

**COMMONWEALTH OF MASSACHUSETTS  
MASSACHUSETTS GAMING COMMISSION**

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In the Matter of )

Request of Plainville Gaming and Redevelopment LLC )  
d/b/a Plainridge Park Casino for Renewal of Category 2 Gaming )  
License )

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**DECISION GRANTING PLAINVILLE GAMING AND REDEVELOPMENT LLC D/B/A  
PLAINRIDGE PARK CASINO RENEWAL OF ITS CATEGORY 2 GAMING LICENSE**

**DECISION AND ORDER**

This matter came before the Massachusetts Gaming Commission (“Commission”) upon a request by Plainville Gaming and Redevelopment LLC d/b/a Plainridge Park Casino (“PPC”) for an adjudicatory hearing to consider renewal of its Category 2 Gaming license. On May 14, 2025, the Commission conducted an adjudicatory hearing relative to the matter using remote collaboration technology. The hearing was held as described in 205 CMR 101.01(2)(a) and conducted in accordance with 205 CMR 101.01, the informal fair hearing rules outlined in 801 CMR 1.02, and G.L. c. 30A. Enforcement Counsel Zachary Mercer represented the Investigations and Enforcement Bureau (“IEB”), and Christopher Soriano, represented the petitioner. After hearing and deliberation of the matter, the Commission hereby **GRANTS** PPC’s request for renewal of its Category 2 Gaming License.

**Exhibits**

The following exhibits were introduced without objection at the hearings and reviewed and considered by the Commission:

1. Notice of Hearing
2. IEB Letter Regarding Suitability Investigation of Plainridge Park Casino – April 18, 2025
3. Entity Qualifiers Documents
  - a. Delvest, LLC GEU Checklist
  - b. Delvest, LLC Financial Investigations Checklist
  - c. GLP Capital, LP GEU Checklist
  - d. GLP Capital LP Financial Investigations Checklist
  - e. GLPI GEU Checklist
  - f. GLPI Financial Investigations Checklist
  - g. Gold Merger Sub LLC GEU Checklist
  - h. Gold Merger Sub LLC Financial Investigations Checklist

- i. Mass Gaming Ventures GEU Checklist
  - j. Mass Gaming Ventures Financial Investigations Checklist
  - k. Penn Tenant, LLC GEU Checklist
  - l. Penn Tenant, LLC Financial Investigations Checklist
  - m. PENN Entertainment Inc. GEU Checklist
  - n. Plainville Gaming and Redevelopment LLC GEU Checklist
  - o. PPC, PENN and Subsidiaries Financial Investigation Report
4. Individual Qualifier Documents
- a. Peter Carlino GEU Checklist
  - b. Peter Carlino Financial Investigation Checklist
  - c. Todd George GEU Checklist
  - d. Todd George Financial Investigation Checklist
  - e. David Handler GEU Checklist
  - f. David Handler Financial Investigation Checklist
  - g. Felicia Hendrix GEU Checklist
  - h. Felicia Hendrix Financial Investigation Checklist
  - i. Marla Kaplowitz GEU Checklist
  - j. Marla Kaplowitz Financial Investigation Checklist
  - k. Brandon Moore GEU Checklist
  - l. Brandon Moore Financial Investigation Checklist
  - m. Ronald Naples GEU Checklist
  - n. Ronald Naples Financial Investigation Checklist
  - o. Saul Reibstein GEU Checklist
  - p. Saul Reibstein Financial Investigation Checklist
  - q. Christopher Rogers GEU Checklist
  - r. Christopher Rogers Financial Investigation Checklist
  - s. Jane Scaccetti GEU Checklist
  - t. Jane Scaccetti Financial Investigation Checklist
  - u. Barbara Shattuck-Kohn GEU Checklist
  - v. Barbara Shattuck-Kohn Financial Investigations Checklist

- w. Jay Snowden GEU Checklist
- x. Jay Snowden Financial Investigations Checklist
- y. Chris Soriano GEU Checklist
- z. Chris Soriano Financial Investigations Checklist
- 5. PPC 2025 Gaming Agents Five Year Renewal Report
- 6. Gaming Enforcement Unit Compliance Report
- 7. Community Affairs Division Compliance Report
- 8. Department of Revenue Compliance Report
- 9. State Lottery Compliance Report
- 10. Gaming Agents Division Compliance Report
- 11. Workforce, Supplier, and Diversity Development Compliance Report
- 12. Information Technology and Gaming Technical Compliance Report
- 13. Division of Racing Compliance Report
- 14. Division of Research and Responsible Gaming Compliance Report
- 15. Sports Wagering Division Compliance Report
- 16. Finance Division Compliance Report
- 17. Plainridge Park Casino Request to Renew Gaming License September 26, 2024
- 18. Plainridge Park Casino Renewal Procedures Letter October 25, 2024
- 19. Plainridge Park Casino signed compliance attestations
- 20. Public Comments

The following individuals testified at the hearing:

- 1. Zac Mercer, Senior Enforcement Counsel, IEB
- 4. Paul Eldredge, Manager, Financial Investigations Division, IEB
- 5. Lt. David Collett, Gaming Enforcement Unit, IEB
- 7. Eric Cantell, Casino Regulatory Manager, Gaming Agents Division, IEB
- 8. Joseph E. Delaney, Chief of Community Affairs
- 9. Justin Stempeck, Deputy General Counsel
- 10. Derek Lennon, Chief Financial and Accounting Officer
- 13. Boniswa Sundai, Senior Human Resources and Diversity, Equity, and Inclusion Program Manager

- 15. Cristian Taveras, Gaming Technical Compliance Manager
- 17. Alexandra Lightbown, Director of Racing
- 18. Mark Vander Linden, Director of Research and Responsible Gaming
- 21. Andrew Steffen, Operations and Compliance Manager, Sports Wagering
- 22. Caitlin Monahan, Director of the Investigations and Enforcement Bureau
- 23. Kathy Lucas, Vice President of Human Resources, Plainridge Park Casino
- 22. North Grounsell, General Manager, Plainridge Park Casino
- 23. Chris Soriano, Vice President, Chief Compliance Officer PENN Entertainment

### **Findings of Fact and Procedural History**

The Commission's decision is based upon the information contained in the exhibits as well as the witness testimony presented at the hearing. All witnesses were duly sworn in, and the Commission finds that each testified credibly. The Commission adopts all factual findings contained in the submitted exhibits, including Exhibits 1-20 as set forth above. The Commission sets forth the relevant facts contained in those exhibits here.

The Commission awarded PPC's initial license on February 28, 2014, and issued its operations certificate on June 24, 2015, the day operations commenced. See 205 CMR 151.04. The five-year term of the initial license was set to expire on June 24, 2020, and PPC timely filed an application for renewal. On September 30, 2020, following an investigation and full public review, the Commission issued a positive determination of suitability for PPC's continued licensure.

The subsequent five-year term of PPC's license is due to expire on June 24, 2025. PPC submitted its application for renewal on October 21, 2024. Following the receipt of PPC's application, the IEB commenced an investigation for continuing suitability. As an initial step in the suitability investigation, the Division of Licensing engaged in a re-scoping process. This re-scoping resulted in the designation of nineteen (19) individuals and sixteen (16) entities as qualifiers for PPC's renewal license. See 205 CMR 116.00 (Persons Required to be Qualified). These numbers were updated following the de-designation of entities and individuals related to H.G. Vora Capital Management, LLC ("HG Vora") on January 14, 2025, following HG Vora's divestiture of PENN common stock to below 5%. The initial number was also impacted by the departure of Director John Jacquemin. The revised number of qualifiers was seventeen (17) individuals, and ten (10) entities.

Thirteen (13) of the seventeen (17) individual qualifiers were previously deemed suitable and an updated background review of each did not change that finding.<sup>1</sup> Of the four remaining individual qualifiers three were designated as qualifiers in 2024 and their respective investigations are ongoing, and the fourth, Ms. Vimla Black-Gupta was determined to be suitable in 2024.

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<sup>1</sup> These individual qualifiers were Jay Snowden, David Handler, Christopher Rogers, Felicia Hendrix, Todd George, Chris Soriano, Jane Scaccetti, Ronald Naples, Barbara Shattuck Kohn, Peter Carlino, Brandon Moore, Saul Reibstein and Marla Kaplowitz.

Similarly, of the ten (10) entity qualifiers, seven (7) had previously been deemed suitable and updated background review information provided as part of this renewal did not disturb those findings.<sup>2</sup> The three remaining entity qualifiers are institutional investors pursuant to 205 CMR 116.03(1)(b) and thus no additional investigation was carried out. Those entities include BlackRock, Inc., FMR, LLC, and Vanguard Group, Inc.

The IEB's review of PPC's entity and individual qualifiers did not discover any material that would negatively impact any existing suitability or the economic viability of the business.

Further, the Commission heard presentations from Commission staff and received signed compliance attestations from PPC regarding the following topics:

- Gaming Agents Review
  1. Financial Stability
  2. Protection of Minors and Underage Youth
  3. Regulations and Internal Controls
  4. Civil Administrative Penalties
  5. Official Notices of Noncompliance
  6. Other Compliance Notifications
- Compliance with Emergency and Critical Incident Response Plan
- Community Affairs
- Compliance with Obligations Relative to Intercept of Child Support or Tax
- Compliance with Obligations Relative to State Lottery
- Compliance with Internal Controls
- Compliance with Workforce, Supplier and Diversity goals
- Compliance with Certification and Verification of Electronic Gaming Device Software, Certification of Property On-Line Monitoring and Validation System and Information Security Plan
- Compliance with Racing obligations
- Compliance with:
  1. Voluntary Self-Exclusion program
  2. Voluntary Credit Suspension program
  3. GameSense Information Center
  4. PlayMyWay
  5. PPC Responsible Gaming Plan
- Compliance with Sports Wagering Obligations
- Compliance with:
  1. Daily Tax Reporting
  2. Gaming Revenue and Taxes
  3. Annual Audit
  4. Payment of Renewal Fee

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<sup>2</sup> These entity qualifiers include, PENN Entertainment, Penn Tenant LLC, Delvest LLC, Massachusetts Gaming Ventures, Inc., Gaming and Leisure Properties, Inc., GLP Capital LP and Gold Merger Sub LLC.

## ANALYSIS

After reviewing all the evidence in this matter, the Commission made the following findings:

- PPC has been in material compliance with all conditions attached to the 2020 award of its gaming license, as amended by the Commission;
- PPC has been in material compliance with all applicable provisions of G.L. c.23K, and 205 CMR;
- PPC has been in material compliance with the host community agreement;
- PPC has been in material compliance with its surrounding community agreements;
- PPC has been in material compliance with its ILEV agreements;
- PPC has been in material compliance with its approved capital expenditure plan;
- All individual qualifiers to the gaming licensee have been deemed suitable;
- All entity qualifiers, including the gaming licensee itself, have been deemed suitable in accordance with G.L. c.23K, §12 including a finding relative to the financial stability of the gaming licensee;
- PPC has been in material compliance with all required and/or agreed upon onsite and offsite mitigation measures;
- Based on the input offered at a public hearing convened at Plainville Town Hall (190 South Street, Plainville, MA 02762) on May 1, 2025, and written comments submitted to the Commission, there exists widespread support for the gaming licensee in the host community, surrounding communities, and the region; and
- Based upon an aggregate analysis of the aforementioned, and all matters considered as part of this renewal process, the gaming licensee has clearly demonstrated a business ability to operate a successful gaming establishment.

## **Conclusion and Order**

The Category 2 gaming license awarded to Plainville Gaming and Redevelopment, LLC is renewed subject to the following conditions:

1. Compliance with all the requirements of G.L. c. 23K, including G.L. c. 23K, §21, as now in effect and as hereafter amended, and 205 CMR 101 *et seq.*, as now in effect and as hereafter amended.
2. Compliance with all applicable federal, state, and local laws, rules, and regulations, now in effect or as hereafter amended or promulgated.
3. Compliance with the terms and conditions of:
  - a. the host community agreement;
  - b. surrounding community agreements;

- c. ILEV agreements;
  - d. the Lottery Sales Agent Agreement executed with the Massachusetts State Lottery Commission;
  - e. the MOU for the intercept of past due tax and child support payments executed with the Commission and the Department of Revenue;
  - g. all federal, state, and local permits and approvals required to construct and operate the gaming establishment.
4. Compliance with the terms and conditions of the following programs (subject to amendment as required or allowed by the Commission):
- a. the affirmative marketing program for design and construction as described in G.L. c. 23K, §21(21)(i) and (ii);
  - b. the updated affirmative marketing program for provision of goods and services procured by the gaming establishment and any businesses operated as part of the gaming establishment as described in G.L. c. 23K, §21(21)(iii), approved on November 19, 2020; and
  - c. the affirmative action program of equal opportunity as described in G.L. c. 23K, §21(22).
5. As the holder of a horse racing and simulcast license pursuant to G.L. c. 128A and c. 128C, respectively, as now in effect and as hereafter amended, the gaming licensee shall comply with all applicable provisions of G.L. c. 23K, c. 128A, c. 128C and the rules and regulations promulgated thereunder.
6. Compliance with the previously approved plan designed to identify and market employment opportunities to unemployed residents of Massachusetts.
7. Compliance with the revised and updated Regional Tourism Marketing And Hospitality Plan, approved on November 19, 2020. Such plan shall include, but not be limited to, making space available in the gaming establishment for state and regional tourism information, links on the gaming licensee's website to the regional tourism council website, a joint marketing program with the regional tourism council and the Massachusetts Office of Travel and Tourism, staff training in regards to the plan, and sharing of visitor data with the regional tourism council and the Massachusetts Office of Travel and Tourism.

**SO ORDERED**

**MASSACHUSETTS GAMING COMMISSION**

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Jordan M. Maynard, Chair

A black ink signature of Eileen M. O'Brien, written in a cursive style.

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Eileen M. O'Brien, Commissioner

A blue ink signature of Bradford R. Hill, written in a cursive style.

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Bradford R. Hill, Commissioner

A black ink signature of Nakisha L. Skinner, written in a cursive style.

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Nakisha L. Skinner, Commissioner

A blue ink signature of Paul Brodeur, written in a cursive style.

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Paul Brodeur, Commissioner