

The Town of Millbury, through its Board of Selectmen, hereby gives notice that a Host Community Agreement has been negotiated, and signed on July 23, 2013, with Mass Gaming and Entertainment, LLC (“MGE”). Such Agreement defines the benefits to the Town in the event a Category 2 Gaming License is issued by the Massachusetts Gaming Commission to MGE to operate a gaming facility on property located on the south side of McCracken Road between Main Street/Blackstone River Road and Greenwood Street. Below is a summary of the key points of that Agreement. The Agreement in its entirety may be viewed on the Town of Millbury’s website which is: <http://www.millbury-ma.org>. The full Agreement may also be viewed at the website of the Massachusetts Gaming Commission which is: [www.massgaming.com](http://www.massgaming.com). Finally, a hard copy of the entire Agreement is on file and can be read at the office of the Town Clerk, at the Millbury Town Hall, 127 Elm Street, Millbury.

**Summary of Key-Points Within the Host Community Agreement  
Between Mass Gaming and Entertainment, LLC and the Town of Millbury**

**PROJECT DESCRIPTION**

- “Category 2” gaming facility with up to 1250 Slot Machines.
- Approximately 110,000 sq. ft. facility.
- On about 35 acres of land on McCracken Road.
- Total investment of at least \$125 Million, consistent with the Massachusetts Gaming Act.

**PAYMENTS TO TOWN**

**1. Prior to Opening**

- MGE will pay all legal and consultant costs and fees incurred in connection with the Project.
- MGE will pay all permitting fees associated with the Project.
- Prior to commencement of construction, MGE will make an unrestricted payment to the Town of \$500,000.

**2. Annual Payments**

- a) Community Benefit Payment: MGE will pay the Town 1.25% of Gross Gaming Revenues in excess of \$175 Million per year. For example, revenues of \$200 Million would result in a payment of \$312,500.
- b) Minimum/Maximum Annual Payment: In addition, MGE will pay the Town at least \$3.25 Million per year.
  - This payment may increase up to 2.5% per year
  - This Annual payment includes:
    - Real and Personal Property Taxes; plus
    - Impact payment of \$1.25 Million (which automatically increases at 2.5% per year, beginning in year 4 of operations)

- If the total of the Real and Personal Property Taxes plus the Impact Fee is less than \$3.25 Million, MGE will pay the difference to the Town
- c) MGE agrees to garage all company owned vehicles for the project in Millbury and excise taxes will be paid in addition to the above.
- d) Meals tax revenue will be collected and paid in addition to the above.

### **WORKFORCE DEVELOPMENT**

- Local hiring preferences for Millbury residents for both construction and permanent jobs.

### **PUBLIC INFRASTRUCTURE IMPROVEMENTS AND PUBLIC SAFETY**

- MGE will make all public infrastructure improvements (sewer, roadway, etc.) as required by the Planning Board and Planning Board engineering consultants to be funded by MGE.
- MGE to construct a Police Department office at the facility.
- MGE to prepare a public safety plan in consultation with Millbury Police and Fire Departments and will reimburse the Town for up to \$50,000 per year in increased public safety costs.

### **RESPONSIBLE GAMING**

- MGE will implement a responsible gaming plan at the facility.

### **MISCELLANEOUS**

- MGE will pay the Town's legal fees in any dispute if the Town prevails.
- MGE will indemnify the Town from certain claims by third parties.
- MGE will provide reports and documentation to the Town to ensure compliance with the provisions of this Agreement.