



Meeting Minutes

Date/Time: September 8-17, 2014

Place: **September 8-12, 2014**
Boston Convention and Exhibition Center
415 Summer Street, Room 102-B
Boston, Massachusetts

September 15-17, 2014
Boston Teachers Union Hall
180 Mt. Vernon Street
Dorchester, Massachusetts

Present: Commissioner Gayle Cameron
Commissioner James F. McHugh
Commissioner Bruce Stebbins
Commissioner Enrique Zuniga

Absent: Chairman Stephen P. Crosby (recused from Region A matters)

Call to Order

See transcript page 2-11

9:10 a.m. Commissioner McHugh called to order the 134th public meeting.

Category 1 Region A Evaluation Presentations and Deliberation

Suitability update from IEB and Legal

See transcript pages 11-37

9:19 a.m. Director Wells presented an update on the suitability of Wynn MA, LLC and Mohegan Sun Massachusetts.

9:22 a.m. General Counsel Blue gave an update on compliance with the conditions imposed by the Commission upon the members of FBT Everett Realty LLC in the Commission's December 13, 2013 decision.

Building and Site Design

See transcript pages 37-147

See also presentation materials on the Commission's website

9: 47 a.m. Commissioner McHugh presented his evaluation of the building and site design components of the two Category 1, Region A applicants.

10:40 a.m. Commission took a brief recess.

10:50 a.m. Commissioner McHugh continued his presentation.

12:21 p.m. Commission recessed for lunch.

1:21 p.m. Meeting resumed.

Finance

See transcript pages 147-288

See also presentation materials on the Commission's website

1:21 p.m. Commissioner Zuniga presented his evaluation of the financial components of the two Category 1, Region A applicants.

4:46 p.m. Meeting recessed until Tuesday, September 9, 2014 at 9 a.m. .

Call to Order September 9, 2014

See transcript page 2

9:04 a.m. Commissioner McHugh reconvened the 134th public meeting.

Mitigation

See transcript pages 2-126

See also presentation materials on the Commission's website

9:05 a.m. Commissioner Cameron presented her evaluation of the mitigation components of the two Category 1, Region A applicants.

10:40 a.m. Commission took a brief recess.

10:54 a.m. Meeting resumed.

11:40 a.m. Commission recessed for lunch.

Economic Development

See transcript pages 126-196

See also presentation materials on the Commission's website

12:44 p.m. Commissioner Stebbins presented his evaluation of the economic development components of the two Category 1, Region A applicants.

1:53 p.m. Commission took a brief recess.

2:04 p.m. Meeting resumed.

Overview

See transcript pages 196-231

See also presentation materials on the Commission's website

2:04 p.m. Commissioners presented their assigned questions from the Overview category.

2:47 p.m. Meeting recessed until Wednesday, September 10, 2014 at 10:30 a.m..

Call to Order September 10, 2014

See transcript pages 2-5.

10:40 a.m. Commissioner McHugh reconvened the 134th public meeting.

Claims of Material Error

See transcript pages 5-49

10:43 a.m. The Commission discussed claims of material errors from Monday's presentations.

11:26 a.m. Commission recessed for lunch.

1:07 p.m. Meeting resumed.

1:07 p.m. The Commission discussed claims of material errors from Tuesday's presentations.

1:25 p.m. Commission took a brief recess.

1:30 p.m. Meeting resumed.

Deliberation on Conditions

See transcript pages 49-145

1:30 p.m. Commission deliberated on the conditions.

3:09 p.m. Commission took a brief recess.

3:25 p.m. Meeting resumed.

3:31 p.m. Meeting recessed until Monday, September 15, 2014 at 11 a.m. .

Call to Order September 15, 2014

See transcript pages 2-5

11:02 a.m. Commissioner McHugh reconvened the 134th public meeting.

Responses to Conditions

See transcript pages 5-34

11:06 a.m. Commissioners discussed the applicant's responses to the conditions.

Legal Framework

See transcript pages 34-38

11:48 a.m. General Counsel Blue presented the legal framework for the deliberations.

Discussion of the Overview Section

See transcript pages 38-97

11:52 a.m. Commissioners discuss the overview section and applicant's responses to the conditions.

1:10 p.m. Commission recessed for lunch.

2:15 p.m. Meeting resumed.

Discussion on weight of each of the five sections of the application

See transcript pages 97-114

2:15 p.m. Commissioners discussed each section and its respective weight.

General Deliberations

See transcript pages 114-186

2:39 p.m. Commissioners began discussions of the general substance of each section.

4:09 p.m. Commission took a brief recess.

4:40 p.m. Meeting resumed

4:45 p.m. Meeting recessed until Tuesday, September 16, 2014 at 9 a.m..

Call to Order September 16, 2014

See transcript pages 2

9:07 a.m. Commissioner McHugh reconvened the 134th public meeting.

Presentations by Applicants on Responses to Conditions

See transcript pages 2-55

9:08 a.m. Mohegan Sun Massachusetts presented responses to conditions.

9:33 a.m. Wynn MA, LLC presented responses to conditions.

Deliberations

See transcript pages 55-190

10:10 a.m. Commission resumed deliberations

11:00 a.m. Commission took a brief recess

11:15 a.m. Meeting resumed

12:25 p.m. Commission recessed for lunch

1:30 p.m. Meeting resumed

2:24 p.m. *Motion made by Commissioner Zuniga that the Commission consider the Wynn proposal the proposal that better achieves the goals of the legislation and direct staff to enter into an agreement for an award of a license on a date in the future.*

Commissioner McHugh offered an amendment to the motion stating that the award to the successful applicant be contingent on their agreement to all of the conditions that the Commission outlined this morning, and an agreement to appear before the Commission tomorrow morning at the time to which the Commission recesses to signify orally and in writing its agreement to those conditions. Amendment to the Motion accepted by Commissioner Zuniga. and moved by Commissioner Cameron.

Motion as amended seconded by Commissioner Stebbins.

Vote done by roll call:

Stebbins: Aye

Zuniga: Aye

Cameron: Aye

McHugh: Nay

2:36 p.m. Meeting recessed until September 17, 2014 at 9 a.m..

Call to Order September 17, 2014

(Commissioner Stebbins participating telephonically)

See transcript pages 2

9:00 a.m. Commissioner McHugh reconvened the 134th public meeting.

9:00 a.m. Commission in recess until 10:00 a.m..

10:00 a.m. Commissioners discussed the objections received from Mohegan Sun Massachusetts.

10:07 a.m. *Motion made by Commissioner Cameron to accept Wynn as the designated licensee due to their acceptance of the conditions. Motion seconded by Commissioner Zuniga.*

Roll call:

Stebbins: Yes

Zuniga: Yes

Cameron: Yes

McHugh: Yes

10:11 a.m. Formal signing of the Agreement to Award a Category 1 Gaming License in Region A to Wynn MA LLC .

10:13 a.m. *Motion made by Commissioner Cameron to adjourn the 134th meeting. Motion seconded by Commissioner Zuniga.*

Roll call:

Stebbins: Yes

Cameron: Yes

Zuniga: Yes

McHugh: Yes

List of Documents and Other Items Used

1. Massachusetts Gaming Commission September 8-17, 2014 Notice of Meeting and Agenda.
2. Massachusetts Gaming Commission evaluation team presentations.
 - Building and Site Design
 - Finance
 - Economic Development
 - Mitigation
 - Overview
3. Written Public Comments
4. HLT Advisory Memorandum
5. MGC Scope of Responsibility Report
6. Mohegan Sun's Material Objection Letters
7. Wynn MA's Material Objection Letters
8. Commission's Recommended Conditions to Mohegan Sun
9. Commission's Recommended Conditions to Wynn MA
10. Mohegan Sun's Response to Conditions
11. Wynn MA's Response to Conditions
12. Wynn MA's presentation
13. Objection letter from Mohegan Sun
14. License Conditions
15. Executed Agreement to Award a Category 1 License

/s/ Catherine Blue
Catherine Blue
Assistant Secretary