



## NOTICE OF MEETING AND AGENDA

Pursuant to the Massachusetts Open Meeting Law (G.L. c. 30A, §§ 18-25), St. 2022, c. 107, and St. 2023, c. 2, notice is hereby given of a public meeting of the **Massachusetts Gaming Commission**. The meeting will take place:

**Wednesday | June 21, 2023 | 10:00 a.m.**  
**VIA REMOTE ACCESS: 1-646-741-5292**  
**MEETING ID/ PARTICIPANT CODE: 111 1431 1966**  
**All meetings are streamed live at [www.massgaming.com](http://www.massgaming.com).**

Please note that the Commission will conduct this public meeting remotely utilizing collaboration technology. Use of this technology is intended to ensure an adequate, alternative means of public access to the Commission's deliberations for any interested member of the public. If there is any technical problem with the Commission's remote connection, an alternative conference line will be noticed immediately on [www.massgaming.com](http://www.massgaming.com).

All documents and presentations related to this agenda will be available for your review on the morning of the meeting date by visiting our website and clicking on the News header, under the Meeting Archives drop-down.

### **PUBLIC MEETING - #461**

1. Call to Order – Cathy Judd-Stein, Chair
  
2. Community Affairs Division – Joe Delaney, Chief of Community Affairs
  - a. Community Mitigation Fund Application Review: Project of Regional Significance – Springfield Mixed Use Parking Infrastructure **VOTE**

~~*If not completed at the June 20, 2023 meeting, the Commission will continue the evaluation of the application of Massasoit Greyhound Association, Inc. (d/b/a Raynham Park) that commenced at the Commission's June 12, 2023 public meeting.*~~

- ~~3. Legal Framework relative to the award of a sports wagering license – Todd Grossman, General Counsel~~
  
- ~~4. Presentation of Application for Category 2 sports wagering operator license submitted by Massasoit Greyhound Association (d/b/a Raynham Park) in accordance with 205 CMR 218.06(3).~~



Massachusetts Gaming Commission

- ~~5. Presentations and Analysis relevant to review and evaluation of Application for Category 2 sports wagering operator license:~~
- ~~a. Technical Components—Gaming Labs International (“GLI”)~~
  - ~~b. Preliminary Financial Suitability of the Applicant—Loretta Lillios, Director, Investigations and Enforcement Bureau, Monica Chang, Chief, Financial Investigations Division, and RSM US LLP~~
  - ~~c. Financial and Economic Impact Analysis—RSM US LLP~~
- ~~6. Review and evaluation of Application for Category 2 sports wagering operator license submitted by MGA in accordance with 205 CMR 218.00 including, but not limited to consideration of the following criteria:~~
- ~~a. Experience and Expertise related to Sports Wagering (205 CMR 218.06(5)(a))~~
  - ~~b. Economic impact and other benefits to the Commonwealth if applicant is awarded a license (205 CMR 218.06(5)(b))~~
  - ~~c. Proposed measures related to responsible gaming (205 CMR 218.06(5)(c))~~
  - ~~d. Applicant’s willingness to foster racial, ethnic, and gender diversity, equity, and inclusion (205 CMR 218.06(5)(d))~~
  - ~~e. Technology that the applicant intends to use (205 CMR 218.06(5)(e))~~
  - ~~f. Preliminary Financial Suitability of the applicant (205 CMR 218.06(5)(f))~~
  - ~~g. Other appropriate factors (205 CMR 218.06(5)(g))~~

~~7. Executive Session~~ ~~VOTE~~

- ~~a. The Commission anticipates that it may meet in executive session in conjunction with its review of the application in accordance with G.L. c. 30A, § 21(a)(7) and G.L. c. 23N, § 6(i) to consider information submitted by the applicant in the course of its application for an operator license that is a trade secret, competitively sensitive or proprietary and which if disclosed publicly would place the applicant at a competitive disadvantage and/or G. L. c. 4, § 7(26)(c) (the privacy exemption) to consider information submitted in the application materials related to named individuals, the disclosure of which may constitute an unwarranted invasion of personal privacy, and/or G. L. c. 4, § 7(26)(n) (certain records for which the public disclosure is likely to jeopardize public safety or cyber security) to consider information submitted in the application materials related to the security or safety of persons or buildings, structures, facilities, utilities, transportation, cyber security or other infrastructure located within the commonwealth, the disclosure of which is likely to jeopardize public safety or cyber security.~~

8. Commissioner Updates – Cathy Judd-Stein, Chair



Massachusetts Gaming Commission

9. Other Business - Reserved for matters the Chair did not reasonably anticipate at the time of posting.

I certify that this Notice was posted as “Massachusetts Gaming Commission Meeting” at [www.massgaming.com](http://www.massgaming.com) and emailed to [regs@sec.state.ma.us](mailto:regs@sec.state.ma.us). Posted to Website: June 16, 2023 | 10:00 a.m. EST | Revised: June 20, 2023 | 12:30 p.m.

June 16, 2023

*Cathy Judd-Stein*

*Cathy Judd-Stein, Chair*

*If there are any questions pertaining to accessibility and/or further assistance is needed,  
please email [Grace.Robinson@massgaming.gov](mailto:Grace.Robinson@massgaming.gov).*



Massachusetts Gaming Commission



# 23 | COMMUNITY MITIGATION FUND

TO: Chair Cathy Judd-Stein and Commissioners Eileen O'Brien, Bradford Hill, Nakisha Skinner, and Jordan Maynard

FROM: Joseph Delaney, Mary Thurlow, and Lily Wallace

CC: Karen Wells, Executive Director, Todd Grossman, General Counsel

DATE: June 16, 2023

RE: **2023 Community Mitigation Fund Applications - Projects of Regional Significance**

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Since the last meeting on this project, we re-pollled the Review Team to see if there were any changes in opinions on the project. The Review Team continues to see this primarily as a local project and does not believe that it is regionally significant. This is not to say that this is not a good project, it is only saying that the Team does not believe that the project passed the bar to be considered regionally significant.

The Review Team looked at other avenues for funding such as the Transportation Construction Grant. This project would fit better under this category since it is a transportation related construction project, but the parameters of the Transportation Construction Grant do not coincide with the City's proposal. The maximum grant in that category is \$1.5 million and the project needs to have been bid and under contract by June 30, 2024.

Since all other grants have been voted, we have been able to tally up the total grant amount committed to Region B. This total is \$4,061,200. The amount available for grants in Region B as identified in the Guidelines is \$7 million.

Below is an excerpt from the original memo that discusses the Projects of Regional Significance.

This memorandum provides an analysis of 2023 Community Mitigation Fund applications for Projects of Regional Significance. The Commission sought to revisit the Region B Projects of Regional Significance which had been previously reviewed but not voted on. Copies of the applications can be found at <https://massgaming.com/about/community-mitigation-fund/>. The Community Mitigation Fund Review Team assessed the applications to ensure that they are compliant with the 2023 CMF Guidelines. As part of this review process copies of the applications were sent to the licensees for their review and comment. Requests for supplemental information were submitted to the applicants so they could provide further clarification on their application. Numerous meetings were held by the Review Team to ensure a thorough review of every application.

**Basis of Recommendations of the Review Team**

To ensure a consistent and efficient system to analyze the applications, the Review Team utilized the review criteria specified in the 2023 Guidelines. The Review Team also compiled charts demonstrating how each of the criteria is reflected in the applications. Among the criteria are:

- A demonstration that the impact is being caused by the gaming facility;
- The significance of the impact to be remedied;
- The potential for the proposed mitigation measure to address the impact;
- The potential for the proposal to maximize the economic impact of the gaming facility; and
- The feasibility and reasonableness of the proposed mitigation measure.

**PROJECTS OF REGIONAL SIGNIFICANCE**

Projects of Regional Significance is a new category for 2023. The intent of this category is to provide partial funding for large-scale projects that address regional needs, while also addressing casino related impacts. The target in the 2023 Guidelines was to award one Project of Regional Significance in Region A and one in Region B. The Commission may fund up to 15% of the total project cost with a cap of \$3,000,000 per project. Applicants must demonstrate that the projects are both regional in nature and address a casino-related impact. Below are descriptions of the applications for these grants.

Applicant	Description	Amount Requested	Recommended Awards
Springfield	Construction funding for the proposed Central Mixed Use Parking Project to improve parking supply, traffic flow and new economic development.	\$3,000,000	\$0

**Springfield-Mixed Use Parking Infrastructure**

**Project Summary:** Springfield is requesting \$3,000,000 in construction funding for the proposed Central Mixed-Use Parking Infrastructure Project to solve for area parking deficiencies, improve traffic flow, and assist new economic development to reverse blight and stimulate the further growth of the Main Street and Convention District around MGM Springfield and MassMutual Center.

**Analysis:** The City of Springfield purchased several buildings on Main Street directly across from MGM Springfield. The buildings had been largely empty and were deteriorating due to lack of maintenance. The City intends to market these buildings to developers to renovate them into mixed use developments and put the properties back into productive use. The application indicates that to effectively market these properties, developers need evidence of accessible and convenient parking resources to support that kind of development.

With respect to regionality, the application identifies both MGM Springfield and the Mass Mutual Center as regional anchors for western Massachusetts and that strengthening these downtown anchors through sustained economic growth will increase the vitality of the area and spin off benefits of new businesses, residents, tourists and jobs. The application goes on to state that the construction of a 550-space parking garage will also free up existing surface parking lots in the area for additional development. The Review Team does not dispute that the construction of a parking garage could certainly make the Main Street properties more marketable. The Review Team agrees that there is some regionality to this project but felt that its primary role was to serve the proposed development along Main Street.

The casino impact that this project addresses stems from the early days of the MGM project when local property owners developed outsized expectations of their properties in response to the prices that MGM had paid to assemble their site. When these expectations were not realized, this led to disinvestment in properties and empty spaces, which the Review Team has agreed is an unintended consequence of the development of MGM.

The 2023 CMF Guidelines set a target of one Project of Regional Significance per region. In Region B, two applications were received. While the two applications were very different from one another, in weighing the overall projects, the Review Team felt that the other project made a better demonstration of regionality while also addressing a casino related impact.

**Recommendation: The Review Team does not recommend funding for this project.**



## THE CITY OF SPRINGFIELD, MASSACHUSETTS

MAYOR DOMENIC J. SARNO

*HOME OF THE BASKETBALL HALL OF FAME*

June 2, 2023

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

Dear Chair Judd-Stein,

First of all, good health to you and your family. I am writing to express my concern regarding the Massachusetts Gaming Commission's (MGC) meeting from May 22, 2023, where a staff assessment was conveyed to the commissioners regarding the City of Springfield's application for funding of a public parking infrastructure project, as a Project of Regional Significance. My primary concern is the grant evaluation committee's recommendation not to award funds for a project the Commission has twice awarded funding for to advance the study and design of and the related commentary regarding the "regionality" of the project and its demonstrated need.

With this award decision now being deferred until the conclusion of the remaining mitigation grant awards, the City formally requests of the MGC the opportunity to more fully participate in the follow-up discussion(s) with the Commission and MGC staff to present the conclusive findings of our studies, as contained in the application and to address the stated regionality concerns. The City is perplexed about this specific concern, as the Pioneer Valley Planning Commission (PVPC) the Regional Planning Agency (RPA) in Western Massachusetts in its attached letter of support provided to the MGC made its determination that the project was regionally beneficial. Why the MGC staff would either disagree or disregard the RPA's assessment of the project is confusing at best to the City. The City and SRA have engaged with PVPC, throughout the District planning as part of the City's Implementation Blueprint, the Phase I Main Street and Convention District Master Development Plan, the Court Square Urban Renewal District Plan Amendment 12, and the Rapid Recovery plan, all of which point to the need for this regional infrastructure project to support resultant economic development.

Springfield's request for project implementation funding through this grant represented a logical sequence of project progression and built on the support from the MGC to transition the project into construction. Why would the MGC move away from the project at this critical juncture? The

necessity for consolidated parking resources in this emerging district is imperative to its economic viability as a regional destination district. This project has been identified as a near term priority within all of the City plans, has received concurrence and approval from the MGC through prior mitigation grants, and has the full support of both PVPC and MGM Springfield as being regionally significant.

Again, Springfield formally asks the Commission to allow it to participate in further public meetings regarding this grant request and seeks notification in advance for any forthcoming meetings regarding it. I want to thank all the commissioners for their ongoing support for Springfield and for agreeing to take the time to more fully consider this funding request.

Respectfully,



Domenic J. Sarno  
Mayor

“ God Bless. ”

CC: MGC Commissioner's

ENCLOSED:

- Pioneer Valley Planning Commission Letter of Support
- Walker Consultants Summary from the Garage feasibility and Financial Analysis

January 31, 2023

Tim Sheehan  
Chief Development Officer  
City of Springfield  
70 Tapley Street  
Springfield, MA 01104

Dear Mr. Sheehan,

Please accept this letter as the full support of the Pioneer Valley Planning Commission (PVPC) for the Willow Street Parking Garage which was part of the underlying planning work associated with the Main Street Convention Center Master Plan and the Amended Court Square Urban Renewal Plan.

The Pioneer Valley Planning Commission was privileged to collaborate with the City of Springfield on their local rapid recovery plan and through that process became very familiar with the Main Street Convention Center Master Plan and understand the importance of the Willow Street Parking Garage to the success of the city's Master Plan.

We strongly encourage the Mass Gaming Commission to fund this project for predevelopment and implementation funding as a project of regional significance.

Sincerely,



Kimberly H. Robinson  
Executive Director



1075 Main Street, Suite 410  
Waltham, MA 02451  
617.350.5040

June 2, 2023

Massachusetts Gaming Commission  
Chair Cathy Judd-Stein  
101 Federal St, 12<sup>th</sup> Floor  
Boston, MA 02110

Re: Downtown Springfield Garage Feasibility and Financial Analysis

Dear Chair Judd-Stein:

As the Massachusetts Gaming Commission (MGC) considers the pending grant application from the City of Springfield for a downtown parking garage, this letter is intended to summarize Walker Consultants' (Walker's) previous planning work which was funded by a prior MGC grant. In April 2022, Walker completed the Downtown Garage Feasibility and Financial Analysis for the City, which concluded the following:

- The opening of the MGM casino and parking garage in 2018 with over 3,000 parking spaces likely decreased the Springfield Parking Authority's annual revenues by approximately \$600,000 due to the MGM spaces being offered at no charge for parkers.
- Based on planned development in the City's Master Plan and Implementation Blueprint, a detailed analysis of projected parking supply and demand using the Urban Land Institute's Shared Parking model indicated a need for approximately 500-600 spaces in the area near Willow Street on the other side of Main Street from the MGM casino.
- Building a structured parking facility of that size near Willow Street would replace some surface parking and be likely to make the desired surrounding mixed-use development more feasible for attracting private investment. This strategy of facilitating development by providing a centralized parking supply has been successful elsewhere, including in Quincy, MA.
- The net operating revenues from the parking facility could potentially offset most of the negative financial impact on SPA from the MGM casino and parking garage.

Our previous report recommended further steps to evaluate the viability of the parking and development strategy and facilitate implementation if appropriate. The pending MGC grant application from the City is a follow-up from those recommendations. Please feel free to contact me if any further information is needed and thank you for considering the City's application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Strangeways", is written over a light blue horizontal line.

**WALKER CONSULTANTS**

Greg Strangeways, AICP  
Project Manager  
857.362.0335  
[gstrangeways@walkerconsultants.com](mailto:gstrangeways@walkerconsultants.com)



MGM SPRINGFIELD  
1 MGM WAY  
SPRINGFIELD, MA 01103  
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June 7, 2023

Massachusetts Gaming Commission  
Chair Cathy Judd-Stein  
101 Federal St, 12<sup>th</sup> Floor  
Boston, MA 02110

**Re: City of Springfield Project of Regional Significance**

Dear Chair Judd-Stein:

As a follow-up to the March 22, 2023 Massachusetts Gaming Commission meeting, MGM Springfield would like to again offer their full support of the City of Springfield's mitigation grant application to help fund the central mixed-use garage project as a "project of regional significance." As collaborative partners in downtown's continuing renaissance, MGM Springfield appreciates the City's proactive efforts in driving interest, investment and tourism to this area of downtown through their various strategic initiatives focused on creation of a cohesive destination district around its major economic anchors, MGM and MassMutual Center.

The City's mixed-use central parking project has been studied and advanced over the last few years through the support of the MGC and two prior mitigation grants as an essential tool to attracting new development, investment, and visitors to areas of blight directly across from MGM's \$1B investment. To that end, we agree with the City's/SPA findings that structured parking is needed in this area to provide safe, convenient and proximate parking to serve area investment, reuse/redevelopment, visitors, businesses, and residents in this growing destination district. Further, we agree that the project will help eliminate the unsightly underutilized parking lots that proliferate many parcels directly across from MGM Springfield and bring new retail and residential development opportunities to compliment MGM Springfield further bolstering the vibrancy and market draw to this regional attraction to Western Mass.

We hope the commission's deferral of the award on May 22<sup>nd</sup> allows the MGC time to review and answer the questions posed on May 22<sup>nd</sup>, and revisit the importance of this project to MGM, downtown Springfield and the Western Mass region. As in prior years, we ask that the MGC continue their support of this project and award the requested funding to the City to help ensure its implementation.

Thank you for your consideration and support.

Sincerely,

Augustine Kim  
Vice President and Legal Counsel  
MGM Springfield