic! Drugs! and Greedy Developers!

The traffic, one of your members had to deal with to get to the public hearing. This is what Everett residents deal with all day, every day! If you don't believe me, I am sure there is a drone you can have fly over Broadway and RT 16 - their parking lots!

Wynn did a great job cleaning and developing the area. Other than that, they haven't been a good neighbor or partner. The city's taxpayers bear the brunt of having police, fire and EMT details onsite 24 hours a day.

Granted the details are paid by Wynn, but the downstream affect is taxpayers dealing with huge amount for OT and ultimately for their pensions!

This hosting agreement was made by Wynn with the Mayor, a big time gambler(something he has admitted to publically), working more on Wynn's behalf than the city of Everett. Listen to the call between the Mayor and Kim Sinartra, does that sound like a Mayor hold all the cards or someone beholding to Wynn?

The hosting agreement included an annual report from Wynn to the Mayor - with employment levels of Everett residents along with the levels. As you saw on Tuesday, the majority of the people who work at Encore, and really live in Everett were minorities and people of color.

I submitted a public request to get copies of the annual reports but have not received any. Since the city didn't comply, my bet is either that Wynn hasn't provided them or they have and the numbers aren't too pretty in the number of employees and the job types.

The so called residents of Everett (600 Broadway - developed by John Tocco(name sound familiar? it should, and V10 developers) are grifters. The same people show up at zoning and planning board meetings supporting overdevelop everywhere. Please don't fall for the developers who say they live here.

City Councilor, Al Lattanzi, is a business owner who profited by the Encore Development. He recently got approve to develop residential apartments on Main St. Former City Council Anthony DiPierro, who resigned due to racist memes and video, is the cousin of the Mayor and now buying and developing residential housing. None I should mention are affordable for the majority of the residents!

Again, Wynn, is not acting as a good neighbor or partner, having Councilor Lattanzi call friends to go to public hearing to support expansion.

The residents and City Council has asked Wynn to reopen the hosting agreement or amend the hosting agreement to provide adequate compensation to the city in exchange for the lower Broadway expansion.

The argument for cost for a referendum is an empty argument. We have elections in November and it would just mean printing the question on the ballot. The expense would be for Wynn to go on a marketing attack. Please don't be fooled. They don't want a vote because it will fail, probably by 87%!

You know how much the state makes monthly. You know how much Wynn makes monthly. The city of Everett as of 2023 is maybe up to 30 million a year.

Does that look fair? Who is bearing the brunt and getting the least? Everett! Crime! Drugs! Traffic! Demand on City resources!

Please help correct this injustice and force Wynn to renegotiate - with sports betting and this expansion the potential revenue will be in the millions - Everett's take = ZERO!

Please do not approve expansion

Regards,
Paula Sterite
Residents since 1987

From: Darren Costa <Darren.Costa@ci.everett.ma.us>
Sent: Friday, April 28, 2023 2:53 PM
To: MGCcomments <MGCcomments@massgaming.gov>
Cc: Robinson, Grace <grace.robinson@massgaming.gov>; darren4everett@icloud.com
Subject: East of Broadway Public Hearing – April 25, 2023 – 6 PM

Good afternoon Commissioners,

Thank you to the Chair and Commissioners for allowing the residents of Everett, like myself, to voice their concerns and support.

Other public officials, including Everett's Ward 6 City Councilor, were asked if there should be a referendum vote for the expansion of the Encore Casino for the proposed East of Broadway Project. I support the idea that Wynn LLC would continue to expand its footprint in Everett's "Entertainment District". Wynn has been a partner in cleaning toxic land, but there is more to be done. Everett came up short in the first negotiation of the Host Agreement. I would vote No until Everett had an agreement that represents the best interest of the residents of Everett. There have been minimal conversations between the Everett's City Council and Wynn LLC. During a aAaCItY Council meeting Wynn LLC acknowledged and committed to a negotiation, in good faith, that represents current economic conditions and beyond.

Wynn LLC requires affordable housing solutions, not just an impact fee. Everett needs a commitment to deliver a strategy for solving Everett's affordable housing crisis. The City of Everett alone does not have the capacity to manage the necessary programs that will drive solutions. Don't just promise the City of Everett funding, guarantee a solution.

Our schools and students would benefit greatly from a more formal partnership that requires compliance, annual reporting and obligations, beyond what's offered today. Additional community involvement to deliver broader career development opportunities for students, Wynn LLC programming on site at schools, and promote student led civic enhancements.

I do not support the three above ground parking garages. It is well documented, Everett's issues with the urban heat island effect and lack of, which continues to be worsened by large developments in process. Everett needs underground parking. Additions such as community solar on their extensive rooftop space would serve to reduce the impacts of energy burden on our environmental justice community.

The plans include minimal open air space and public accessibility to community space. An average Everett resident may never benefit from the Wynn LLC facilities, but Everett demands public benefit. As a densely populated gateway city, Everett is in need of more public space and greenery to offset the urban heat island effect.

There needs to be open and inviting outdoor access to the overhead walking path over Broadway. The current renderings appear closed off, requiring a resident to enter the building to cross Broadway. This public walkway should be well announced and welcoming to our residents. An example may be the TD Banknorth Garden's integrated entrance with the MBTA.

Everett demands more effective community engagement. The relationship would benefit greatly from sponsoring City events and participating at events that draw residents, such as the 4th of July, Easter, Halloween etc. For example, I attended the Encore East of Broadway open house on April 11th. It was a wonderful event that took place at the Encore Casino; however, it was poorly attended. Meanwhile, Everett's Rec Center draws hundreds of residents and students daily.

Everett needs a Wynn LLC shuttle expansion. Our residents require more routes and more frequent services to connect commuters to local rail stops where the MBTA falls short.

The Wynn LLC water taxi to Long Wharf should expand its service to weekdays and better promote its usage as a commuting option into Boston for Everett residents.

As you establish your extended footprint, please advocate for Infrastructure improvements. For example, Everett has a deteriorating overpass in Sweetser circle. We also lack any vision for building MBTA tracks in our City, while the orange line runs right behind the Encore Casino.

Everett and Wynn LLC need to renegotiate the original Host Agreement, given the material increase in the Encore Casino's gaming footprint and operations, including sports gaming. Per the Host Agreement, section 1B items 1 & 2, requires the need for an open negotiation of the Host Community agreement between the City of Everett and Wynn LLC in its aggregate, not in pieces.

For the public, the Encore property was sold for \$1.7B, which would generate \$42M in property taxes. It's currently assessed at \$1.3B, which would generate \$32M of property taxes. In reality Encore paid approximately \$22M as a payment in lieu of taxes (PILOT) and a community impact fee of approximately \$5M, which covers public safety, other municipal services and offset negative impacts to a community due to gambling and drinking. Wynn LLC is a member of our community and I will be encouraged when I hear more details in regards to our ongoing negotiations as promised in the original Host Agreement.

Please include me when you follow up with members of the public that expressed concerns, including Local 26 and other union members who spoke. I support fair wages and working conditions in Everett with a preference for hiring Everett residents.

Please publish this email to your website.

Thank you,
Darren Costa
Everett Ward 3 City Councilor
(617) 544-7089

Ken Krause

50 Mystic Street Medford, MA 02155
781-874-0920 kenneth.krause@comcast.net

April 28, 2023

Ms. Cathy Judd-Stein
Chair, Massachusetts Gaming Commission
101 Federal Street, 12th Floor
Boston MA 02110

Dear Ms. Judd-Stein

Thank you for the opportunity to comment in writing as part of the Gaming Commission's review of the first phase of the proposed development East of Broadway in Everett by Wynn Resorts and its subsidiaries.

As I stated at the Gaming Commission's public hearing at Everett City Hall on April 25, 2023, I believe the development's first phase should be considered part of Wynn's Encore Boston Harbor (EBH) Gaming Establishment and thus fall under the Commission's jurisdiction. This seems logical, since the development will have an 18,700-square-foot gaming area, as well as be connected to the existing casino site by a pedestrian bridge that will link the new game facility as well as its 3,092-space parking garage, which is intended to serve visitors to both sites.

As I also stated at the public hearing, I think it is important that the Gaming Commission ensure that the anticipated impacts of the new development are addressed and mitigated by the developer through the creation of new or amended agreements with the communities and stakeholders most affected.

As required by the 2011 Massachusetts Gaming Act legislation, the casino license holder was required to enter into agreements with the host and surrounding communities, as well as officially designated Impacted Live Entertainment Venues (ILEVs).

These agreements are now nine years old, and were specific to the features of the original Encore Boston Harbor facility. The proposed new development would add a vast amount of gambling, entertainment, and food and beverage infrastructure, as well as the large parking garage — all of which should be factored into what their impacts will be on the affected communities and stakeholders, and address in new agreements with those parties. Chief among them are transportation infrastructure and public safety impacts by the anticipated volume of additional visitors to the complex 365 days a year.

In addition, unlike the current EBH complex, the new site also will have a 977-seat live entertainment venue that will host a full schedule of events booked by an independent event management company. Bolstered by revenue from casino operations, this facility will have the advantage of operating under a much different business model than independent live entertainment venues, and municipally owned venues such as Medford's Chevalier Theatre. Just as the 2014 community and ILEV agreements attempted to address the impacts of the original Encore Boston Harbor facility, new agreements should be established governing the new development.

Encore Boston Harbor's adherence to the 2014 community and ILEV agreements has been spotty at best. The new development provides an opportunity to evaluate the effectiveness of those agreements, and where and how they can be improved.

Lastly, there are new crucial transportation improvement projects with which Encore Boston Harbor should be closely engaged — MassDOT's Wellington Circle Study in Medford (<https://www.mass.gov/wellington-circle-study>) and the Department of Conservation and Recreation's study of a new pedestrian and bicycle bridge over the Mystic River connecting Everett, Somerville, and Charlestown (<https://www.mass.gov/wellington-circle-study>).

While Wynn/Encore contributed to small-scale improvements at Wellington Circle as part of its 2014 Surrounding Community Agreement with the City of Medford, it has not been represented at any of the first five Wellington Circle Study working group meetings, which began in September 2020. And the Mystic River Bridge, which would be an asset to the casino and to the regional transportation system, has languished since the state officially approved the project in October 2021.

I encourage the Gaming Commission to do what it can within its authority to make new community and stakeholder agreements a requirement of its approval of phase 1 of the East of Broadway development.

Thank you very much for your consideration.

Sincerely,



Ken Krause
Treasurer, Friends of Chevalier Auditorium & Gene Mack Gym
President, Chevalier Theatre Organ Society
50 Mystic Street
Medford, MA 02155