

**RFA-2 APPLICATION**  
**For a Category 1 or Category 2 Gaming License**



**Applicant:** \_\_\_\_\_

Updated July 2015

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## **INSTRUCTIONS**

## General

This RFA-2 Application Form (the form itself “Application Form”, and along with all attachments “application”) was designed by the Massachusetts Gaming Commission (“Commission”) as a vehicle for each applicant to demonstrate that it has thought broadly and creatively about creating an innovative and unique gaming establishment in Massachusetts that will create a synergy with, and provide a significant and lasting benefit to, the residents of the host community, the surrounding communities, the region, and the Commonwealth of Massachusetts, and will deliver an overall experience that draws both residents and tourists to the gaming establishment and the Commonwealth of Massachusetts.

This application has been broken up into eight sections: A. Background; 1. Overview of Project; 2. Finance; 3. Economic Development; 4. Building and Site Design; 5. Mitigation; B. Signature Forms; and C. Public Records. Sections 1-5 contain the main categories of information each containing its own criteria, which the Commission will focus on for purposes of evaluating the application. Each criterion is outlined on a separate page of the application. This has been done for purposes of ensuring an organized response by the applicant and facilitating a uniform review of all applications by the Commission.

The application may only be submitted by applicants that have received a positive determination of suitability from the Commission in accordance with 205 CMR 115.05(3) and that do not owe any outstanding investigatory or community disbursement related fees. The application must be completed in accordance with these instructions. Any discrepancies may result in a negative determination of administrative completeness.

To the extent that an applicant is a newly formed entity or to date has been a largely non-operational entity, any information required to be provided relative to past performance or general practice shall, at a minimum, be provided in relation to the primary controlling and/or operating entity of the proposed gaming establishment and/or its significant business units.

If an applicant is unable to comply with or respond to any part of the application it may apply for a waiver or variance from the Commission in accordance with 205 CMR 102.03(4) in advance of the filing deadline. Further, applicants are encouraged to request a pre-application consultation with the Executive Director and/or Commission staff in accordance with 205 CMR 118.02 by contacting the Executive Director in the manner prescribed on the Commission’s website: [www.massgaming.com](http://www.massgaming.com). The purpose of the consultation(s) would solely be to provide guidance or clarification to the applicant relative to the RFA-2 application and review/evaluation procedures. All communications from an applicant should be directed to the Executive Director or Commission staff. **At no time during the application process should any applicant, agent of the applicant, qualifier, or other associated individual contact a Commissioner directly.**

## Instructions

This RFA-2 Application does not constitute an offer of any nature or kind to any applicant or its agents. The Commission is under no obligation to issue a license to any of the applicants. By submitting an RFA-2 Application, the applicant is deemed to agree to all of the terms of this process. In accordance with G.L. c.23K, §19, for Category 1 license applicants, “[w]ithin any region, if the commission is not convinced that there is an applicant that has both met the eligibility criteria and provided convincing evidence that the applicant will provide value to the region in which the gaming establishment is proposed to be located and to the commonwealth, no gaming license shall be awarded in that region.” In accordance with G.L. c.23K, §20, for Category 2 license applicants, “[i]f the commission is not convinced that there is an applicant that has both met the eligibility criteria and provided convincing evidence that the applicant will provide value to the commonwealth, no category 2 license shall be awarded.”

To the extent that anything contained in this application is inconsistent with any other guidance or policy related document issued by the Commission in the past, this application shall control. To the extent that anything contained in this application is inconsistent with any provision of 205 CMR or G.L. c.23K, the governing law shall control.

Please also be reminded as you complete this application that G.L. c.23K, §23(a) requires all licensees to file annual reports with the Commission:

*“explicitly stating its progress on meeting each of the stated goals and stipulations put forth in the licensee’s original application. Failure to meet stated goals within a reasonable time frame, as determined by the commission, shall result in additional fees as deemed fair and reasonable by the commission. Failure to meet stated goals may also result in revocation of the license at any time by the commission.”*

Terms used in the application shall be given their most logical, plain meaning in the context of the application. Use of the term *facility*, for example, should ordinarily be read to mean the *gaming establishment* as a whole including amenities unless the context suggests otherwise. The Commission reserves the right to amend or clarify this application at any time prior to the deadline for the submission of applications.

For each RFA-2 application, all of the Commission’s costs and expenses of the RFA-2 administrative proceedings pursuant to 205 CMR 118.01 through 118.06 shall be borne by the applicant. All such costs and expenses shall be assessed to the applicant and collected by the Commission pursuant to 205 CMR 114.04: *Additional fees for investigations*.

The Commission will utilize its website, [www.massgaming.com](http://www.massgaming.com), to provide notices of hearings, notice of amendment or clarification of the RFA-2 Application Form, general updates, and general information relative to the application process.

## Filling Out the Application

The application is divided into five primary sections, each section containing questions relating to that section. The applicant should answer each question fully. While a cross reference to other sections within the application may be included as part of an answer to a particular question, a cross reference may not serve as the entire answer to any particular question. Please make sure to include the name of the applicant in the provided space at the top of the page for each question. Answering each question requires consideration the following:

- (1) **Response Box:** If a question calls for a written response, the written response should be attached as set forth in the instructions for “[Electronic Application Format](#)” and “[Paper Application Format](#).” The box below the question is intended for the applicant to provide a brief overview of the written response. In some instances, the application will specify certain information that must be contained in the overview. That brief overview will be considered public information and released in response to any public records request. The attached written response, however, will be withheld from disclosure only if it is subject to an exemption to the public records law. (See [Public Records](#) instruction). While the applicant is urged to be mindful of the public nature of the overview, it must ensure that it provides a full and fair summary of the written response. Failure to provide adequate responses may result in a negative determination of administrative completeness being issued for the application.
- (2) **Attachments:** Where a question calls for a document to be attached in response or if the applicant wishes to supplement its written response with a document or other exhibit of any nature, it may attach such documents and/or exhibits as set forth in the instructions for “[Electronic Application Format](#)” and “[Paper Application Format](#).” All attachments must be named and listed in the designated space on the corresponding Application Form page. If the same attachment is responsive to multiple questions within the application, a copy of the attachment should be attached to each question, not just cross referenced. Most questions will require at least one attachment representing the written answer to the question, but some will require multiple attachments. The number of spaces for listing attachments does not correspond to the number of attachments that the Commission is requesting, and no inference should be drawn from the number of such provided spaces. The spaces are solely included for the convenience of the applicant. If there are more attachments to a question than can be listed on the Application Form, mark the appropriate box indicating that there are additional attachments and provide an additional sheet, as attachment labeled “#-##-00”, listing any additional attachments.

Every question must be answered completely. If a question or portion thereof is not applicable, enter “N/A” into the appropriate space. All questions that applicants for a Category 2 license are not required to respond to have been so identified. Category 2 applicants may, however, provide a response to these questions.



## Submission of Materials

The RFA-2 application must be submitted by the application deadline. The deadline for **Category 1 applicants for Region C is September 30, 2015 at 2:00 p.m.** Pursuant to 205 CMR 118.01(3) the Commission shall have no obligation to accept or review an application submitted after the established deadline. The applicant must submit two hard copies of the application and one electronic version. The two hard copies, prepared in accordance with the [Paper Application Format](#) section of these instructions, must be submitted to the following address:

Massachusetts Gaming Commission  
101 Federal Street, 12<sup>th</sup> Floor  
Boston, MA 02110

The electronic version, prepared in accordance with the [Electronic Application Format](#) section of these instructions, may be submitted either via removable storage media or electronic upload:

- (a) The first method requires that the applicant load the application materials onto one CD, DVD, or USB disk and submit it with the hard copies of the application. The Commission requires that the applicant provide only a single removable media disk.
- (b) Alternatively, the applicant may satisfy the electronic submission requirement by uploading the application materials to the Commission's server. Directions as to how to upload the application materials will be provided on [www.massgaming.com](http://www.massgaming.com) as the application deadline approaches.

## Electronic Application Format

Whether the electronic version of the application materials is submitted via removable storage media or uploaded to the Commission's server, the applicant must abide by the following:

- (a) The applicant must submit this original completed 23534 page application that has not been printed, signed, and scanned, but with all answers electronically filled in, all attachments identified, and all necessary boxes checked. This version is being required so that it may be searched electronically by the Commission during the evaluation process. This document must be in the original PDF format as provided to the applicant and contain exactly 23534 pages.
- (b) The applicant must also submit this completed 23534 page application with all answers electronically filled in, all attachments identified, all necessary boxes checked, and all required signatures affixed. This version is identical to the document described in (a) above, but it should also be printed, signed, and scanned. This scanned document must be in PDF format and contain exactly 235 pages.
- (c) The applicant must submit each attachment as its own electronic file. No electronic file should contain more than one document. Each attachment should be in PDF format unless otherwise required. The file names of all of the attachments must be named strictly in accordance with the following rules:
  - The first portion of the filename must contain the section number of the question followed by a hyphen, then the question number with a leading zero for numbers under 10 followed by a hyphen, and finally the attachment number with a leading zero for numbers under 10. This portion must be exactly seven characters in total (“#-##-##”).
  - The file name should then contain the descriptive name of the attachment, in at most 20 characters.
  - The name of the attachment must not contain the name of the applicant.
  - The final portion of the filename should be the extension, such as “.pdf” or “.xls”.
  - The file name should correspond to the list of attachments on the Application Form.
  - If the attachment is confidential or whole or in part (i.e. - exempt from disclosure under the Public Records Law), then the filename must have the word “CONFIDENTIAL” in all capital letters placed directly before the file extension. Failure to include this label may result in the public release of the document. (See section [C. Public Records](#)).

## Instructions

Although a PDF version of each attachment is required, in certain cases providing an alternative file format may be helpful to the Commission in reaching its decision. For example, where the applicant is required to submit tables of calculations, such as a pro-forma financial projection, it should be submitted in spreadsheet format so that the Commission may numerically analyze this information. The applicant may also, although not required, provide other documents such as videos, interactive documents, or physical models. These types of documents do not readily lend themselves to conversion into PDF format. For these documents, the applicant should provide both the document in original format, and a PDF file describing the existence of such a document within the applicant's application materials. The file name of the alternate format, if it is in fact a computer readable file, and the filename of the PDF format of the attachment should be identical excluding the file extension.

No electronically submitted document to the Commission may be password protected. If encryption is required during the transmission of the documents to the Commission, all documents must be placed into a single encrypted file container. The individual documents should not be encrypted separately. Examples of acceptable encryption include using a single ".zip" file containing all of the required documents or using an encrypted USB disk.

Electronic folders for organizing the submitted Application Form and attachments may be used but are not required. The applicant should ensure that the numerical prefix to all electronic files is correct. Physical folders or multiple storage media should not be used to organize the electronic version of the application.

Any attachments containing a table of calculations, such as a pro-forma financial projection, should be included in the electronic submission in a spreadsheet format, preferably Microsoft Excel ".xls" files.

The following is an example of select files of a properly organized application:

```
1-06-01 Answer.pdf
1-06-02 Agreement with Partner.pdf
2-11-01 Pro Forma Projections CONFIDENTIAL.pdf
2-11-01 Pro Forma Projections CONFIDENTIAL.xls
4-60-00 List of Additional Attachments.pdf
4-60-01 Answer.pdf
4-60-02 Diagram of Security CONFIDENTIAL.pdf
A-07-01 Owners of Applicant.pdf
Application.pdf
Signed Application.pdf
```

## **Paper Application Format**

The applicant must submit two hard copies of the application. Each of the two paper versions of the application should be submitted in three ring binders, and each of the two copies will have a minimum of six binders:

1. Application Form, including all signature pages and public records chart, but no attachments
2. Overview
3. Finance
4. Economic Development
5. Building and Site Design
6. Mitigation

The first binder will contain a complete copy of the entire 2354 page Application Form, filled out and signed, but with no attachments. This copy will be released to the public in its entirety in response to any public records request.

The remaining five binders will contain the answers and attachments to questions in each of the five sections. These binders should have copied in them the completed question page from the Application Form followed by all of the attachments identified in the attachment list on the question page. If the attachments for a section cannot fit in a single binder, that section may be split between multiple binders, but more than one section may not appear in a single binder.

Each binder must be clearly labeled with the applicant's name, the section name, and the words "Binder # of #" if multiple binders comprise one section.

Within each binder containing attachments, each attachment must be tabbed and the tab must be labeled with the seven character number of the attachment. This number is the section number followed by a hyphen, then the question number with a leading zero for numbers under 10 followed by a hyphen, and finally the attachment number with a leading zero for numbers under 10. This number will be exactly seven characters in total ("#-##-##"). The tabbed number and the number prefixed to the filename of the electronic version of the attachments should be the same.

If a certain attachment is better presented in a format that does not fit within a binder, provide a sheet in the binder identifying that the attachment is contained separately.

## **Introductory Presentation**

Each applicant will be required to make an informational introductory presentation of its RFA-2 application to the Commission. The presentation is intended to afford the applicant an opportunity to provide the Commission with a roadmap of the contents of the application, explain any particularly complex information, and highlight any specific areas it desires. The presentations for applications within a region or category will all be held on the same day approximately 2 weeks after the application submission deadline. Each presentation will be limited to 90 minutes. The Commission does not anticipate asking questions of the applicant other than for purposes of clarification. The order of the presentations will be drawn by lot at a public meeting of the Commission.

## Public Hearing

In accordance with [G.L. c.23K, §17\(c\) and \(d\)](#) and [205 CMR 118.05](#) the Commission will convene a public hearing in the subject host community relative to each application. The public hearing will provide the Commission with the opportunity to address questions and concerns relative to the proposal of a gaming applicant to build a gaming establishment, including the scope and quality of the gaming area and amenities, the integration of the gaming establishment into the surrounding community and the extent of required mitigation plans and receive input from members of the public from an impacted community. The Commission will send written notice of the public hearing to the applicant for a gaming license and to the city or town clerk of each host and surrounding community at least 30 days before the public hearing. The Commission will post the notice of the public hearing on its website: [www.massgaming.com](http://www.massgaming.com).

The chair or his designee shall preside over the public hearing. The applicant and its agents and representatives shall attend the public hearing, may make a presentation and respond to questions or public comments as directed by the chair or his designee. The applicant shall have at least one individual available who, based on actual knowledge, is prepared to respond on behalf of the applicant to such questions or public comments that can reasonably be anticipated relative to the contents of its application, including the scope and quality of the proposed gaming area and amenities, the integration of the proposed gaming establishment into the host and surrounding communities and the extent of required mitigation plans. Representatives of the host community, representatives of the surrounding communities and representatives of the impacted live entertainment venues may attend the public hearing, may make a presentation and respond to questions as directed by the chair or his designee. Others may attend the public hearing and may make a presentation in the discretion of the Commission. Prior to the hearing the Commission will prescribe the manner in which it will receive comments from members of the public, and may take the opportunity during the hearing to read into the record any letters of support, opposition or concern from members of a community in the vicinity of the proposed gaming establishment.

## Public Records

Generally, it is the Commission's intention to release the entire 2354 page Application Form itself, including overviews typed into the boxes within the questions and lists of attachments, to the public in response to any request for such public records. The actual attachments submitted in response to the questions will be released to the public unless they meet an exemption to the Public Records Law. The Application Form is designed so that when properly completed, a broad, though comprehensive, overview of the applicant's proposal is presented. However, the applicant should keep the public nature of the Application Form itself in mind when answering the questions. The applicant must nevertheless provide a responsive overview in the applicable boxes instead of solely relying on attachments.

The attachments may be exempt from public disclosure. The Commission has identified all classes of documents it has determined to be presumptively exempt from disclosure in section [C. Public Records](#). An applicant may request application of an exemption to a specific document identified in section *C. Public Records* by appropriately completing that section of the application. In addition to requesting the exemption in section C., the applicant must properly assign the document an electronic filename containing the word "CONFIDENTIAL" as discussed in the [Electronic Application Format](#) instructions above. Any documents that are not so properly labeled and identified in section C will be presumed to be a public record and may be released in response to a public records request without further notice to the applicant. FAILURE TO FOLLOW THESE INSTRUCTIONS MAY ALSO RESULT IN A NEGATIVE DETERMINATION OF ADMINISTRATIVE COMPLETENESS BEING ISSUED FOR THE APPLICATION.

Please note, though the Commission will use its best efforts to protect any information it deems subject to an exemption, final appeals are adjudicated by the [Secretary of the Commonwealth](#) in accordance with G.L. c.66, §10.

## Evaluation

Upon receipt of the application and all attachments, the Commission will briefly review the entire submission for administrative completeness in accordance with 205 CMR 118.03. Any material deficiencies in the application may be cured within seven days after the email notice from the Executive Director as described in 205 CMR 118.03. Non-material deficiencies may be cured within fourteen days after the date of the email notice from the Executive Director as described in 205 CMR 118.03. Generally speaking, all of the items listed in the checklists that precede each of the five sections contain items that will be deemed material. **Pursuant to 205 CMR 118.01(3) the Commission shall have no obligation to accept or review an application issued a negative determination of administrative completeness.** Email notices relative to administrative completeness and any deficiencies will be provided to the applicant's primary contact person, as listed in question A-10.

Evaluation of the application will be conducted in accordance with 205 CMR 118.04 and 119.03. In evaluating the application, the Commission will create five review teams; each team, which will be led by one of the Commissioners, will review one specific numbered section of the application. A team may be comprised of Commission staff, retained experts or specialists, Commission or Commonwealth consultants, and any other personnel necessary to assist the Commission in a thorough evaluation of its assigned section. Each team will evaluate its assigned section for each submitted application and present its analysis and findings to the Commission. The Commission will evaluate the applications as a whole, without assigning any fixed weight to any of the sections.

During the evaluation process, the Commission does not anticipate asking for a best and final offer from the applicants, but may ask applicants for clarification or elaboration on a response. Any failure to respond or failure to submit sufficient information in response to a request for information may be grounds for denial of the application. Please note, in reviewing and evaluating the RFA-2 Application, the Commission may also review and consider the information in its possession gathered as part of the RFA-1 application process.



## Checklist

Complete this checklist prior to submitting any materials to the Commission.

- ☐ The applicant answered all questions in this Application Form that it was required to respond to.
- ☐ All answer boxes on this application are filled in with an appropriate answer and all checklists completed.
- ☐ Any question requiring an attachment has the attachment noted on the Application Form, or on a supplemental index page if additional space is required.
- ☐ The applicant properly named the electronic version of all files and is submitting those files in addition to the two hard copies.
- ☐ The applicant understands that if an electronic file does not contain the word “CONFIDENTIAL” in the file name **AND** is not properly identified in section *C. Public Records* it may be released to the public in response to a request for public records.
- ☐ The applicant has prepared and is submitting two paper copies of the entire 235 page application and all attachments properly organized in multiple binders.
- ☐ The applicant is submitting two electronic PDF versions of this Application Form in accordance with the “Electronic Application Format” instructions.
- ☐ The original electronic file format is submitted for numerical charts and calculations, when available, along with an identically named PDF version of that file.
- ☐ No electronic files have been password protected, unless in accordance with the “Electronic Application Format” instructions.
- ☐ The applicant has signed all required pages in section *B. Signature Forms* of this application.
- ☐ The applicant has completed section *C. Public Records* of this application.
- ☐ The applicant will update the Commission if there are any changes to the information presented in the Application or any attachments.
- ☐ The applicant has forwarded a copy of the completed studies, as required by 205 CMR 118.01(5) and requested in questions 2-18, 2-35, 3-1, and 5-2 to each prospective surrounding community on the applicable list compiled by the Commission.

## **A. BACKGROUND**

**Background****A-1 Name of the applicant (person or entity in whose name the license would be issued)**

Name: \_\_\_\_\_

**A-2 Category of gaming license applying for (check one box)**☐ Category 1 (full casino)☐ Category 2 (slots only)**A-3 Mailing address of the applicant**\_\_\_\_\_  
Number and Street\_\_\_\_\_  
City\_\_\_\_\_  
State\_\_\_\_\_  
Zip Code\_\_\_\_\_  
Phone\_\_\_\_\_  
Fax\_\_\_\_\_  
Email**A-4 Type of business entity that the applicant is formed as**

Entity: \_\_\_\_\_

**A-5 State under the laws of which the business entity it is incorporated, organized, formed, or registered**

State: \_\_\_\_\_

Please attach proof of formation as an entity and label it "A-05-01 Entity formation."

A. Background

Applicant: \_\_\_\_\_

**A-6 Location of the principal place of business of the applicant**

\_\_\_\_\_  
Number and Street

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Email

**A-7 Names, addresses, and titles of its owners, members, partners, directors and/or stockholders of the applicant**

Please attach a list containing the above requested information and label it “A-07-01 Owners of Applicant.”

**A-8 Do all qualifiers identified by the Commission in accordance with 205 CMR 116.00 and deemed suitable under the RFA-1 process in accordance with 205 CMR 115.00 maintain the association with the applicant as of the filing of this application as was previously identified in the RFA-1 process?**

☐ Yes ☐ No

If no, please attach a written explanation and label it “A-08-01 Qualifiers.”

**A-9 Does the applicant have, or anticipate having upon award of a license, any new qualifiers in accordance with 205 CMR 116.00 that have not yet been identified to the Commission and deemed suitable under the RFA-1 process in accordance with 205 CMR 115.00?**

☐ Yes ☐ No

If yes, please attach a written explanation and label it “A-09-01 New Qualifiers.”

A. Background

Applicant: \_\_\_\_\_

**A-10 Primary contact person for the applicant**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Number and Street

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Email

**A-11 Proposed city/town in which gaming establishment is to be located (host community)**

City/Town 1. \_\_\_\_\_

City/Town 2. \_\_\_\_\_

**A-12 Primary contact person for the host community**

*First Host Community:*

\_\_\_\_\_  
Name and title

\_\_\_\_\_  
Number and Street

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Email

*Second Host Community (if multiple):*

\_\_\_\_\_  
Name and title

\_\_\_\_\_  
Number and Street

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
Email

**A-13 Name of person or entity that will operate or manage the gaming establishment**\_\_\_\_\_  
Name and title\_\_\_\_\_  
Number and Street\_\_\_\_\_  
City\_\_\_\_\_  
State\_\_\_\_\_  
Zip Code\_\_\_\_\_  
Phone\_\_\_\_\_  
Fax\_\_\_\_\_  
Email**A-14 Table of organization**

Please attach a projected table of organization detailing the organizational structure likely to be utilized by the applicant in the event that it is awarded a license. The table should include owners, investors and the top executives, as well as upper, mid and lower supervision tiers. Further, specificity as to which executives are anticipated to be on site in Massachusetts and which based in other jurisdictions but assisting in oversight of the Commonwealth operations is requested. Please label the table "A-14-01 Table of Organization."

## **1. OVERVIEW OF PROJECT**

Since it began operations the members of the Massachusetts Gaming Commission have tried to articulate a vision, rooted in the expanded gaming legislation, of how it would like to see expanded gaming conceived of and operated in the Commonwealth. The backbone of that vision will be found in considerable detail in the four other sections of this application: finance, economic development, building and site design, and mitigation. In addition to these basic structures, the Commission has tried to articulate its aspirations for something more- something unique, something special, something innovative- in the architecture of the gaming industry in Massachusetts. In this part of the application the applicant is asked to respond in detail to the broad thematic questions on the following pages that, in combination, embrace that architecture.

## Overview

### **1-1 Looking Outward: Enhancing the Context**

How will you connect your casino's physical facilities to its neighborhood and regional economy through infrastructure investments, marketing, and programmatic collaborations? Please provide concrete images and strategies. Please be specific in how your proposal fits with the ongoing planning for your community and region, and adds to a collective sense of place. In particular, how will your project support and enhance other cultural and tourism venues in your community and region?

**Please attach a detailed, written response to this question as attachment 1-1-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

1-1-01 _____	1-1-11 _____
1-1-02 _____	1-1-12 _____
1-1-03 _____	1-1-13 _____
1-1-04 _____	1-1-14 _____
1-1-05 _____	1-1-15 _____
1-1-06 _____	1-1-16 _____
1-1-07 _____	1-1-17 _____
1-1-08 _____	1-1-18 _____
1-1-09 _____	1-1-19 _____
1-1-10 _____	1-1-20 _____



## Overview

### **1-2 Marketing the Massachusetts Brand**

In a competitive and crowded regional and global gaming market, how will you differentiate the visitor experience at your casino, and how will it reinforce and amplify the unique Massachusetts brand? And specifically, how do you intend to market to prospective customers outside Massachusetts, regionally, nationally and internationally?

**Please attach a detailed, written response to this question as attachment 1-2-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

1-2-01_____	1-2-11_____
1-2-02_____	1-2-12_____
1-2-03_____	1-2-13_____
1-2-04_____	1-2-14_____
1-2-05_____	1-2-15_____
1-2-06_____	1-2-16_____
1-2-07_____	1-2-17_____
1-2-08_____	1-2-18_____
1-2-09_____	1-2-19_____
1-2-10_____	1-2-20_____

Check this box if you have additional attachments: ☐

## Overview

### **1-3 Destination Resort in a Competitive Market**

Tell us specifically why your particular business model and marketing plan is unique, and superior to your competitors. How does your proposal assure the Legislature's aspiration for "destination resort casinos" rather than a "convenience casino"?

**Please attach a detailed, written response to this question as attachment 1-3-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

1-3-01 _____	1-3-10 _____
1-3-02 _____	1-3-11 _____
1-3-03 _____	1-3-12 _____
1-3-04 _____	1-3-13 _____
1-3-05 _____	1-3-14 _____
1-3-06 _____	1-3-15 _____
1-3-07 _____	1-3-16 _____
1-3-08 _____	1-3-17 _____
1-3-09 _____	1-3-18 _____

Check this box if you have additional attachments: ☐

## Overview

### **1-4 Diverse Workforce and Supplier Base**

How will you guarantee that you will hire and train a truly diverse workforce, and procure products and services from a diverse range of vendors? Further, please identify the diversity within your project's leadership and ownership.

**Please attach a detailed, written response to this question as attachment 1-4-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

1-4-01 _____	1-4-11 _____
1-4-02 _____	1-4-12 _____
1-4-03 _____	1-4-13 _____
1-4-04 _____	1-4-14 _____
1-4-05 _____	1-4-15 _____
1-4-06 _____	1-4-16 _____
1-4-07 _____	1-4-17 _____
1-4-08 _____	1-4-18 _____
1-4-09 _____	1-4-19 _____
1-4-10 _____	1-4-20 _____

Check this box if you have additional attachments: ☐

## **2. FINANCE**

### **Prerequisites**

Does your application:

- ☐ Provide a timeline for construction as required by Question 2-10?
- ☐ Demonstrate the manner in which the Applicant plans to Maximize Revenues for the Commonwealth?
- ☐ Provide completed studies and reports as required by Question 2-18?
- ☐ Provide a market analysis as required by Question 2-26?
- ☐ Demonstrate the realization of the maximum capital investment exclusive of land?
- ☐ Show the total capital investment as required by Question 2-27?
- ☐ Show the total investment outside the boundaries of the gaming facility as required by Question 2-28?
- ☐ Offer the highest and best value to create a secure and robust gaming market?
- ☐ Provide a study showing the overall economic benefit as required by Question 2-35?

## **Financial Introduction**

Under separate cover you will find templates to be completed as part of the Application submission. These templates address numerous questions in varying sections of the Application, including Category 3-Economic Development and Category 4-Building and Site Design. Information used to complete these templates should be consistent with responses provided in all questions to this Application, both in terms of quantitative and qualitative responses.

For example, provide information requested in the **MGC Data Templates for the Casino Development Budget and Casino Income and Expenditures** for an initial period of fifteen (15) years, including but not limited to your response to the following questions in the Finance Section:

**2-11 – Pro-Forma Cash Flow**

**2-18 – Revenue Generation**

**2-19 – Projected Gaming Revenue**

**2-20 – Projected Non-Gaming Revenue**

**2-21 – Projected Tax Revenue to the Commonwealth**

**2-28 – Total Investment Outside the Property.**

## Prerequisites

### **2-1 Application Fee and Community Disbursements**

All applicants have paid a nonrefundable application fee of \$400,000 to the Commission to defray the costs associated with the processing of the application and investigation of the applicant. However, if the costs of the investigation exceed or have exceeded the initial application fee, the applicant shall pay the additional amount to the Commission within 30 days after notification of insufficient fees by the Commission or the application shall be rejected. Similarly, each applicant shall pay to the Commission all amounts in excess of the initial \$50,000 of the application fee for purposes of making approved Community Disbursements in accordance with 205 CMR 114.03. Is the applicant current with all payments to the Commission for amounts in excess of the initial application fee?

☐ Yes ☐ No

### **2-2 Licensing Fee**

An applicant must demonstrate that it is able to pay the licensing fee (\$85,000,000 for a Category 1 license and \$25,000,000 for a Category 2 license) in the event that it is awarded a license. The Commission will refer to information and documentation in its possession as a result of the RFA-1 application process as well as to responses to inquiries in this section to make this determination. The applicant may attach additional documentation or provide further evidence as to its ability to pay (as attachments 2-02-01 *et. seq.*). Further, the applicant must commit to paying the gaming licensing fee in the event that it is awarded a license. Have you signed and attached the required acknowledgment form contained in section [B. Signature Forms](#)?

☐ Yes ☐ No

### **2-3 Minimum Capital Investment**

In accordance with the design plans submitted in accordance with section 4 of the RFA-2 application that applicant must agree to invest not less than \$500,000,000 into a Category 1 gaming establishment or \$125,000,000 into a Category 2 gaming establishment. Further, unless granted leave by the Commission, the applicant must agree to expend at least the amount identified as the capital investment in accordance with section 2-27 of the RFA-2 application. Have you signed and attached the required acknowledgment form contained in section [B. Signature Forms](#)?

☐ Yes ☐ No

## Prerequisites

### **2-4 Land**

The applicant must own or acquire the land where the gaming establishment is proposed to be constructed within 60 days after a license has been awarded (an applicant shall be deemed to own the land if it has entered into a tenancy for a term of years under a lease that extends not less than 60 years beyond 15 years for a Category 1 license or 5 years for a Category 2 license). Please attach a copy of a lease, deed, option, or other documentation to this page and provide an explanation as to the status of the land on which the proposed establishment will be constructed in the box below. If the applicant does not presently possess an ownership interest in the location, provide an agreement, and description of its plan as to how it intends to own or acquire, within 60 days after a license has been awarded, the land where the gaming establishment is proposed to be constructed. Further, state whether the land that the applicant purchased or intends to purchase is publicly-owned.

**Please provide a brief overview in this box relative to the status of the land. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-04-01 _____	2-04-07 _____
2-04-02 _____	2-04-08 _____
2-04-03 _____	2-04-09 _____
2-04-04 _____	2-04-10 _____
2-04-05 _____	2-04-11 _____
2-04-06 _____	2-04-12 _____

Check this box if you have additional attachments: ☐



## Financial & Capital Structure

### **2-5 Audited Financial Statements**

Provide an independent audit report of financial activities and interests for each of the last five years, including, but not limited to, the disclosure of all contributions, donations, loans or any other financial transactions to or from a gaming entity or operator in the past 5 years. If applicant is comprised of more than one legal entity, provide financial statements for each. Do not include financial statements for individual partners, officers or shareholders.

#### **List of Attachments:**

2-05-01 _____	2-05-21 _____
2-05-02 _____	2-05-22 _____
2-05-03 _____	2-05-23 _____
2-05-04 _____	2-05-24 _____
2-05-05 _____	2-05-25 _____
2-05-06 _____	2-05-26 _____
2-05-07 _____	2-05-27 _____
2-05-08 _____	2-05-28 _____
2-05-09 _____	2-05-29 _____
2-05-10 _____	2-05-30 _____
2-05-11 _____	2-05-31 _____
2-05-12 _____	2-05-32 _____
2-05-13 _____	2-05-33 _____
2-05-14 _____	2-05-34 _____
2-05-15 _____	2-05-35 _____
2-05-16 _____	2-05-36 _____
2-05-17 _____	2-05-37 _____
2-05-18 _____	2-05-38 _____
2-05-19 _____	2-05-39 _____
2-05-20 _____	2-05-40 _____

Check this box if you have additional attachments: ☐

## Financial & Capital Structure

### **2-6 Unaudited Financials and SEC Filings**

Provide any unaudited financial statements and all SEC filings for the applicant, if applicable, for the current fiscal year through the end of the most recent quarter prior to filing.

#### **List of Attachments:**

2-06-01_____	2-06-21_____
2-06-02_____	2-06-22_____
2-06-03_____	2-06-23_____
2-06-04_____	2-06-24_____
2-06-05_____	2-06-25_____
2-06-06_____	2-06-26_____
2-06-07_____	2-06-27_____
2-06-08_____	2-06-28_____
2-06-09_____	2-06-29_____
2-06-10_____	2-06-30_____
2-06-11_____	2-06-31_____
2-06-12_____	2-06-32_____
2-06-13_____	2-06-33_____
2-06-14_____	2-06-34_____
2-06-15_____	2-06-35_____
2-06-16_____	2-06-36_____
2-06-17_____	2-06-37_____
2-06-18_____	2-06-38_____
2-06-19_____	2-06-39_____
2-06-20_____	2-06-40_____

Check this box if you have additional attachments: ☐

## Financial & Capital Structure

### **2-7 Financing Structure**

An applicant must demonstrate its financial stability by clear and convincing evidence. Describe and attach documentation demonstrating the financing structure and plan for the proposed project including all sources of capital. Include current capital commitments as well as plan and timing for meeting future capital needs.

**Please attach a written response to this question as attachment 2-07-01 and provide a brief overview of your response in this box. Given the sensitivity of this information, the information provided in the overview may be of a general nature but shall identify the sources of capital. The response provided in this box will be released to the public.**

#### **List of Attachments:**

2-07-01_____	2-07-11_____
2-07-02_____	2-07-12_____
2-07-03_____	2-07-13_____
2-07-04_____	2-07-14_____
2-07-05_____	2-07-15_____
2-07-06_____	2-07-16_____
2-07-07_____	2-07-17_____
2-07-08_____	2-07-18_____
2-07-09_____	2-07-19_____
2-07-10_____	2-07-20_____

Check this box if you have additional attachments: ☐

## Financial & Capital Structure

### **2-8 Budget**

Provide a detailed budget of the total project cost. Identify separately construction costs (labor, materials), design costs, legal and professional fees, consulting fees and all other development costs. Also identify all other pre-opening costs including training, marketing and initial working capital.

**Please attach a detailed, written response to this question as attachment 2-08-01 and briefly describe the major costs of the project in this box. The information contained in the response provided in this box will be released to the public.**

### **List of Attachments:**

2-08-01_____	2-08-11_____
2-08-02_____	2-08-12_____
2-08-03_____	2-08-13_____
2-08-04_____	2-08-14_____
2-08-05_____	2-08-15_____
2-08-06_____	2-08-16_____
2-08-07_____	2-08-17_____
2-08-08_____	2-08-18_____
2-08-09_____	2-08-19_____
2-08-10_____	2-08-20_____

Check this box if you have additional attachments: ☐

## Financial & Capital Structure

### **2-9 Significant Economic Downturn**

Submit an analysis including best, worst, and average case scenarios that demonstrates the applicant's plan and capacity for accommodating steep downturns in gaming revenues, and cite examples of where those plans and strategies have been successful in other markets in which the applicant operates.

**Please attach a detailed, written response to this question as attachment 2-09-01 and provide a brief overview of your response in this box. The overview should include, at a minimum, a description of the plan and reference to the examples. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-09-01 _____	2-09-11 _____
2-09-02 _____	2-09-12 _____
2-09-03 _____	2-09-13 _____
2-09-04 _____	2-09-14 _____
2-09-05 _____	2-09-15 _____
2-09-06 _____	2-09-16 _____
2-09-07 _____	2-09-17 _____
2-09-08 _____	2-09-18 _____
2-09-09 _____	2-09-19 _____
2-09-10 _____	2-09-20 _____

Check this box if you have additional attachments: ☐

## Financial & Capital Structure

### **2-10 Timeline for Construction**

Provide a timeline of construction of the gaming establishment that includes detailed stages of construction for the gaming establishment, non-gaming structures and any racecourse, where applicable, and provide the number of construction hours estimated to complete the work. Include the deadline by which the stages and overall construction and any infrastructure improvements will be completed, any plans for phasing of the project, and a projected date that the applicant will begin gaming operations.

**Please attach a detailed, written response to this question as attachment 2-10-01 and provide a brief overview of your response in this box. The overview must include, at a minimum, identification of each stage and associated timeframe, the number of construction hours, and the projected date to begin gaming operations. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-10-01 _____	2-10-09 _____
2-10-02 _____	2-10-10 _____
2-10-03 _____	2-10-11 _____
2-10-04 _____	2-10-12 _____
2-10-05 _____	2-10-13 _____
2-10-06 _____	2-10-14 _____
2-10-07 _____	2-10-15 _____
2-10-08 _____	2-10-16 _____

Check this box if you have additional attachments: ☐

## Financial & Capital Structure

### **2-11 Pro-Forma Cash Flow**

An applicant must demonstrate its financial stability by clear and convincing evidence. Provide an enterprise pro-forma with a summary budget and cash-flow. Identify sources and uses of cash on a quarterly basis during the construction period and annually for five years (Category 2 gaming establishment) or 15 years (Category 1 gaming establishment) after opening. Provide the following 3 calculations: (1) Present value discounting cash flows at 4%, (2) Present value discounting cash flows at 15%, and (3) Estimating the project's internal rate of return.

**Please attach a detailed, written response to this question as attachment 2-11-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a description of the contents of the pro-forma. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-11-01 _____	2-11-09 _____
2-11-02 _____	2-11-10 _____
2-11-03 _____	2-11-11 _____
2-11-04 _____	2-11-12 _____
2-11-05 _____	2-11-13 _____
2-11-06 _____	2-11-14 _____
2-11-07 _____	2-11-15 _____
2-11-08 _____	2-11-16 _____

Check this box if you have additional attachments: ☐

## Financial & Capital Structure

### **2-12 Credit Arrangements and Financial Commitments**

An applicant must demonstrate its financial stability by clear and convincing evidence. Describe all existing credit arrangements and financial commitments relative to the project including the identity of each lender and the terms or conditions under which loan proceeds can be obtained and distributed.

**Please attach a detailed, written response to this question as attachment 2-12-01 and provide a brief overview of your response in this box. Given the sensitivity of this information, the information provided in the overview may be a general description of the credit arrangements and financial commitments. The response provided in this box will be released to the public.**

#### **List of Attachments:**

2-12-01_____	2-12-10_____
2-12-02_____	2-12-11_____
2-12-03_____	2-12-12_____
2-12-04_____	2-12-13_____
2-12-05_____	2-12-14_____
2-12-06_____	2-12-15_____
2-12-07_____	2-12-16_____
2-12-08_____	2-12-17_____
2-12-09_____	2-12-18_____

Check this box if you have additional attachments: ☐



## Financial & Capital Structure

### **2-13 Breaches of Contract**

Provide a description of any contract, loan agreement or commitment that the applicant has breached or defaulted on during the last 10 years and provide information for any lawsuit, administrative proceeding or other proceeding that occurred as a result of the breach or default.

**Please attach a detailed, written response to this question as attachment 2-13-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-13-01_____	2-13-11_____
2-13-02_____	2-13-12_____
2-13-03_____	2-13-13_____
2-13-04_____	2-13-14_____
2-13-05_____	2-13-15_____
2-13-06_____	2-13-16_____
2-13-07_____	2-13-17_____
2-13-08_____	2-13-18_____
2-13-09_____	2-13-19_____
2-13-10_____	2-13-20_____

Check this box if you have additional attachments: ☐

## Financial & Capital Structure

### **2-14 Administrative and Judicial Proceedings**

Provide a description of any administrative or judicial proceeding during the last 10 years in which the applicant or any entity that owns a 5% or greater share of the applicant was found to have violated a statute or regulation governing its operations.

**Please attach a detailed, written response to this question as attachment 2-14-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-14-01 _____	2-14-11 _____
2-14-02 _____	2-14-12 _____
2-14-03 _____	2-14-13 _____
2-14-04 _____	2-14-14 _____
2-14-05 _____	2-14-15 _____
2-14-06 _____	2-14-16 _____
2-14-07 _____	2-14-17 _____
2-14-08 _____	2-14-18 _____
2-14-09 _____	2-14-19 _____
2-14-10 _____	2-14-20 _____

Check this box if you have additional attachments: ☐

## Financial & Capital Structure

### **2-15 Bankruptcy Filings**

Identify any bankruptcy filings made or proceedings commenced since submission of the RFA-1 application for any entities owned or controlled by the applicant and any entity that owns a 5% or greater share of the applicant.

**Please attach a detailed, written response to this question as attachment 2-15-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-15-01 _____	2-15-11 _____
2-15-02 _____	2-15-12 _____
2-15-03 _____	2-15-13 _____
2-15-04 _____	2-15-14 _____
2-15-05 _____	2-15-15 _____
2-15-06 _____	2-15-16 _____
2-15-07 _____	2-15-17 _____
2-15-08 _____	2-15-18 _____
2-15-09 _____	2-15-19 _____
2-15-10 _____	2-15-20 _____

Check this box if you have additional attachments: ☐

## Financial & Capital Structure

### **2-16 Minority sources of financing**

Please identify any financing amounts or ownership interests that are anticipated to come from minorities, women or disadvantaged businesses. If the applicant or any portion of the applicant is a public company, it is not necessary to list any shareholders.

**Please attach a detailed, written response to this question as attachment 2-16-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-16-01 _____	2-16-11 _____
2-16-02 _____	2-16-12 _____
2-16-03 _____	2-16-13 _____
2-16-04 _____	2-16-14 _____
2-16-05 _____	2-16-15 _____
2-16-06 _____	2-16-16 _____
2-16-07 _____	2-16-17 _____
2-16-08 _____	2-16-18 _____
2-16-09 _____	2-16-19 _____
2-16-10 _____	2-16-20 _____

Check this box if you have additional attachments: ☐

## Financial & Capital Structure

### **2-17 Documentation of Financial Suitability and Responsibility**

An applicant must demonstrate its financial stability by clear and convincing evidence. The Commission will review the information relative to financial stability provided by the applicant, or otherwise obtained by the Commission, in the course of the RFA-1 application process. Please provide any supplemental documentation, if any, for each qualifier reflecting the period between the submission of the RFA-1 application and the submission of the RFA-2 application including, but not limited to, bank references, business and personal income and disbursement schedules, tax returns and other reports filed by government agencies and business and personal accounting check records and ledgers.

**Please attach a detailed, written response to this question as attachment 2-17-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a description of the applicant's financial stability. The response provided in this box will be released to the public.**

#### **List of Attachments:**

2-17-01 _____	2-17-07 _____
2-17-02 _____	2-17-08 _____
2-17-03 _____	2-17-09 _____
2-17-04 _____	2-17-10 _____
2-17-05 _____	2-17-11 _____
2-17-06 _____	2-17-12 _____

Check this box if you have additional attachments: ☐

## Maximize Revenues to the Commonwealth

### **2-18 Revenue Generation**

Provide completed studies and reports showing the estimated municipal and state tax revenue to be generated by the gaming establishment.

**Please attach a detailed, written response to this question as attachment 2-18-01 and provide a brief overview of your response in this box. The overview should include, at a minimum, the figures of the estimated taxes to be generated and the method(s) used to generate the estimates. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-18-01_____	2-18-11_____
2-18-02_____	2-18-12_____
2-18-03_____	2-18-13_____
2-18-04_____	2-18-14_____
2-18-05_____	2-18-15_____
2-18-06_____	2-18-16_____
2-18-07_____	2-18-17_____
2-18-08_____	2-18-18_____
2-18-09_____	2-18-19_____
2-18-10_____	2-18-20_____

Check this box if you have additional attachments: ☐

## Maximize Revenues to the Commonwealth

### **2-19 Projected Gaming Revenue**

Provide projections for gross gaming revenue each year for the first five years of gaming operations on a best, average and worst case basis.

**Please attach a detailed, written response to this question as attachment 2-19-01 and provide a brief overview of your response in this box. The overview should include, at a minimum, each of the projected figures. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-19-01_____	2-19-11_____
2-19-02_____	2-19-12_____
2-19-03_____	2-19-13_____
2-19-04_____	2-19-14_____
2-19-05_____	2-19-15_____
2-19-06_____	2-19-16_____
2-19-07_____	2-19-17_____
2-19-08_____	2-19-18_____
2-19-09_____	2-19-19_____
2-19-10_____	2-19-20_____

Check this box if you have additional attachments: ☐

## Maximize Revenues to the Commonwealth

### **2-20 Projected Non-Gaming Revenue**

Provide projections for gross non-gaming revenue generated by elements of the gaming establishment complex each year for the first five years of operations on a best, average and worst case basis, identifying the source of each element of the non-gaming revenue.

**Please attach a detailed, written response to this question as attachment 2-20-01 and provide a brief overview of your response in this box. The overview should include, at a minimum, each of the projected figures categorized in broad categories. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-20-01_____	2-20-11_____
2-20-02_____	2-20-12_____
2-20-03_____	2-20-13_____
2-20-04_____	2-20-14_____
2-20-05_____	2-20-15_____
2-20-06_____	2-20-16_____
2-20-07_____	2-20-17_____
2-20-08_____	2-20-18_____
2-20-09_____	2-20-19_____
2-20-10_____	2-20-20_____

Check this box if you have additional attachments: ☐



## Maximize Revenues to the Commonwealth

### **2-21 Projected Tax Revenue to the Commonwealth**

Provide projections for all tax revenue to the Commonwealth (gaming, sales, etc.) each year for the first five years of operations on a best, average and worst case basis, identifying the source of each element of the tax revenue.

**Please attach a detailed, written response to this question as attachment 2-21-01 and provide a brief overview of your response in this box. The overview should include, at a minimum, each of the projected figures. The response provided in this box will be released to the public.**

#### **List of Attachments:**

2-21-01_____	2-21-11_____
2-21-02_____	2-21-12_____
2-21-03_____	2-21-13_____
2-21-04_____	2-21-14_____
2-21-05_____	2-21-15_____
2-21-06_____	2-21-16_____
2-21-07_____	2-21-17_____
2-21-08_____	2-21-18_____
2-21-09_____	2-21-19_____
2-21-10_____	2-21-20_____

Check this box if you have additional attachments: ☐

## Maximize Revenues to the Commonwealth

### **2-22 Internal Controls**

The Commission has adopted regulations governing internal controls for gaming establishments (205 CMR 138.00). All applicants are encouraged to review these regulations. Please provide a description of principles and approach that your company/group abides by, or has experience with in other jurisdiction(s) that would be relevant for the Commission to understand in furthering the goals and processes described in its own internal controls regulations. Please comment on any aspects of MGC's internal control regulations. Please provide examples and/or narratives that substantiate your understanding of and experience with Internal Controls. For the purposes of this evaluation, the applicant may submit a copy of or examples of its internal controls plan(s), but such submission is not required.

**Please attach a detailed, written response to this question as attachment 2-22-01 and provide a brief overview of your response in this box. Given the sensitivity of this information, the information provided in the overview may be a very broad description of the internal controls. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-22-01 _____	2-22-04 _____
2-22-02 _____	2-22-05 _____
2-22-03 _____	2-22-06 _____

Check this box if you have additional attachments: ☐

## Maximize Revenues to the Commonwealth

### **2-23 Maximizing In-State Revenue**

If the applicant or any entity that owns a 5% or greater share of the applicant has an investment in a gaming establishment within 300 miles of the applicant's proposed location within the Commonwealth, describe the plans and methods the applicant intends to use to ensure that revenues are maximized at the Massachusetts gaming establishment even if maximizing revenues in Massachusetts requires or leads to reduction of revenues at the out of state facility.

**Please attach a detailed, written response to this question as attachment 2-23-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a broad description of the plans. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-23-01_____	2-23-10_____
2-23-02_____	2-23-11_____
2-23-03_____	2-23-12_____
2-23-04_____	2-23-13_____
2-23-05_____	2-23-14_____
2-23-06_____	2-23-15_____
2-23-07_____	2-23-16_____
2-23-08_____	2-23-17_____
2-23-09_____	2-23-18_____

Check this box if you have additional attachments: ☐

## Maximize Revenues to the Commonwealth

### **2-24 Customer Cross-Marketing**

If the applicant or any entity that owns a 5% or greater share of the applicant has an investment in a gaming establishment beyond 300 miles from the applicant's proposed location within the Commonwealth, describe any plans the applicant has to use those other facilities or customers who patronize those other facilities to enhance revenues at the applicant's Massachusetts facility.

**Please attach a detailed, written response to this question as attachment 2-24-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a broad description of the plans. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-24-01 _____	2-24-10 _____
2-24-02 _____	2-24-11 _____
2-24-03 _____	2-24-12 _____
2-24-04 _____	2-24-13 _____
2-24-05 _____	2-24-14 _____
2-24-06 _____	2-24-15 _____
2-24-07 _____	2-24-16 _____
2-24-08 _____	2-24-17 _____
2-24-09 _____	2-24-18 _____

Check this box if you have additional attachments: ☐

## Maximize Revenues to the Commonwealth

### **2-25 History of Revenue**

In order to award a gaming license to an applicant, an applicant must demonstrate that it has sufficient business ability and experience to create the likelihood of establishing and maintaining a successful gaming establishment. To that end, provide a history of operating performance versus revenue projections over the last ten years with respect to each facility of a size comparable to or larger than the facility you are proposing for Massachusetts. Include documentation outlining the applicant's record of success or failure in meeting these performance objectives.

**Please attach a detailed, written response to this question as attachment 2-25-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a description of the applicant's business ability and experience and its general history over the last ten years. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-25-01 _____	2-25-08 _____
2-25-02 _____	2-25-09 _____
2-25-03 _____	2-25-10 _____
2-25-04 _____	2-25-11 _____
2-25-05 _____	2-25-12 _____
2-25-06 _____	2-25-13 _____
2-25-07 _____	2-25-14 _____

Check this box if you have additional attachments: ☐

## Maximize Revenues to the Commonwealth

### **2-26 Market Analysis**

One of the principal objectives driving the enactment of the Expanded Gaming Act was to repatriate money spent by Massachusetts residents in other gaming jurisdictions. Provide a market analysis showing benefits of the site location of the applicant's proposal and the estimated recapture rate of gaming-related spending by Massachusetts residents travelling to out-of-state gaming establishments. Further, please describe how the applicant plans to compete with other nearby gaming destinations and to market to their patrons from Massachusetts who are embedded in their databases and marketing systems.

**Please attach a detailed, written response to this question as attachment 2-26-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a description of the benefits of the site locations and the estimated recapture rate. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-26-01 _____	2-26-08 _____
2-26-02 _____	2-26-09 _____
2-26-03 _____	2-26-10 _____
2-26-04 _____	2-26-11 _____
2-26-05 _____	2-26-12 _____
2-26-06 _____	2-26-13 _____
2-26-07 _____	2-26-14 _____

Check this box if you have additional attachments: ☐

## Realize Maximum Capital Investment Exclusive of Land and Infrastructure

### **2-27 Capital Investment**

Provide the total capital investment and demonstrate how it was calculated in accordance with 205 CMR 122.00. Describe how the applicant proposes to realize the maximum capital investment exclusive of land acquisition and infrastructure improvements. (See related attestation in Section [B. Signature Forms](#)).

**Please attach a detailed, written response to this question as attachment 2-27-01 and provide a brief overview of your response in this box. The overview should include, at a minimum, the total capital investment figure and a broad description as to how the applicant proposes to realize the maximum capital investment. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-27-01_____	2-27-09_____
2-27-02_____	2-27-10_____
2-27-03_____	2-27-11_____
2-27-04_____	2-27-12_____
2-27-05_____	2-27-13_____
2-27-06_____	2-27-14_____
2-27-07_____	2-27-15_____
2-27-08_____	2-27-16_____

Check this box if you have additional attachments: ☐

## Realize Maximum Capital Investment Exclusive of Land and Infrastructure

### **2-28 Total Investment Outside the Property**

Show the total investment in the infrastructure outside the property boundaries. Break out investment by: water/sewer/local roads/traffic signalization/buffer zones/transportation improvements/pedestrian improvements/lighting/landscaping/utilities/site improvements/other.

**Please attach a detailed, written response to this question as attachment 2-28-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-28-01_____	2-28-11_____
2-28-02_____	2-28-12_____
2-28-03_____	2-28-13_____
2-28-04_____	2-28-14_____
2-28-05_____	2-28-15_____
2-28-06_____	2-28-16_____
2-28-07_____	2-28-17_____
2-28-08_____	2-28-18_____
2-28-09_____	2-28-19_____
2-28-10_____	2-28-20_____

Check this box if you have additional attachments: ☐



## Realize Maximum Capital Investment Exclusive of Land and Infrastructure

### **2-29 Additional Financial Commitments**

*(Optional for Category 2 applicants)* Describe all financial commitments and guarantees the applicant is prepared to provide to the Commission and to the host community over and above the deposit or bond required by G.L. c. 23K, §10(a) to ensure that the project is completed, license conditions are fulfilled and sufficient working capital is available to allow operation in the promised fashion. Include examples of letters of credit, MOU's or other agreements or commitments the applicant is willing to provide.

**Please attach a detailed, written response to this question as attachment 2-29-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-29-01 _____	2-29-10 _____
2-29-02 _____	2-29-11 _____
2-29-03 _____	2-29-12 _____
2-29-04 _____	2-29-13 _____
2-29-05 _____	2-29-14 _____
2-29-06 _____	2-29-15 _____
2-29-07 _____	2-29-16 _____
2-29-08 _____	2-29-17 _____
2-29-09 _____	2-29-18 _____

Check this box if you have additional attachments: ☐

## Realize Maximum Capital Investment Exclusive of Land and Infrastructure

### **2-30 Construction Plan**

Provide a construction plan and schedule that includes major construction milestones, key dates, and any phased opening plans, and mitigation measures the applicant will take to reduce the impact of construction on the local community.

**Please attach a detailed, written response to this question as attachment 2-30-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, information relative to each of the required elements of the plan and schedule. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-30-01_____	2-30-11_____
2-30-02_____	2-30-12_____
2-30-03_____	2-30-13_____
2-30-04_____	2-30-14_____
2-30-05_____	2-30-15_____
2-30-06_____	2-30-16_____
2-30-07_____	2-30-17_____
2-30-08_____	2-30-18_____
2-30-09_____	2-30-19_____
2-30-10_____	2-30-20_____

Check this box if you have additional attachments: ☐

## Offer Highest and Best Value to Create a Secure and Robust Gaming Market

### **2-31 Business Plan**

Provide a business plan describing how the applicant will meet projected revenue generation plans in the near term and over time.

**Please attach a detailed, written response to this question as attachment 2-31-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a broad description of the plan. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-31-01_____	2-31-11_____
2-31-02_____	2-31-12_____
2-31-03_____	2-31-13_____
2-31-04_____	2-31-14_____
2-31-05_____	2-31-15_____
2-31-06_____	2-31-16_____
2-31-07_____	2-31-17_____
2-31-08_____	2-31-18_____
2-31-09_____	2-31-19_____
2-31-10_____	2-31-20_____

Check this box if you have additional attachments: ☐

## Offer Highest and Best Value to Create a Secure and Robust Gaming Market

### **2-32 Maximum Facility Use**

Describe the applicant's strategy for ensuring maximum use of the facilities throughout the calendar year including how that strategy will take account of the seasonal nature of tourism in the Northeast.

**Please attach a detailed, written response to this question as attachment 2-32-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-32-01_____	2-32-11_____
2-32-02_____	2-32-12_____
2-32-03_____	2-32-13_____
2-32-04_____	2-32-14_____
2-32-05_____	2-32-15_____
2-32-06_____	2-32-16_____
2-32-07_____	2-32-17_____
2-32-08_____	2-32-18_____
2-32-09_____	2-32-19_____
2-32-10_____	2-32-20_____

Check this box if you have additional attachments: ☐

## Offer Highest and Best Value to Create a Secure and Robust Gaming Market

### **2-33 Competition from Internet Gaming**

Describe the applicant's plans for maintaining a robust gaming market at its facility if, and as, internet gaming becomes more widespread by articulating:

1. How does the applicant plan to compete with internet gaming in the event that internet gaming is not allowed in Massachusetts; and
2. Does the applicant intend to implement internet gaming into its plans if internet gaming is allowed in Massachusetts, and if so, how?

**Please attach a detailed, written response to this question as attachment 2-33-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a broad description of the plan. The response provided in this box will be released to the public.**

#### **List of Attachments:**

2-33-01_____	2-33-09_____
2-33-02_____	2-33-10_____
2-33-03_____	2-33-11_____
2-33-04_____	2-33-12_____
2-33-05_____	2-33-13_____
2-33-06_____	2-33-14_____
2-33-07_____	2-33-15_____
2-33-08_____	2-33-16_____

Check this box if you have additional attachments: ☐

## Offer Highest and Best Value to Create a Secure and Robust Gaming Market

### **2-34 Marketing Plan**

Describe the applicant's marketing plan for its Massachusetts gaming establishment. If that marketing plan is the same as, or similar to, marketing plans the applicant has used elsewhere, describe how those plans succeeded or failed, including whether the applicant met its financial projections for the facilities where the plans were used. If the marketing plan for a Massachusetts facility differs from the marketing plans used elsewhere, describe the factors that led the applicant to devise its Massachusetts plan.

Further, in the highly competitive gaming market that exists today, gaming facility operators are increasingly diversifying their products and assuring financial stability by increasing revenues from non-gaming activities. Explain your long-term strategies for accommodating the increasingly saturated competitive environment, and cite examples from other locations you operate that demonstrate the strategic development.

**Please attach a detailed, written response to this question as attachment 2-34-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a broad description of the plan. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-34-01 _____	2-34-07 _____
2-34-02 _____	2-34-08 _____
2-34-03 _____	2-34-09 _____
2-34-04 _____	2-34-10 _____
2-34-05 _____	2-34-11 _____
2-34-06 _____	2-34-12 _____

Check this box if you have additional attachments: ☐

## Offer Highest and Best Value to Create a Secure and Robust Gaming Market

### **2-35 New Revenue**

Describe and provide a completed study showing the overall economic benefit to the Commonwealth and the region from the applicant's proposed gaming establishment, including in that study the way in which the facility will generate new revenues as opposed to taking revenues from other Massachusetts businesses.

**Please attach a detailed, written response to this question as attachment 2-35-01 and provide a brief overview of your response in this box. The overview should, at a minimum, summarize the study. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-35-01_____	2-35-11_____
2-35-02_____	2-35-12_____
2-35-03_____	2-35-13_____
2-35-04_____	2-35-14_____
2-35-05_____	2-35-15_____
2-35-06_____	2-35-16_____
2-35-07_____	2-35-17_____
2-35-08_____	2-35-18_____
2-35-09_____	2-35-19_____
2-35-10_____	2-35-20_____

Check this box if you have additional attachments: ☐

## Offer Highest and Best Value to Create a Secure and Robust Gaming Market

### **2-36 Marketing to Out of State Visitors and use of Junkets**

Describe the components of the applicant's marketing plan that focus on out of state visitors and the anticipated gaming and non-gaming gross revenues the applicant anticipates from out of state visitors during each of the first five years of the gaming establishment's operations on a best, average and worst case scenario. Please explain how the use of Junkets, as the term is defined by G.L c.23K, §2, will factor into this plan. Include a short summary of the applicant's historical use of and reliance upon Junkets in its other operations in other jurisdictions, and include a listing of Junket operators who are anticipated to be utilized at the Commonwealth property.

**Please attach a detailed, written response to this question as attachment 2-36-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a broad description of the plan including the planned and historical use of Junkets. The response provided in this box will be released to the public.**

#### **List of Attachments:**

2-36-01_____	2-36-08_____
2-36-02_____	2-36-09_____
2-36-03_____	2-36-10_____
2-36-04_____	2-36-11_____
2-36-05_____	2-36-12_____
2-36-06_____	2-36-13_____
2-36-07_____	2-36-14_____

Check this box if you have additional attachments: ☐



## Offer Highest and Best Value to Create a Secure and Robust Gaming Market

### **2-37 Marketing to In-State Visitors**

Describe the components of the applicant's marketing plan that focus on in-state visitors and the anticipated gaming and non-gaming gross revenues the applicant anticipates from in-state visitors during each of the first five years of the facility's operations on a best, average and worst case scenario. Please explain how the use of Junkets will factor into this plan.

**Please attach a detailed, written response to this question as attachment 2-37-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-37-01_____	2-37-11_____
2-37-02_____	2-37-12_____
2-37-03_____	2-37-13_____
2-37-04_____	2-37-14_____
2-37-05_____	2-37-15_____
2-37-06_____	2-37-16_____
2-37-07_____	2-37-17_____
2-37-08_____	2-37-18_____
2-37-09_____	2-37-19_____
2-37-10_____	2-37-20_____

Check this box if you have additional attachments: ☐

## Offer Highest and Best Value to Create a Secure and Robust Gaming Market

### **2-38 Secure and Robust Gaming Market**

Describe the measures the applicant or any entity owning a 5% or greater share of the applicant has taken to ensure a secure and robust gaming market at each other gaming facility it owns or controls.

**Please attach a detailed, written response to this question as attachment 2-38-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a broad description of such measures. The response provided in this box will be released to the public.**

### **List of Attachments:**

2-38-01_____	2-38-11_____
2-38-02_____	2-38-12_____
2-38-03_____	2-38-13_____
2-38-04_____	2-38-14_____
2-38-05_____	2-38-15_____
2-38-06_____	2-38-16_____
2-38-07_____	2-38-17_____
2-38-08_____	2-38-18_____
2-38-09_____	2-38-19_____
2-38-10_____	2-38-20_____

Check this box if you have additional attachments: ☐

### **3. ECONOMIC DEVELOPMENT**

**Prerequisites**

Does your application:

- ☐ Provide completed studies and reports as required by Question 3-1?
- ☐ Provide information on the total employees employed as required by Question 3-2?
- ☐ Describe the affirmative action plan as required by Question 3-7?
- ☐ Demonstrate a plan for workforce development as required by Question 3-8?
- ☐ Describe a workforce development plan that utilizes and enhances the existing labor force?
- ☐ Estimate construction jobs and provide equal employment opportunities for them as required by Question 3-8?
- ☐ Describe plans for establishing, funding and maintaining HR practices that promote development of skilled and diverse workforce as required by Question 3-9?
- ☐ Describe contracts with organized labor as required by Question 3-10?
- ☐ Show plans for ensuring labor harmony during the construction and operational phases of the project as required by Question 3-11?
- ☐ Describe plans for promoting local businesses as required by Question 3-14?
- ☐ Describe plans for contracting with local businesses owners as required by Question 3-16?
- ☐ Describe a marketing program as required by Question 3-20?
- ☐ Describe plans for purchasing domestic slot machines as required by Question 3-22?
- ☐ Describe plans for building a gaming establishment of high caliber with quality amenities in partnership with local facilities?

## General

### **3-1 Studies and Reports**

Provide a summary of completed studies and reports showing the proposed gaming establishment's: (i) economic benefits to the region and the Commonwealth; and (ii) impact on the local and regional economy, including the impact on cultural institutions and on small businesses in the host community and surrounding communities.

Applicants should ensure that assumptions, data, conclusions and/or projections contained in the studies and reports summarized in section 3-1 are consistent with the answers to all other questions in the Application. For example, a report that speaks to the employment and labor income component of economic impact should be consistent with employee counts within this section as well as payroll and benefits expense contained in the financial projections.

If discrepancies exist, please identify reason for variation and confirm which data applies to the current Application.

**Please provide a brief overview summarizing the studies and reports in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-01-01 _____	3-01-11 _____
3-01-02 _____	3-01-12 _____
3-01-03 _____	3-01-13 _____
3-01-04 _____	3-01-14 _____
3-01-05 _____	3-01-15 _____
3-01-06 _____	3-01-16 _____

### 3. Economic Development

Applicant: \_\_\_\_\_

3-01-07 \_\_\_\_\_

3-01-17 \_\_\_\_\_

3-01-08 \_\_\_\_\_

3-01-18 \_\_\_\_\_

3-01-09 \_\_\_\_\_

3-01-19 \_\_\_\_\_

3-01-10 \_\_\_\_\_

3-01-20 \_\_\_\_\_

Check this box if you have additional attachments: ☐

## Job Creation

### **3-2 Employees**

Complete the relevant worksheets of the **MGC Data Template** to provide the number of full-time and part-time employees to be employed at the proposed gaming establishment, including detailed information on the pay rate (net of any gratuities), aggregate payroll, benefits for employees, and unionization. Describe how the applicant proposes to ensure that it provides a high number of quality jobs in the gaming establishment. If more than 5% of the FTE's at the proposed gaming establishment will not be employed directly by the Applicant (i.e., employed by third parties, tenants, others), the template should be completed for both the Applicant's employees and all other one-site employees.

**Please attach a detailed, written response to this question as attachment 3-02-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, the total number of anticipated employees to be employed at the proposed gaming establishment and a general description of the applicant's plan. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-02-01 _____	3-02-11 _____
3-02-02 _____	3-02-12 _____
3-02-03 _____	3-02-13 _____
3-02-04 _____	3-02-14 _____
3-02-05 _____	3-02-15 _____
3-02-06 _____	3-02-16 _____
3-02-07 _____	3-02-17 _____

### 3. Economic Development

Applicant: \_\_\_\_\_

3-02-08 \_\_\_\_\_

3-02-09 \_\_\_\_\_

3-02-10 \_\_\_\_\_

3-02-18 \_\_\_\_\_

3-02-19 \_\_\_\_\_

3-02-20 \_\_\_\_\_

Check this box if you have additional attachments: ☐



## Job Creation

### **3-3 Massachusetts Community College Workforce Training Plans**

Describe any plans the applicant has for working with the Massachusetts Community College Casino Careers Training Institute or other training organizations as the applicant trains, hires, and staffs their gaming positions with Massachusetts residents.

**Please attach a detailed, written response to this question as attachment 3-03-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

3-03-01 _____	3-03-11 _____
3-03-02 _____	3-03-12 _____
3-03-03 _____	3-03-13 _____
3-03-04 _____	3-03-14 _____
3-03-05 _____	3-03-15 _____
3-03-06 _____	3-03-16 _____
3-03-07 _____	3-03-17 _____
3-03-08 _____	3-03-18 _____
3-03-09 _____	3-03-19 _____
3-03-10 _____	3-03-20 _____

Check this box if you have additional attachments: ☐

## Job Creation

### **3-4 Job Opportunities and Training for Unemployed or Underemployed**

With respect to employment opportunities at the proposed gaming establishment, outline the strategy as to how the Applicant will focus on job opportunities and training in areas and demographics of high unemployment and underemployment.

**Please attach a detailed, written response to this question as attachment 3-04-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a broad description of the strategy. The response provided in this box will be released to the public.**

#### **List of Attachments:**

3-04-01 _____	3-04-11 _____
3-04-02 _____	3-04-12 _____
3-04-03 _____	3-04-13 _____
3-04-04 _____	3-04-14 _____
3-04-05 _____	3-04-15 _____
3-04-06 _____	3-04-16 _____
3-04-07 _____	3-04-17 _____
3-04-08 _____	3-04-18 _____
3-04-09 _____	3-04-19 _____
3-04-10 _____	3-04-20 _____

Check this box if you have additional attachments: ☐

## Job Creation

### **3-5 Experience with Hiring Unemployed and Underemployed**

With respect to employment opportunities at the proposed gaming establishment, describe the Applicant's past approaches to and experiences with hiring in areas and demographics of high unemployment and underemployment in other jurisdictions. Examples should be provided within the last 5 years.

**Please attach a detailed, written response to this question as attachment 3-05-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a broad description of the approach and experience. The response provided in this box will be released to the public.**

#### **List of Attachments:**

3-05-01_____	3-05-11_____
3-05-02_____	3-05-12_____
3-05-03_____	3-05-13_____
3-05-04_____	3-05-14_____
3-05-05_____	3-05-15_____
3-05-06_____	3-05-16_____
3-05-07_____	3-05-17_____
3-05-08_____	3-05-18_____
3-05-09_____	3-05-19_____
3-05-10_____	3-05-20_____

## Job Creation

### **3-6 Plan for Host and Surrounding Community Workforce Development**

Provide your plan for workforce development as set forth in the host community agreement and any surrounding community agreements that the applicant has executed.

**Please attach a detailed, written response to this question as attachment 3-06-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

3-06-01 _____	3-06-11 _____
3-06-02 _____	3-06-12 _____
3-06-03 _____	3-06-13 _____
3-06-04 _____	3-06-14 _____
3-06-05 _____	3-06-15 _____
3-06-06 _____	3-06-16 _____
3-06-07 _____	3-06-17 _____
3-06-08 _____	3-06-18 _____
3-06-09 _____	3-06-19 _____
3-06-10 _____	3-06-20 _____

Check this box if you have additional attachments: ☐

## Job Creation

### **3-7 Affirmative Action Plan**

Provide an explanation as to how the Applicant proposes to establish and implement an affirmative action program of equal opportunity whereby specific goals for the utilization of minorities, women and veterans on construction jobs; provided, however, that such goals shall be equal to or greater than the goals (15.3% for minorities, 6.9% for women) contained in the Executive Office for Administration and Finance Administration Bulletin Number 14, available at: <http://www.mas.gov/anf/budget-taxes-and-procurement/admin-bulletins/state-contract-equal-opp.html>.

**Please attach a detailed, written response to this question as attachment 3-07-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, identification of the specific goals. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-07-01_____	3-07-10_____
3-07-02_____	3-07-11_____
3-07-03_____	3-07-12_____
3-07-04_____	3-07-13_____
3-07-05_____	3-07-14_____
3-07-06_____	3-07-15_____
3-07-07_____	3-07-16_____
3-07-08_____	3-07-17_____
3-07-09_____	3-07-18_____

## Job Creation

### **3-8 Workforce Development**

A. Describe your workforce development plan for the **construction** phase and explain how the Applicant proposes to implement it such that it: (i) incorporates an affirmative action program of equal opportunity by which the Applicant guarantees to provide equal employment opportunities during the construction phase. (Applicant may reference response to question 3-7); (ii) utilizes the existing labor force in the commonwealth; (iii) estimates the number of construction jobs a gaming establishment will generate and provides for equal employment opportunities and which includes specific goals for the utilization of minorities, women and veterans on those construction jobs; (iv) outlines the responsibilities of the Applicant's General Contractor/Manager(s) to implement the plan.

B. Describe your workforce development plan for the **operations** phase and explain how the Applicant proposed to implement it such that it: (i) incorporates an affirmative action program of equal opportunity by which the Applicant guarantees to provide equal employment opportunities to all employees qualified for licensure in all employment categories, including persons with disabilities (Applicant may reference response to question 3-7); (ii) utilizes the existing labor force in the commonwealth; (iii) identifies workforce training programs offered by the gaming establishment; (iv) identifies the methods for accessing employment at the gaming establishment; and (v) addresses workplace safety issues for employees.

**Please attach a detailed, written response to this question as attachment 3-08-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a broad description of the plan for each category provided including the number of estimated construction jobs to be generated. The response provided in this box will be released to the public.**

3. Economic Development

Applicant: \_\_\_\_\_

**List of Attachments:**

3-08-01 \_\_\_\_\_

3-08-05 \_\_\_\_\_

3-08-02 \_\_\_\_\_

3-08-06 \_\_\_\_\_

3-08-03 \_\_\_\_\_

3-08-07 \_\_\_\_\_

3-08-04 \_\_\_\_\_

3-08-08 \_\_\_\_\_

Check this box if you have additional attachments: ☐

## Job Creation

### **3-9 HR Practices**

**NOTE: Applicant may reference materials provided in Mitigation section, Questions 5-24 through 5-29 for problem gaming programs.**

State whether the Applicant has prepared, and how the Applicant proposes to establish, fund and maintain human resource hiring and training practices that promote the development of a skilled and diverse workforce and access to promotion opportunities through a workforce training program that: (i) establishes transparent career paths with measurable criteria within the gaming establishment that lead to increased responsibility and higher pay grades that are designed to allow employees to pursue career advancement and promotion; (ii) provides employees to additional resources, such as tuition reimbursement or stipend policies, to enable employees to acquire the education or job training needed to advance career paths based on increased responsibility and pay grades; and (iii) establishes an on-site child-care program.

Further, identify whether the Applicant plans to establish employee assistance programs, including those relative to substance abuse and problem gaming, and outline its plan to train its gaming employees in the identification of and intervention with customers exhibiting problem gaming behavior.

**Please attach a detailed, written response to this question as attachment 3-09-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a broad description of the plan within each of the categories provided. The response provided in this box will be released to the public.**



3. Economic Development

Applicant: \_\_\_\_\_

**List of Attachments:**

3-09-01 \_\_\_\_\_

3-09-04 \_\_\_\_\_

3-09-02 \_\_\_\_\_

3-09-05 \_\_\_\_\_

3-09-03 \_\_\_\_\_

3-09-06 \_\_\_\_\_

Check this box if you have additional attachments: ☐

## Job Creation

### **3-10 Organized Labor Contracts for Construction Phase**

State whether the Applicant has, is subject to, or is negotiating any contract with organized labor that covers the initial construction of the proposed gaming establishment. In preparing a response to this question, the Applicant should: (i) identify the number of employees and/or construction value expected to be covered by a Project Labor Agreement(s); (ii) provide signed Project Labor Agreement(s) applicable to the proposed gaming establishment; (iii) provide any studies or reports, including an estimate of economic benefits, that speak to construction labor; and (iv) identify whether the Applicant has included detailed plans for assuring labor harmony during all phases of the construction, reconstruction, renovation, development and eventual operation of the gaming establishment.

The information provided in this answer should tie to any data provided on unionized workforce percentage contained in the **MGC Data Template** or elsewhere in the Application.

**Please attach a detailed, written response to this question as attachment 3-10-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

3-10-01_____	3-10-07_____
3-10-02_____	3-10-08_____
3-10-03_____	3-10-09_____
3-10-04_____	3-10-10_____
3-10-05_____	3-10-11_____
3-10-06_____	3-10-12_____

Check this box if you have additional attachments: ☐

## Job Creation

### **3-11 Organized Labor Contracts for Operations Phase**

Outline the Applicant's plans for use of unionized labor for the operation of the proposed gaming establishment, by providing: (i) the completed **MGC Data Template**, specifically the unionized labor tab; and (ii) information on planned Labor Harmony Agreements and neutrality agreements. Reference may be made to the response to question 3-10.

If the Applicant does not intend to enter into any Labor Harmony Agreements, please explain.

**Please attach a detailed, written response to this question as attachment 3-11-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

3-11-01_____	3-11-11_____
3-11-02_____	3-11-12_____
3-11-03_____	3-11-13_____
3-11-04_____	3-11-14_____
3-11-05_____	3-11-15_____
3-11-06_____	3-11-16_____
3-11-07_____	3-11-17_____
3-11-08_____	3-11-18_____
3-11-09_____	3-11-19_____
3-11-10_____	3-11-20_____

## Job Creation

### **3-12 Employee Retention Record**

Please describe and provide documentation that outlines Applicant's employee retention record as well as both the strategy and results achieved at other operational sites.

**Please attach a detailed, written response to this question as attachment 3-12-01 and provide a brief overview of your response in this box. The overview should include, at a minimum, a summary of the record. The response provided in this box will be released to the public.**

#### **List of Attachments:**

3-12-01_____	3-12-11_____
3-12-02_____	3-12-12_____
3-12-03_____	3-12-13_____
3-12-04_____	3-12-14_____
3-12-05_____	3-12-15_____
3-12-06_____	3-12-16_____
3-12-07_____	3-12-17_____
3-12-08_____	3-12-18_____
3-12-09_____	3-12-19_____
3-12-10_____	3-12-20_____

Check this box if you have additional attachments: ☐

## Job Creation

### **3-13 Ethnic Diversity**

Please describe and provide documentation that outlines the ethnic diversity of the Applicant's workforce at other locations, the strategies for workforce diversity the Applicant has used at those facilities, the results of those plans, and the metrics the Applicant has used to determine those results.

**Please attach a detailed, written response to this question as attachment 3-13-01 and provide a brief overview of your response in this box. The overview should include, at a minimum, a summary of the diversity. The response provided in this box will be released to the public.**

#### **List of Attachments:**

3-13-01_____	3-13-10_____
3-13-02_____	3-13-11_____
3-13-03_____	3-13-12_____
3-13-04_____	3-13-13_____
3-13-05_____	3-13-14_____
3-13-06_____	3-13-15_____
3-13-07_____	3-13-16_____
3-13-08_____	3-13-17_____
3-13-09_____	3-13-18_____

Check this box if you have additional attachments: ☐

## Supporting External Business And Job Growth

### **3-14 Local Business Promotion**

Describe plans for promoting local businesses in host and surrounding communities including local restaurants, small businesses, hotels, retail outlets and impacted live entertainment venues. Provide examples of where you have employed a similar strategy in the past and the results of this strategy. (Applicant may refer to response to question 3-18).

**Please attach a detailed, written response to this question as attachment 3-14-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-14-01_____	3-14-11_____
3-14-02_____	3-14-12_____
3-14-03_____	3-14-13_____
3-14-04_____	3-14-14_____
3-14-05_____	3-14-15_____
3-14-06_____	3-14-16_____
3-14-07_____	3-14-17_____
3-14-08_____	3-14-18_____
3-14-09_____	3-14-19_____
3-14-10_____	3-14-20_____

Check this box if you have additional attachments: ☐

## Supporting External Business And Job Growth

### **3-15 Local Suppliers (Construction Phase)**

Describe plans for use of Massachusetts based firms, suppliers and materials in the construction and furniture, fixtures, and equipment (“FFE”) furnishing phase of the applicant's project.

**Please attach a detailed, written response to this question as attachment 3-15-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-15-01_____	3-15-11_____
3-15-02_____	3-15-12_____
3-15-03_____	3-15-13_____
3-15-04_____	3-15-14_____
3-15-05_____	3-15-15_____
3-15-06_____	3-15-16_____
3-15-07_____	3-15-17_____
3-15-08_____	3-15-18_____
3-15-09_____	3-15-19_____
3-15-10_____	3-15-20_____

Check this box if you have additional attachments: ☐

## Supporting External Business And Job Growth

### **3-16 Local Suppliers (Operations Phase)**

Describe experience in contracting with local business owners for provision of goods and services to the gaming establishment.

**Please attach a detailed, written response to this question as attachment 3-16-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-16-01_____	3-16-11_____
3-16-02_____	3-16-12_____
3-16-03_____	3-16-13_____
3-16-04_____	3-16-14_____
3-16-05_____	3-16-15_____
3-16-06_____	3-16-16_____
3-16-07_____	3-16-17_____
3-16-08_____	3-16-18_____
3-16-09_____	3-16-19_____
3-16-10_____	3-16-20_____

Check this box if you have additional attachments: ☐



## Supporting External Business And Job Growth

### **3-17 Assisting Businesses**

Provide your plans to assist businesses owners in the Commonwealth in identifying the future needs of the applicant for the provision of goods and services to the establishment.

**Please attach a detailed, written response to this question as attachment 3-17-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-17-01_____	3-17-11_____
3-17-02_____	3-17-12_____
3-17-03_____	3-17-13_____
3-17-04_____	3-17-14_____
3-17-05_____	3-17-15_____
3-17-06_____	3-17-16_____
3-17-07_____	3-17-17_____
3-17-08_____	3-17-18_____
3-17-09_____	3-17-19_____
3-17-10_____	3-17-20_____

Check this box if you have additional attachments: ☐

## Supporting External Business And Job Growth

### **3-18 Promoting Businesses in the Region**

Provide plans to demonstrate how you will support and/or promote other businesses in the region. (Applicant may refer back to response to question 3-14 and 3-16).

**Please attach a detailed, written response to this question as attachment 3-18-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

3-18-01_____	3-18-11_____
3-18-02_____	3-18-12_____
3-18-03_____	3-18-13_____
3-18-04_____	3-18-14_____
3-18-05_____	3-18-15_____
3-18-06_____	3-18-16_____
3-18-07_____	3-18-17_____
3-18-08_____	3-18-18_____
3-18-09_____	3-18-19_____
3-18-10_____	3-18-20_____

Check this box if you have additional attachments: ☐

## Supporting External Business And Job Growth

### **3-19 Vendor Supplied Goods**

Complete the **MGC Data Template** detailing proposed breakdowns by category of expenditures for vendor supplied goods and services.

**Please attach a detailed, written response to this question as attachment 3-19-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a summary of the plan by category. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-19-01_____	3-19-11_____
3-19-02_____	3-19-12_____
3-19-03_____	3-19-13_____
3-19-04_____	3-19-14_____
3-19-05_____	3-19-15_____
3-19-06_____	3-19-16_____
3-19-07_____	3-19-17_____
3-19-08_____	3-19-18_____
3-19-09_____	3-19-19_____
3-19-10_____	3-19-20_____

Check this box if you have additional attachments: ☐

## Supporting External Business And Job Growth

### **3-20 Minority, Women, and Veteran Businesses**

Complete the **MGC Data Template** detailing proposed breakdowns by category of expenditures for vendor supplied goods and services.

Identify the specific goals, expressed as an overall program goal applicable to the total dollar amount of contracts, for utilization of: (i) minority business enterprises; (ii) women business enterprises; (iii) veteran business enterprises to participate as: (a) Contractors in the design of the gaming establishment; (b) Contractors in the construction of the gaming establishment; and (c) Vendors in the provision of goods and services procured by the gaming establishment and any businesses operated as part of the gaming establishment.

Discuss your experience, programs or strategies in other jurisdictions as evidence of your ability to meet these goals. (See related attestation in section B. Signature Forms)

**Please attach a detailed, written response to this question as attachment 3-20-01 and provide a brief overview of your response in this box. The overview should include, at a minimum, a general summary of the plan in each of the provided categories. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-20-01 _____	3-20-06 _____
3-20-02 _____	3-20-07 _____
3-20-03 _____	3-20-08 _____
3-20-04 _____	3-20-09 _____
3-20-05 _____	3-20-10 _____

## Supporting External Business And Job Growth

### **3-21 Projected Benefit for Regional Businesses**

Provide projections for spending by same-day and overnight visitors to the proposed gaming establishment at regional businesses for the first five years of operations on a best, average and worst case basis (as linked to the revenue projections provided in Category 2-Finance). The methodology used to produce the projections and the assumptions should also be provided.

**Please attach a detailed, written response to this question as attachment 3-21-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, the projection within each category. The response provided in this box will be released to the public.**

#### **List of Attachments:**

3-21-01_____	3-21-10_____
3-21-02_____	3-21-11_____
3-21-03_____	3-21-12_____
3-21-04_____	3-21-13_____
3-21-05_____	3-21-14_____
3-21-06_____	3-21-15_____
3-21-07_____	3-21-16_____
3-21-08_____	3-21-17_____
3-21-09_____	3-21-18_____

Check this box if you have additional attachments: ☐

## Supporting External Business And Job Growth

### **3-22 Domestic Slot Machines**

Describe any plans the Applicant has for purchasing domestically manufactured slot machines for installation in the gaming establishment and provide the names of all proposed vendors of gaming equipment to the best of your present knowledge and belief. If more space is needed, please use an attachment. Provide the primary business address for each vendor in an attachment.

**Please attach a detailed, written response to this question as attachment 3-22-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-22-01_____	3-22-11_____
3-22-02_____	3-22-12_____
3-22-03_____	3-22-13_____
3-22-04_____	3-22-14_____
3-22-05_____	3-22-15_____
3-22-06_____	3-22-16_____
3-22-07_____	3-22-17_____
3-22-08_____	3-22-18_____
3-22-09_____	3-22-19_____
3-22-10_____	3-22-20_____

## Regional Tourism And Attractions

### **3-23 Regional Economic Plan Coordination**

State whether the applicant's proposed gaming establishment is part of a regional or local economic plan, and provide documentation demonstrating inclusion and coordination with regional economic plans.

**Please attach a detailed, written response to this question as attachment 3-22-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

3-23-01_____	3-23-11_____
3-23-02_____	3-23-12_____
3-23-03_____	3-23-13_____
3-23-04_____	3-23-14_____
3-23-05_____	3-23-15_____
3-23-06_____	3-23-16_____
3-23-07_____	3-23-17_____
3-23-08_____	3-23-18_____
3-23-09_____	3-23-19_____
3-23-10_____	3-23-20_____

Check this box if you have additional attachments: ☐

## Regional Tourism And Attractions

### **3-24 Local Agreements**

Provide local agreements designed to expand gaming establishment draw (i.e. - number of patrons brought to the region).

**Please provide a brief summary of any attached agreements in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-24-01 _____	3-24-11 _____
3-24-02 _____	3-24-12 _____
3-24-03 _____	3-24-13 _____
3-24-04 _____	3-24-14 _____
3-24-05 _____	3-24-15 _____
3-24-06 _____	3-24-16 _____
3-24-07 _____	3-24-17 _____
3-24-08 _____	3-24-18 _____
3-24-09 _____	3-24-19 _____
3-24-10 _____	3-24-20 _____

Check this box if you have additional attachments: ☐



## Regional Tourism And Attractions

### **3-25 Cross Marketing**

Provide plans that demonstrate how you will cross-market with other attractions.

**Please attach a detailed, written response to this question as attachment 3-22-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a summary of any attached agreements and a general summary of the plans. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-25-01 _____	3-25-11 _____
3-25-02 _____	3-25-12 _____
3-25-03 _____	3-25-13 _____
3-25-04 _____	3-25-14 _____
3-25-05 _____	3-25-15 _____
3-25-06 _____	3-25-16 _____
3-25-07 _____	3-25-17 _____
3-25-08 _____	3-25-18 _____
3-25-09 _____	3-25-19 _____
3-25-10 _____	3-25-20 _____

Check this box if you have additional attachments: ☐

## Regional Tourism And Attractions

### **3-26 Collaboration with Tourism Marketing Organizations**

Provide plans that detail collaboration by the Applicant with tourism and other related tourism promotion organizations, such as the Massachusetts Office of Travel and Tourism (MOTT). (<http://www.massvacation.com>).

**Please attach a detailed, written response to this question as attachment 3-22-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-26-01 _____	3-26-11 _____
3-26-02 _____	3-26-12 _____
3-26-03 _____	3-26-13 _____
3-26-04 _____	3-26-14 _____
3-26-05 _____	3-26-15 _____
3-26-06 _____	3-26-16 _____
3-26-07 _____	3-26-17 _____
3-26-08 _____	3-26-18 _____
3-26-09 _____	3-26-19 _____
3-26-10 _____	3-26-20 _____

Check this box if you have additional attachments: ☐

## Regional Tourism And Attractions

### **3-27 International Marketing Efforts**

Provide plans for international marketing efforts. Reference may be made to the response to question 3-26.

**Please attach a detailed, written response to this question as attachment 3-227-01 and provide a brief overview of your response in this box. The summary should include, at a minimum, a broad description of the plans. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-27-01 _____	3-27-11 _____
3-27-02 _____	3-27-12 _____
3-27-03 _____	3-27-13 _____
3-27-04 _____	3-27-14 _____
3-27-05 _____	3-27-15 _____
3-27-06 _____	3-27-16 _____
3-27-07 _____	3-27-17 _____
3-27-08 _____	3-27-18 _____
3-27-09 _____	3-27-19 _____
3-27-10 _____	3-27-20 _____

Check this box if you have additional attachments:

☐

## Regional Tourism And Attractions

### **3-28 Other Amenities**

Provide plans for any other on-site attractions and amenities beyond hotel, gaming, restaurants and in-house entertainment to draw customers. (Note: hotel optional for Category 2 applicants).

**Please attach a detailed, written response to this question as attachment 3-22-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-28-01 _____	3-28-11 _____
3-28-02 _____	3-28-12 _____
3-28-03 _____	3-28-13 _____
3-28-04 _____	3-28-14 _____
3-28-05 _____	3-28-15 _____
3-28-06 _____	3-28-16 _____
3-28-07 _____	3-28-17 _____
3-28-08 _____	3-28-18 _____
3-28-09 _____	3-28-19 _____
3-28-10 _____	3-28-20 _____

Check this box if you have additional attachments: ☐

## Regional Tourism And Attractions

### **3-29 Unique Business and Marketing Strategies**

Provide additional plans that demonstrate unique business and marketing strategies to draw new revenues from new customers.

**Please attach a detailed, written response to this question as attachment 3-229-01 and provide a brief overview of your response in this box. Given the potential sensitivity of this information, the overview should contain, at a minimum, a broad summary of any plans. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-29-01_____	3-29-11_____
3-29-02_____	3-29-12_____
3-29-03_____	3-29-13_____
3-29-04_____	3-29-14_____
3-29-05_____	3-29-15_____
3-29-06_____	3-29-16_____
3-29-07_____	3-29-17_____
3-29-08_____	3-29-18_____
3-29-09_____	3-29-19_____
3-29-10_____	3-29-20_____

Check this box if you have additional attachments: ☐

## Regional Tourism And Attractions

### **3-30 Other Community Enhancements**

Provide plans outlining community enhancements not already covered by section 3. *Economic Development*.

**Please attach a detailed, written response to this question as attachment 3-30-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

3-30-01_____	3-30-11_____
3-30-02_____	3-30-12_____
3-30-03_____	3-30-13_____
3-30-04_____	3-30-14_____
3-30-05_____	3-30-15_____
3-30-06_____	3-30-16_____
3-30-07_____	3-30-17_____
3-30-08_____	3-30-18_____
3-30-09_____	3-30-19_____
3-30-10_____	3-30-20_____

Check this box if you have additional attachments: ☐

## Regional Tourism And Attractions

### **3-31 Record of Success**

Provide documentation that outlines the applicant's record of success at other operational sites in other jurisdictions in meeting objectives similar to those discussed in the responses to questions 3-24, 3-25, 3-26, 3-27, and 3-29.

**Please attach a detailed, written response to this question as attachment 3-31-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-31-01_____	3-31-11_____
3-31-02_____	3-31-12_____
3-31-03_____	3-31-13_____
3-31-04_____	3-31-14_____
3-31-05_____	3-31-15_____
3-31-06_____	3-31-16_____
3-31-07_____	3-31-17_____
3-31-08_____	3-31-18_____
3-31-09_____	3-31-19_____
3-31-10_____	3-31-20_____

Check this box if you have additional attachments: ☐

## Regional Tourism And Attractions

### **3-32 Entertainment and Athletic Events**

Provide details of the Applicant's plans for using entertainers and entertainment, including athletic events, to attract patrons to the gaming establishment.

**Please attach a detailed, written response to this question as attachment 3-32-01 and provide a brief overview of your response in this box. The summary should include, at a minimum, a broad description of the plans. The response provided in this box will be released to the public.**

### **List of Attachments:**

3-32-01_____	3-32-11_____
3-32-02_____	3-32-12_____
3-32-03_____	3-32-13_____
3-32-04_____	3-32-14_____
3-32-05_____	3-32-15_____
3-32-06_____	3-32-16_____
3-32-07_____	3-32-17_____
3-32-08_____	3-32-18_____
3-32-09_____	3-32-19_____
3-32-10_____	3-32-20_____

Check this box if you have additional attachments: ☐



## **4. BUILDING & SITE DESIGN**

**Prerequisites**

Does your application:

- ☐ Demonstrate that the project complies with [780 CMR](#) (State Building Code), [521 CMR](#) (Architectural Access regulations), local ordinances and by-laws, including M.G.L. c.30, §§61-62H as provided in 205 CMR 120.01?
- ☐ Provide the names and addresses of the architects, engineers and designers of the gaming facility as required by Question 4-3?
- ☐ State how your hotels, hotel rooms, restaurants will compare in quality to other area hotels and amenities as required by Question 4-19?
- ☐ Utilize sustainable development principles in the construction and during the life cycle of the facility?
- ☐ Describe your plans relating to LEED as required by Question 4-37?
- ☐ Describe plans to meet or exceed the stretch energy code requirements as required by Question 4-39?
- ☐ Describe plans for conservation of water and management of storm water as required by Question 4-41?
- ☐ Describe plans for use of energy efficient equipment as required by Question 4-43?
- ☐ Describe plans for generating at least 10% of energy on site as required by Question 4-46?
- ☐ Describe plans for monitoring energy use as required by Question 4-49?

## Demonstrate Creativity In Design And Overall Concept Excellence

### **4-1 Overall Theme**

Describe the overall theme and concept underlying the proposed design of the facility, including how that theme and concept promote attraction of visitors to the facility and interaction by those visitors with the facility's immediate and regional surroundings.

**Please attach a detailed, written response to this question as attachment 4-01-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-01-01 _____	4-01-11 _____
4-01-02 _____	4-01-12 _____
4-01-03 _____	4-01-13 _____
4-01-04 _____	4-01-14 _____
4-01-05 _____	4-01-15 _____
4-01-06 _____	4-01-16 _____
4-01-07 _____	4-01-17 _____
4-01-08 _____	4-01-18 _____
4-01-09 _____	4-01-19 _____
4-01-10 _____	4-01-20 _____

Check this box if you have additional attachments: ☐

## Demonstrate Creativity In Design And Overall Concept Excellence

### **4-2 Relationship with Surroundings**

Describe the relationship between the proposed gaming establishment and the architecture, history and culture of its immediate and regional surroundings. Provide a Locus Map illustrating relationship with surroundings.

**Please attach a detailed, written response to this question as attachment 4-02-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-02-01 _____	4-02-11 _____
4-02-02 _____	4-02-12 _____
4-02-03 _____	4-02-13 _____
4-02-04 _____	4-02-14 _____
4-02-05 _____	4-02-15 _____
4-02-06 _____	4-02-16 _____
4-02-07 _____	4-02-17 _____
4-02-08 _____	4-02-18 _____
4-02-09 _____	4-02-19 _____
4-02-10 _____	4-02-20 _____

Check this box if you have additional attachments: ☐

## Demonstrate Creativity In Design And Overall Concept Excellence

### **4-3 Architects, Engineers, and Designers**

Provide the names and addresses of the architects, engineers and designers of the gaming establishment. Further, please provide a brief biographical summary along with any other information including links to web sites or other similar material about these individuals and/or entities describing projects in which these individuals and/or entities have participated. Provide also provide a project team matrix illustrating relationships of the project team. Include previous team experience on similar projects including casino developments and LEED-certified projects.

**Please attach a detailed, written response to this question as attachment 4-03-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-03-01_____	4-03-11_____
4-03-02_____	4-03-12_____
4-03-03_____	4-03-13_____
4-03-04_____	4-03-14_____
4-03-05_____	4-03-15_____
4-03-06_____	4-03-16_____
4-03-07_____	4-03-17_____
4-03-08_____	4-03-18_____
4-03-09_____	4-03-19_____
4-03-10_____	4-03-20_____

**Demonstrate Creativity In Design And Overall Concept Excellence****4-4 Color Rendering**

Provide at least 4 color renderings of the gaming establishment and all structures located on or about the property on which the gaming establishment will be located, including but not limited to:

- Overall rendering showing context
- Eye-level rendering from public approach(es)
- Rendering of exterior primary entrance(s)
- At least 1 interior rendering.

**Please attach a detailed, written response to this question as attachment 4-4-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

**List of Attachments:**

4-4-01_____	4-4-06_____
4-4-02_____	4-4-07_____
4-4-03_____	4-4-08_____
4-4-04_____	4-4-09_____
4-4-05_____	4-4-10_____

## Demonstrate Creativity In Design And Overall Concept Excellence

### **4-5 Schematic Design**

Provide a schematic design, as defined/understood by the AIA, for each structure within the boundaries of the site showing a least the total and usable floor area, interior and exterior themes and finishes, building elevations and perspectives. Include the following:

- A Basis of Design (BOD) Narrative as an attachment to Schematic Design. The BOD Narrative should not exceed 2 pages (or approximately 500 words) and should include at a minimum: a discussion of design intent, major site and building features, proposed exterior and interior materials, applicable codes, tabular program allocation indicating space types and proposed square footage, phasing, and approach to sustainability. The BOD Narrative shall be consistent with drawings submitted.
- The following drawings, at a minimum: Site Plan (for each phase) floor plans, building elevations, building sections. Label each plan with major finishes.
- A description of proposed interior finishes and amenities for major program elements, keyed to the floor plan. Note that reference images may be included to illustrate the interior design approach.
- An MEP Basis of Design Narrative keyed to the proposed green building design approach.

**Please attach a detailed, written response to this question as attachment 4-5-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-05-01 \_\_\_\_\_

4-05-03 \_\_\_\_\_

4-05-02 \_\_\_\_\_

4-05-04 \_\_\_\_\_

Check this box if you have additional attachments:

**Demonstrate Creativity In Design And Overall Concept Excellence****4-6 Proposed Landscaping**

Provide a site plan showing the proposed landscaping and other site improvements. Include:

- A landscaping plan and/or rendering with legend/key explaining plantings, paving, and any site amenities.
- Identify any improvements you plan beyond property boundaries.

**Please attach a detailed, written response to this question as attachment 4-6-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

**List of Attachments:**

4-06-01_____	4-06-03_____
4-06-02_____	4-06-04_____

Check this box if you have additional attachments: ☐



**Demonstrate Creativity In Design And Overall Concept Excellence****4-7 Alternative Presentation**

If the applicant chooses, it may provide an electronic mockup of the project, video presentation, or other medium of presenting the proposal separate from those otherwise required. If such a presentation is provided, please provide a written explanation briefly describing it and how it has been included in the application materials.

**Please attach a detailed, written response to this question as attachment 4-7-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

**List of Attachments:**

4-07-01_____	4-07-11_____
4-07-02_____	4-07-12_____
4-07-03_____	4-07-13_____
4-07-04_____	4-07-14_____
4-07-05_____	4-07-15_____
4-07-06_____	4-07-16_____
4-07-07_____	4-07-17_____
4-07-08_____	4-07-18_____
4-07-09_____	4-07-19_____
4-07-10_____	4-07-20_____

### Demonstrate Creativity In Design And Overall Concept Excellence

#### **4-8 Parking**

Describe the number, location and accessibility of parking spaces for employees, patrons and buses.

- Provide a comparison of parking spaces provided with 1) code or by-law requirements; and 2) with facilities comparable to the one you are proposing.
- Demonstrate the effect of proposed parking on existing site parking, if any.

Also indicate the number and type of parking spaces planned off-site; the locations under consideration for parking off-site; the allocation of parking spaces to the off-site locations, and any agreements or options in place for the off-site locations.

**Please attach a detailed, written response to this question as attachment 4-08-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

4-8-01 _____	4-8-06 _____
4-8-02 _____	4-8-07 _____
4-8-03 _____	4-8-08 _____
4-8-04 _____	4-8-09 _____
4-8-05 _____	4-8-10 _____

## Demonstrate Creativity In Design And Overall Concept Excellence

### **4-9 Transportation Infrastructure**

Describe the plans for tour bus, taxi and valet drop-off and for service vehicle parking, satellite parking and other related transportation infrastructure. Additionally, please describe plans to offer refueling, overnight bus parking, disabled vehicle assistance, and convenience store facilities on site.

**Please attach a detailed, written response to this question as attachment 4-09-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-09-01 _____	4-09-11 _____
4-09-02 _____	4-09-12 _____
4-09-03 _____	4-09-13 _____
4-09-04 _____	4-09-14 _____
4-09-05 _____	4-09-15 _____
4-09-06 _____	4-09-16 _____
4-09-07 _____	4-09-17 _____
4-09-08 _____	4-09-18 _____
4-09-09 _____	4-09-19 _____
4-09-10 _____	4-09-20 _____

Check this box if you have additional attachments: ☐

## Gaming Establishment Of High Caliber With Quality Amenities In Partnership With Local Facilities

### **4-10 Gaming**

Describe the proposed gaming area, including the square feet of gaming area, the number and types of table games and slot machines it will contain, the number of gaming positions, as defined in G.L. c. 23K, §2, it will contain, and the specific location of the games and machines in the proposed gaming establishment. Further, please discuss any plans for special high limit or VIP areas.

**Please attach a detailed, written response to this question as attachment 4-10-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a brief summary of the description specifically including the number and types of table games and slot machines, and the number of gaming positions. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-10-01 _____	4-10-08 _____
4-10-02 _____	4-10-09 _____
4-10-03 _____	4-10-10 _____
4-10-04 _____	4-10-11 _____
4-10-05 _____	4-10-12 _____
4-10-06 _____	4-10-13 _____
4-10-07 _____	4-10-14 _____

Check this box if you have additional attachments: ☐

## Gaming Establishment Of High Caliber With Quality Amenities In Partnership With Local Facilities

### **4-11 Non-Gaming Amenities**

Describe the restaurants, retail spaces, bars, lounges and other non-gaming amenities located within the boundaries of the gaming establishment site, along with the names of their proposed operators.

**Please attach a detailed, written response to this question as attachment 4-11-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-11-01_____	4-11-11_____
4-11-02_____	4-11-12_____
4-11-03_____	4-11-13_____
4-11-04_____	4-11-14_____
4-11-05_____	4-11-15_____
4-11-06_____	4-11-16_____
4-11-07_____	4-11-17_____
4-11-08_____	4-11-18_____
4-11-09_____	4-11-19_____
4-11-10_____	4-11-20_____

Check this box if you have additional attachments: ☐

## Gaming Establishment Of High Caliber With Quality Amenities In Partnership With Local Facilities

### **4-12 Exhibition Spaces**

*(Optional for Category 2 applicants)* Describe any exhibition space or spaces the applicant plans to include in its facility, including the square footage of the spaces and the amenities they will contain.

**Please attach a detailed, written response to this question as attachment 4-12-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-12-01_____	4-12-11_____
4-12-02_____	4-12-12_____
4-12-03_____	4-12-13_____
4-12-04_____	4-12-14_____
4-12-05_____	4-12-15_____
4-12-06_____	4-12-16_____
4-12-07_____	4-12-17_____
4-12-08_____	4-12-18_____
4-12-09_____	4-12-19_____
4-12-10_____	4-12-20_____

Check this box if you have additional attachments: ☐

## Gaming Establishment Of High Caliber With Quality Amenities In Partnership With Local Facilities

### **4-13 Conference Space**

*(Optional for Category 2 applicants)* Describe any conference space or spaces the applicant plans to include in its facility, including the square footage of the spaces and the amenities they will contain

**Please attach a detailed, written response to this question as attachment 4-13-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-13-01_____	4-13-11_____
4-13-02_____	4-13-12_____
4-13-03_____	4-13-13_____
4-13-04_____	4-13-14_____
4-13-05_____	4-13-15_____
4-13-06_____	4-13-16_____
4-13-07_____	4-13-17_____
4-13-08_____	4-13-18_____
4-13-09_____	4-13-19_____
4-13-10_____	4-13-20_____

Check this box if you have additional attachments: ☐

## Gaming Establishment Of High Caliber With Quality Amenities In Partnership With Local Facilities

### **4-14 Serving the Surrounding Community**

Describe how the restaurants, retail spaces, bars, lounges and other non-gaming amenities located within the boundaries of the gaming establishment site will serve the surrounding community.

**Please attach a detailed, written response to this question as attachment 4-14-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-14-01 \_\_\_\_\_  
 4-14-02 \_\_\_\_\_  
 4-14-03 \_\_\_\_\_  
 4-14-04 \_\_\_\_\_  
 4-14-05 \_\_\_\_\_  
 4-14-06 \_\_\_\_\_  
 4-14-07 \_\_\_\_\_  
 4-14-08 \_\_\_\_\_  
 4-14-09 \_\_\_\_\_  
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4-14-11 \_\_\_\_\_  
 4-14-12 \_\_\_\_\_  
 4-14-13 \_\_\_\_\_  
 4-14-14 \_\_\_\_\_  
 4-14-15 \_\_\_\_\_  
 4-14-16 \_\_\_\_\_  
 4-14-17 \_\_\_\_\_  
 4-14-18 \_\_\_\_\_  
 4-14-19 \_\_\_\_\_  
 4-14-20 \_\_\_\_\_

Check this box if you have additional attachments: ☐



## Gaming Establishment Of High Caliber With Quality Amenities In Partnership With Local Facilities

### **4-15 Entertainment Venues**

Describe the entertainment venues located on the gaming establishment site inside or outside the gaming establishment proper, the capacity of each and uses to which the venues will be dedicated. Note- in accordance with M.G.L. c.23K, §9(a)(11) a gaming licensee shall only be permitted to build a live entertainment venue that has less than 1,000 seats or more than 3,500 seats.

**Please attach a detailed, written response to this question as attachment 4-15-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-15-01 _____	4-15-09 _____
4-15-02 _____	4-15-10 _____
4-15-03 _____	4-15-11 _____
4-15-04 _____	4-15-12 _____
4-15-05 _____	4-15-13 _____
4-15-06 _____	4-15-14 _____
4-15-07 _____	4-15-15 _____
4-15-08 _____	4-15-16 _____

Check this box if you have additional attachments: ☐

## Gaming Establishment Of High Caliber With Quality Amenities In Partnership With Local Facilities

### **4-16 Public Spaces**

*(Optional for Category 2 applicants)* Describe the convention, meeting and other public spaces, other than those identified in response to questions 4-11 and 4-12 if any, located on the gaming establishment site inside or outside the gaming establishment proper, the capacity of each and uses to which the venues will be dedicated.

**Please attach a detailed, written response to this question as attachment 4-16-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-16-01 _____	4-16-10 _____
4-16-02 _____	4-16-11 _____
4-16-03 _____	4-16-12 _____
4-16-04 _____	4-16-13 _____
4-16-05 _____	4-16-14 _____
4-16-06 _____	4-16-15 _____
4-16-07 _____	4-16-16 _____
4-16-08 _____	4-16-17 _____
4-16-09 _____	4-16-18 _____

Check this box if you have additional attachments: ☐

## Gaming Establishment Of High Caliber With Quality Amenities In Partnership With Local Facilities

### **4-17 Description of Hotel**

*(Optional for Category 2 applicants)* Describe the proposed hotel, including the types of rooms, the numbers of each type, and the number that will be reserved for gaming establishment promotions. Additionally specify whether linen supply, housekeeping, and laundry will be outsourced or retained within the facility operations.

**Please attach a detailed, written response to this question as attachment 4-17-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-17-01 _____	4-17-10 _____
4-17-02 _____	4-17-11 _____
4-17-03 _____	4-17-12 _____
4-17-04 _____	4-17-13 _____
4-17-05 _____	4-17-14 _____
4-17-06 _____	4-17-15 _____
4-17-07 _____	4-17-16 _____
4-17-08 _____	4-17-17 _____
4-17-09 _____	4-17-18 _____

Check this box if you have additional attachments: ☐

## Gaming Establishment Of High Caliber With Quality Amenities In Partnership With Local Facilities

### **4-18 Other Facilities**

Describe any other facilities or amenities, other than those already described, that will be located on the site. Further, please specify whether day care or minor/child babysitting services are planned. If so, what standards will be utilized in offering such patron services?

**Please attach a detailed, written response to this question as attachment 4-18-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-18-01_____	4-18-11_____
4-18-02_____	4-18-12_____
4-18-03_____	4-18-13_____
4-18-04_____	4-18-14_____
4-18-05_____	4-18-15_____
4-18-06_____	4-18-16_____
4-18-07_____	4-18-17_____
4-18-08_____	4-18-18_____
4-18-09_____	4-18-19_____
4-18-10_____	4-18-20_____

Check this box if you have additional attachments: ☐

## Gaming Establishment Of High Caliber With Quality Amenities In Partnership With Local Facilities

### **4-19 Quality of Amenities**

Describe the quality of the hotels, hotel rooms, restaurants, and other amenities that you propose to provide in association with the gaming establishment. Descriptions should include comparison to industry standards, other area hotels and amenities, and/or other gaming establishments. Provide reference images for each to establish a basis for evaluation of the quality of the proposed amenities.

**Please attach a detailed, written response to this question as attachment 4-19-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-19-01 _____	4-19-10 _____
4-19-02 _____	4-19-11 _____
4-19-03 _____	4-19-12 _____
4-19-04 _____	4-19-13 _____
4-19-05 _____	4-19-14 _____
4-19-06 _____	4-19-15 _____
4-19-07 _____	4-19-16 _____
4-19-08 _____	4-19-17 _____
4-19-09 _____	4-19-18 _____

Check this box if you have additional attachments: ☐

## Gaming Establishment Of High Caliber With Quality Amenities In Partnership With Local Facilities

### **4-20 Art**

Describe any public art, sculpture, paintings, or other patron attractions that will be located at the gaming establishment complex.

**Please attach a detailed, written response to this question as attachment 4-20-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-20-01_____	4-20-11_____
4-20-02_____	4-20-12_____
4-20-03_____	4-20-13_____
4-20-04_____	4-20-14_____
4-20-05_____	4-20-15_____
4-20-06_____	4-20-16_____
4-20-07_____	4-20-17_____
4-20-08_____	4-20-18_____
4-20-09_____	4-20-19_____
4-20-10_____	4-20-20_____

Check this box if you have additional attachments: ☐

## **Gaming Establishment Of High Caliber With Quality Amenities In Partnership With Local Facilities**

### **4-21 Tourism Diversity**

Describe how the Applicant proposes to build a gaming establishment of high caliber with a variety of quality amenities included as part of the gaming establishment and operated in partnership with local hotels, and dining, retail, and entertainment facilities, including identifying the existing or anticipated contracts, agreements, or strategies between and among the applicant and local hotels and dining, retail and entertainment facilities, designed to ensure that patrons experience the diversified regional tourism industry. Further please describe the Applicant's intended use of any busing programs including any plans for patron solicitation for bus related marketing programs.

**Please attach a detailed, written response to this question as attachment 4-21-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-21-01 _____	4-21-07 _____
4-21-02 _____	4-21-08 _____
4-21-03 _____	4-21-09 _____
4-21-04 _____	4-21-10 _____
4-21-05 _____	4-21-11 _____
4-21-06 _____	4-21-12 _____

Check this box if you have additional attachments: ☐

## Gaming Establishment Of High Caliber With Quality Amenities In Partnership With Local Facilities

### **4-22 Diversified Regional Tourism**

Describe the existing or anticipated contracts or agreements between non-gaming entities within the boundaries of the gaming establishment complex and local hotels and dining, retail and entertainment facilities designed to ensure that patrons experience the diversified regional tourism industry.

**Please attach a detailed, written response to this question as attachment 4-22-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-22-01 _____	4-22-10 _____
4-22-02 _____	4-22-11 _____
4-22-03 _____	4-22-12 _____
4-22-04 _____	4-22-13 _____
4-22-05 _____	4-22-14 _____
4-22-06 _____	4-22-15 _____
4-22-07 _____	4-22-16 _____
4-22-08 _____	4-22-17 _____
4-22-09 _____	4-22-18 _____

Check this box if you have additional attachments: ☐



## Compatibility with Surroundings

### **4-23 Egress from Gaming Establishment Site**

Describe all adjacent streets, highways, buses, and other public transportation facilities and how they will be utilized for access to and egress from the gaming establishment site.

**Please attach a detailed, written response to this question as attachment 4-23-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a summary of the overall plan. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-23-01_____	4-23-11_____
4-23-02_____	4-23-12_____
4-23-03_____	4-23-13_____
4-23-04_____	4-23-14_____
4-23-05_____	4-23-15_____
4-23-06_____	4-23-16_____
4-23-07_____	4-23-17_____
4-23-08_____	4-23-18_____
4-23-09_____	4-23-19_____
4-23-10_____	4-23-20_____

Check this box if you have additional attachments: ☐

## Compatibility with Surroundings

### **4-24 Adequacy of Existing Transportation Infrastructure**

Provide an analysis of the adequacy of the existing transportation facilities, including those for refueling, and to deliver patrons to and from the gaming establishment complex. Identify existing deficiencies that will require mitigation and describe those efforts in your response to Question 5-29. Identify projected traffic volumes for the establishment, in both average daily traffic (ADT) and peak hour (a.m./p.m./Saturday) volumes. Identify the study area, dates of data collection and study periods for traffic analysis conducted.

**Please attach a detailed, written response to this question as attachment 4-24-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

4-24-01_____	4-24-11_____
4-24-02_____	4-24-12_____
4-24-03_____	4-24-13_____
4-24-04_____	4-24-14_____
4-24-05_____	4-24-15_____
4-24-06_____	4-24-16_____
4-24-07_____	4-24-17_____
4-24-08_____	4-24-18_____
4-24-09_____	4-24-19_____
4-24-10_____	4-24-20_____

## Compatibility with Surroundings

### **4-25 Transit Accommodation**

Describe the steps, plans and measures the applicant will take, including public transportation infrastructure improvements and transportation demand management (TDM) to mitigate traffic flow in the vicinity of the gaming establishment complex by stimulating use of public transit.

Clarify terms of alternative transportation commitments (water, taxi, shuttle, etc.) and proposed level of operation.

**Please attach a detailed, written response to this question as attachment 4-25-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-25-01_____	4-25-11_____
4-25-02_____	4-25-12_____
4-25-03_____	4-25-13_____
4-25-04_____	4-25-14_____
4-25-05_____	4-25-15_____
4-25-06_____	4-25-16_____
4-25-07_____	4-25-17_____
4-25-08_____	4-25-18_____
4-25-09_____	4-25-19_____
4-25-10_____	4-25-20_____

## Compatibility with Surroundings

### **4-26 Parking Facilities**

Describe the parking facilities and how they will be linked to the gaming establishment complex in a manner consistent with other design elements. Also provide:

- A Site Plan to illustrate movement of pedestrian, vehicular traffic. Indicate service locations as well as vehicular/bus drop off areas.
- A Basis of Design description of the approach to wayfinding and/or signage plan for pedestrian route(s) from parking lot to main entrance.

**Please attach a detailed, written response to this question as attachment 4-26-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-26-01_____	4-26-11_____
4-26-02_____	4-26-12_____
4-26-03_____	4-26-13_____
4-26-04_____	4-26-14_____
4-26-05_____	4-26-15_____
4-26-06_____	4-26-16_____
4-26-07_____	4-26-17_____
4-26-08_____	4-26-18_____
4-26-09_____	4-26-19_____
4-26-10_____	4-26-20_____

## Compatibility with Surroundings

### **4-27 Adjacent Land**

Describe the relationship of the project to adjacent land uses and proposed land uses to ensure compatibility between the gaming establishment complex and the adjacent uses.

**Please attach a detailed, written response to this question as attachment 4-27-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-27-01_____	4-27-11_____
4-27-02_____	4-27-12_____
4-27-03_____	4-27-13_____
4-27-04_____	4-27-14_____
4-27-05_____	4-27-15_____
4-27-06_____	4-27-16_____
4-27-07_____	4-27-17_____
4-27-08_____	4-27-18_____
4-27-09_____	4-27-19_____
4-27-10_____	4-27-20_____

Check this box if you have additional attachments: ☐

## Compatibility with Surroundings

### **4-28 Delivery of Supplies and Trash Removal**

Describe how the facilities for delivery and storage of supplies and trash removal are integrated with the overall project complex including an explanation as to whether on-site compacting or incineration will be utilized and what facility systemic recycling processes, if any, are planned.

**Please attach a detailed, written response to this question as attachment 4-28-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-28-01_____	4-28-11_____
4-28-02_____	4-28-12_____
4-28-03_____	4-28-13_____
4-28-04_____	4-28-14_____
4-28-05_____	4-28-15_____
4-28-06_____	4-28-16_____
4-28-07_____	4-28-17_____
4-28-08_____	4-28-18_____
4-28-09_____	4-28-19_____
4-28-10_____	4-28-20_____

Check this box if you have additional attachments: ☐

## Compatibility with Surroundings

### **4-29 Signage**

Describe the proposed signage and the plans to ensure that signs are energy efficient and sensitive to surroundings. Provide descriptive documentation of your proposed signage at the main property entry. Documentation should be written and graphic and include size, elevations, materials and lighting, as a minimum.

**Please attach a detailed, written response to this question as attachment 4-29-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-29-01 _____	4-29-11 _____
4-29-02 _____	4-29-12 _____
4-29-03 _____	4-29-13 _____
4-29-04 _____	4-29-14 _____
4-29-05 _____	4-29-15 _____
4-29-06 _____	4-29-16 _____
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4-29-08 _____	4-29-18 _____
4-29-09 _____	4-29-19 _____
4-29-10 _____	4-29-20 _____

Check this box if you have additional attachments: ☐

### Compatibility with Surroundings

#### **4-30 Minimizing Noise and Lighting**

Describe plans to minimize impact of noise and facility lighting on surroundings areas.

**Please attach a detailed, written response to this question as attachment 4-30-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

4-30-01_____	4-30-11_____
4-30-02_____	4-30-12_____
4-30-03_____	4-30-13_____
4-30-04_____	4-30-14_____
4-30-05_____	4-30-15_____
4-30-06_____	4-30-16_____
4-30-07_____	4-30-17_____
4-30-08_____	4-30-18_____
4-30-09_____	4-30-19_____
4-30-10_____	4-30-20_____

Check this box if you have additional attachments: ☐



## Compatibility with Surroundings

### **4-31 Integration with Surrounding Venues**

Describe how the site will be integrated with and provide access to and from surrounding areas restaurants, hotels, bars, entertainment venues and other attractions through multiple entry and exit points.

**Please attach a detailed, written response to this question as attachment 4-31-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-31-01_____	4-31-11_____
4-31-02_____	4-31-12_____
4-31-03_____	4-31-13_____
4-31-04_____	4-31-14_____
4-31-05_____	4-31-15_____
4-31-06_____	4-31-16_____
4-31-07_____	4-31-17_____
4-31-08_____	4-31-18_____
4-31-09_____	4-31-19_____
4-31-10_____	4-31-20_____

Check this box if you have additional attachments: ☐

## Compatibility with Surroundings

### **4-32 Site improvements**

Describe the landscaping, lighting, and other site improvements and how they will integrate the gaming establishment complex with its surroundings.

**Please attach a detailed, written response to this question as attachment 4-32-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-32-01_____	4-32-11_____
4-32-02_____	4-32-12_____
4-32-03_____	4-32-13_____
4-32-04_____	4-32-14_____
4-32-05_____	4-32-15_____
4-32-06_____	4-32-16_____
4-32-07_____	4-32-17_____
4-32-08_____	4-32-18_____
4-32-09_____	4-32-19_____
4-32-10_____	4-32-20_____

Check this box if you have additional attachments: ☐

### Compatibility with Surroundings

#### **4-33 Stimulating Retail Activity**

Describe how the gaming establishment will stimulate retail activity in the immediate vicinity.

**Please attach a detailed, written response to this question as attachment 4-33-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

4-33-01_____	4-33-11_____
4-33-02_____	4-33-12_____
4-33-03_____	4-33-13_____
4-33-04_____	4-33-14_____
4-33-05_____	4-33-15_____
4-33-06_____	4-33-16_____
4-33-07_____	4-33-17_____
4-33-08_____	4-33-18_____
4-33-09_____	4-33-19_____
4-33-10_____	4-33-20_____

Check this box if you have additional attachments: ☐

### Compatibility with Surroundings

**4-34 Extreme Weather**

State whether gaming establishment facilities will be available for community use in the event of extreme weather and, if so, describe how.

**Please attach a detailed, written response to this question as attachment 4-34-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

**List of Attachments:**

4-34-01_____	4-34-11_____
4-34-02_____	4-34-12_____
4-34-03_____	4-34-13_____
4-34-04_____	4-34-14_____
4-34-05_____	4-34-15_____
4-34-06_____	4-34-16_____
4-34-07_____	4-34-17_____
4-34-08_____	4-34-18_____
4-34-09_____	4-34-19_____
4-34-10_____	4-34-20_____

Check this box if you have additional attachments: ☐

## Compatibility with Surroundings

### **4-35 Regional Water Facilities**

In the attached **TEMPLATE** provide calculations demonstrating the basis for the estimated projected water demand for both the averaged and peak day demands. Include evidence of discussions with the water supplier, providing names of officials contacted, and any written documentation such as MOUs. Provide the design capacity or authorized water withdrawal for the municipal or regional water system and compare with demands on the system with and without the Project. Provide data substantiating available system pressures and fire flows at the point of connection. (**SEE TEMPLATE**).

**Please attach a detailed, written response to this question as attachment 4-35-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

4-35-01_____	4-35-11_____
4-35-02_____	4-35-12_____
4-35-03_____	4-35-13_____
4-35-04_____	4-35-14_____
4-35-05_____	4-35-15_____
4-35-06_____	4-35-16_____
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4-35-10_____	4-35-20_____

Check this box if you have additional attachments: ☐

## Compatibility with Surroundings

### **4-36 Sewage Facilities**

Provide an analysis of existing sewage facilities and their capacity to absorb the effluent from the gaming establishment complex during average and peak flows, including an estimate of those flows in gallons per day, and the steps the applicant plans to take to remedy any deficiencies in the ability of the existing infrastructure to absorb the flow.

Provide in attached **TEMPLATE** calculations demonstrating the basis for the estimated projected waste water flows for both the average and peak day. Include evidence of discussions with the municipal or regional waste water utility providing names of officials contacted, and any written documentation such as MOUs. Provide the design capacities for the municipal or regional system, and compare with demands on the system's collection and treatment facilities with and without the project. (**SEE TEMPLATE**).

**Please attach a detailed, written response to this question as attachment 4-36-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-36-01_____	4-36-06_____
4-36-02_____	4-36-07_____
4-36-03_____	4-36-08_____
4-36-04_____	4-36-09_____
4-36-05_____	4-36-10_____

### **Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility**

#### **4-37 LEED Certification**

Describe plans including all proposed baseline and improved building design elements and measures for becoming certifiable at the gold or higher level under the appropriate certification category in the Leadership in Environmental and Energy Design (LEED) program created by the United States Green Building Council. Provide LEED NC 2009 checklist summarizing anticipated credit points.

**Please attach a detailed, written response to this question as attachment 4-37-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

4-37-01_____	4-37-10_____
4-37-02_____	4-37-11_____
4-37-03_____	4-37-12_____
4-37-04_____	4-37-13_____
4-37-05_____	4-37-14_____
4-37-06_____	4-37-15_____
4-37-07_____	4-37-16_____
4-37-08_____	4-37-17_____
4-37-09_____	4-37-18_____

Check this box if you have additional attachments: ☐

## Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

### **4-38 Compliance with Environmental Standards**

Describe the extent to which the building and site will comply with LEED-ND; LEED Existing Building; LEED EBOM Water; ISI; & IGCC Standards. Provide a LEED EBOM checklist and ISI Envision checklist where applicable.

**Please attach a detailed, written response to this question as attachment 4-38-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-38-01_____	4-38-11_____
4-38-02_____	4-38-12_____
4-38-03_____	4-38-13_____
4-38-04_____	4-38-14_____
4-38-05_____	4-38-15_____
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4-38-09_____	4-38-19_____
4-38-10_____	4-38-20_____

Check this box if you have additional attachments: ☐



## Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

### **4-39 Stretch Energy Code**

Describe plans to meet or exceed the [stretch energy code](#) requirements contained in Appendix 115AA of the Massachusetts State Building Code, 8<sup>th</sup> edition ([780 CMR 115: Appendices](#)) or equivalent commitment to advanced energy efficiency as determined by the secretary of energy and environmental affairs, including any building energy efficiency measures you propose to use to do so.

**Please attach a detailed, written response to this question as attachment 4-39-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-39-01_____	4-39-09_____
4-39-02_____	4-39-10_____
4-39-03_____	4-39-11_____
4-39-04_____	4-39-12_____
4-39-05_____	4-39-13_____
4-39-06_____	4-39-14_____
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4-39-08_____	4-39-16_____

Check this box if you have additional attachments: ☐

## Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

### **4-40 Alternative Fuel Vehicles**

Describe any plans for utilizing electric vehicles and other [alternative fuel vehicles](#) for the resort fleet vehicles, and the accommodation of electric vehicle recharging for resort patrons, and any preferential parking for hybrid or electric vehicles at the site.

**Please attach a detailed, written response to this question as attachment 4-40-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-40-01 \_\_\_\_\_  
 4-40-02 \_\_\_\_\_  
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 4-40-05 \_\_\_\_\_  
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 4-40-19 \_\_\_\_\_  
 4-40-20 \_\_\_\_\_

Check this box if you have additional attachments: ☐

## Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

### **4-41 Storm Water**

Describe plans for management of storm water including any plans to use Institute for Sustainable Infrastructure (“ISI”) techniques to minimize impact of storm water and maximize its reuse. Complete the template to present drainage calculations and mitigation measures. (**SEE TEMPLATE**).

**Please attach a detailed, written response to this question as attachment 4-41-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-41-01_____	4-41-11_____
4-41-02_____	4-41-12_____
4-41-03_____	4-41-13_____
4-41-04_____	4-41-14_____
4-41-05_____	4-41-15_____
4-41-06_____	4-41-16_____
4-41-07_____	4-41-17_____
4-41-08_____	4-41-18_____
4-41-09_____	4-41-19_____
4-41-10_____	4-41-20_____

### **Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility**

#### **4-42 Water Conservation**

Describe plans for conservation of water including any plans to target use of 40% less water than standard buildings of same size and design, for example through the use of waterless urinals, dual-flush toilets, and low-flow faucets, and by water saving landscaping techniques, and promotion of water reuse and recharge.

Provide documentation to demonstrate how water savings in building are specifically achieved, including specifications for devices or measures to be used, and include a comparison of projected water use before and after water conservation devices accounted for. Provide details including calculations and drawings as appropriate to demonstrate water saving landscaping techniques, water reuse, and water recharge.

**Please attach a detailed, written response to this question as attachment 4-42-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

4-42-01_____	4-42-06_____
4-42-02_____	4-42-07_____
4-42-03_____	4-42-08_____
4-42-04_____	4-42-09_____
4-42-05_____	4-42-10_____

### Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

#### **4-43 Energy Efficient Equipment**

Describe plans for ensuring use of Energy Star rated equipment and high efficiency HVAC and heat recovery systems throughout the gaming establishment complex.

**Please attach a detailed, written response to this question as attachment 4-43-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

4-43-01_____	4-43-11_____
4-43-02_____	4-43-12_____
4-43-03_____	4-43-13_____
4-43-04_____	4-43-14_____
4-43-05_____	4-43-15_____
4-43-06_____	4-43-16_____
4-43-07_____	4-43-17_____
4-43-08_____	4-43-18_____
4-43-09_____	4-43-19_____
4-43-10_____	4-43-20_____

Check this box if you have additional attachments: ☐

## Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

### **4-44 Energy Efficient Gaming Equipment**

Describe any plans for ensuring that all gaming equipment conforms to best practices for energy efficient use.

**Please attach a detailed, written response to this question as attachment 4-44-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-44-01_____	4-44-11_____
4-44-02_____	4-44-12_____
4-44-03_____	4-44-13_____
4-44-04_____	4-44-14_____
4-44-05_____	4-44-15_____
4-44-06_____	4-44-16_____
4-44-07_____	4-44-17_____
4-44-08_____	4-44-18_____
4-44-09_____	4-44-19_____
4-44-10_____	4-44-20_____

Check this box if you have additional attachments: ☐

### Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

#### **4-45 Lighting**

Describe plans for incorporating and fully commissioning state of the art daylighting, LED lighting and lighting controls and for installing upgraded lighting periodically every 5 years or less.

**Please attach a detailed, written response to this question as attachment 4-45-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

4-45-01_____	4-45-11_____
4-45-02_____	4-45-12_____
4-45-03_____	4-45-13_____
4-45-04_____	4-45-14_____
4-45-05_____	4-45-15_____
4-45-06_____	4-45-16_____
4-45-07_____	4-45-17_____
4-45-08_____	4-45-18_____
4-45-09_____	4-45-19_____
4-45-10_____	4-45-20_____

Check this box if you have additional attachments: ☐

## Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

### **4-46 On-Site Energy Generation**

Describe plans for procuring or generating on-site at least 10% of the facility's annual electricity consumption from renewable energy sources qualified by the Massachusetts Department of Energy Resources ([DOER](#)) under G.L. c.25A, §11F. Further, please describe plans, if any, for ensuring that 25% of the facility's annual electricity generated on site is from renewable energy sources, and the date by which that goal will be reached

**Please attach a detailed, written response to this question as attachment 4-46-01 and provide a brief overview of your response in this box. The overview should contain, at a minimum, a summary of the plans as they relate to the 10% and 25% objectives. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-46-01 _____	4-46-09 _____
4-46-02 _____	4-46-10 _____
4-46-03 _____	4-46-11 _____
4-46-04 _____	4-46-12 _____
4-46-05 _____	4-46-13 _____
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4-46-07 _____	4-46-15 _____
4-46-08 _____	4-46-16 _____

Check this box if you have additional attachments: ☐



## Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

### **4-47 Off-Site Renewable Energy**

Describe any plans for obtaining off site power from renewable energy sources or with renewable energy credits.

**Please attach a detailed, written response to this question as attachment 4-47-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-47-01_____	4-47-11_____
4-47-02_____	4-47-12_____
4-47-03_____	4-47-13_____
4-47-04_____	4-47-14_____
4-47-05_____	4-47-15_____
4-47-06_____	4-47-16_____
4-47-07_____	4-47-17_____
4-47-08_____	4-47-18_____
4-47-09_____	4-47-19_____
4-47-10_____	4-47-20_____

Check this box if you have additional attachments: ☐

## Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

### **4-48 Building Envelope and HVAC**

Describe plans for building envelope design analysis and commissioning and HVAC system commissioning in all buildings, and plans for ongoing retro-commissioning of facilities.

**Please attach a detailed, written response to this question as attachment 4-48-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-48-01_____	4-48-11_____
4-48-02_____	4-48-12_____
4-48-03_____	4-48-13_____
4-48-04_____	4-48-14_____
4-48-05_____	4-48-15_____
4-48-06_____	4-48-16_____
4-48-07_____	4-48-17_____
4-48-08_____	4-48-18_____
4-48-09_____	4-48-19_____
4-48-10_____	4-48-20_____

Check this box if you have additional attachments: ☐

## Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

### **4-49 Energy Consumption Monitoring**

Describe plans for developing an ongoing system that will submeter and monitor all major sources of energy consumption and for undertaking regular and sustained efforts throughout the life-cycle of the facility to maintain and improve energy efficiency and reliance on renewable sources of power in all buildings and equipment that are part of the facility.

**Please attach a detailed, written response to this question as attachment 4-49-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-49-01 _____	4-49-10 _____
4-49-02 _____	4-49-11 _____
4-49-03 _____	4-49-12 _____
4-49-04 _____	4-49-13 _____
4-49-05 _____	4-49-14 _____
4-49-06 _____	4-49-15 _____
4-49-07 _____	4-49-16 _____
4-49-08 _____	4-49-17 _____
4-49-09 _____	4-49-18 _____

Check this box if you have additional attachments: ☐

## Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

### **4-50 Advanced Building Controls for Energy Use**

Describe plans for including advanced building controls necessary to manage energy use throughout the entire facility.

**Please attach a detailed, written response to this question as attachment 4-50-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-50-01_____	4-50-11_____
4-50-02_____	4-50-12_____
4-50-03_____	4-50-13_____
4-50-04_____	4-50-14_____
4-50-05_____	4-50-15_____
4-50-06_____	4-50-16_____
4-50-07_____	4-50-17_____
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4-50-09_____	4-50-19_____
4-50-10_____	4-50-20_____

Check this box if you have additional attachments: ☐

## Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

### **4-51 Centralized Heating and Cooling**

Describe plans for use of centralized & efficient heating and cooling systems, including opportunities to utilize renewable thermal energy such as solar water heating and geothermal heating and cooling. Provide evaluation and opportunities to utilize of e.g., co-generation of combined heat and power (CHP, or cogeneration) to provide efficient electric generation with heat recovery to serve building heating and cooling loads.

**Please attach a detailed, written response to this question as attachment 4-51-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-51-01_____	4-51-10_____
4-51-02_____	4-51-11_____
4-51-03_____	4-51-12_____
4-51-04_____	4-51-13_____
4-51-05_____	4-51-14_____
4-51-06_____	4-51-15_____
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4-51-08_____	4-51-17_____
4-51-09_____	4-51-18_____

Check this box if you have additional attachments: ☐

### Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

#### **4-52 Shifting Peak Energy Use**

Describe plans, if any, to utilize technologies such as absorption chiller based cooling and off-peak thermal ice and heat storage, to maximize operational efficiencies of the physical plant, and to shift peak demands to off-peak time periods for the electric grid.

**Please attach a detailed, written response to this question as attachment 4-52-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

4-52-01_____	4-52-11_____
4-52-02_____	4-52-12_____
4-52-03_____	4-52-13_____
4-52-04_____	4-52-14_____
4-52-05_____	4-52-15_____
4-52-06_____	4-52-16_____
4-52-07_____	4-52-17_____
4-52-08_____	4-52-18_____
4-52-09_____	4-52-19_____
4-52-10_____	4-52-20_____

Check this box if you have additional attachments: ☐

## Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

### **4-53 Net Zero Energy**

Describe plans, if any, for operation of one or more buildings at net zero energy within 3 years.

**Please attach a detailed, written response to this question as attachment 4-53-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-53-01 _____	4-53-11 _____
4-53-02 _____	4-53-12 _____
4-53-03 _____	4-53-13 _____
4-53-04 _____	4-53-14 _____
4-53-05 _____	4-53-15 _____
4-53-06 _____	4-53-16 _____
4-53-07 _____	4-53-17 _____
4-53-08 _____	4-53-18 _____
4-53-09 _____	4-53-19 _____
4-53-10 _____	4-53-20 _____

Check this box if you have additional attachments: ☐

## Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

### **4-54 Sustainable Building Construction**

Describe any plans for incorporating other sustainable features into building construction, such as use of local, recycled and/or natural materials, protection of indoor environmental quality from construction materials and, natural habitat protection, reuse and recycling of construction materials.

**Please attach a detailed, written response to this question as attachment 4-54-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-54-01 _____	4-54-10 _____
4-54-02 _____	4-54-11 _____
4-54-03 _____	4-54-12 _____
4-54-04 _____	4-54-13 _____
4-54-05 _____	4-54-14 _____
4-54-06 _____	4-54-15 _____
4-54-07 _____	4-54-16 _____
4-54-08 _____	4-54-17 _____
4-54-09 _____	4-54-18 _____

Check this box if you have additional attachments: ☐



## Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

### **4-55 Ongoing Sustainable Site Operations**

Describe any plans for ongoing sustainable site operations,, including, but not limited to, the management of solid waste generated at the site, including food waste and other organic materials, the use of less or non-toxic cleaning, personal care, and any other products used at the facility, policies to minimize use of hazardous materials and to effectively manage any hazardous materials on site, the procurement of environmentally preferable products for use in the facility, EPEAT certified equipment, and other products certified by independent 3rd party organizations.

**Please attach a detailed, written response to this question as attachment 4-55-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-55-01 \_\_\_\_\_  
 4-55-02 \_\_\_\_\_  
 4-55-03 \_\_\_\_\_  
 4-55-04 \_\_\_\_\_  
 4-55-05 \_\_\_\_\_  
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 4-55-20 \_\_\_\_\_

Check this box if you have additional attachments: ☐

## Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

### **4-56 Testing of Clean Energy Technologies**

Describe any plans for integrating emerging clean energy technologies by providing beta test sites for Massachusetts based companies into buildings, facilities, and vehicles in partnership with the [Massachusetts Clean Energy Center](#) and other parties.

**Please attach a detailed, written response to this question as attachment 4-56-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-56-01_____	4-56-11_____
4-56-02_____	4-56-12_____
4-56-03_____	4-56-13_____
4-56-04_____	4-56-14_____
4-56-05_____	4-56-15_____
4-56-06_____	4-56-16_____
4-56-07_____	4-56-17_____
4-56-08_____	4-56-18_____
4-56-09_____	4-56-19_____
4-56-10_____	4-56-20_____

Check this box if you have additional attachments: ☐

### **Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility**

#### **4-57 Energy Contracts**

Describe any plans to offset all or some of the projected electrical energy consumption not met with on-site renewable energy sources via long term contracts for energy and RECs with off-site RPS Class I qualified wind, or solar, or other renewable energy projects, or other strategies.

**Please attach a detailed, written response to this question as attachment 4-57-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

4-57-01_____	4-57-11_____
4-57-02_____	4-57-12_____
4-57-03_____	4-57-13_____
4-57-04_____	4-57-14_____
4-57-05_____	4-57-15_____
4-57-06_____	4-57-16_____
4-57-07_____	4-57-17_____
4-57-08_____	4-57-18_____
4-57-09_____	4-57-19_____
4-57-10_____	4-57-20_____

Check this box if you have additional attachments: ☐

### Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility

#### **4-58 Public Education on Clean Energy, Sustainability, and Waste Management**

Describe any plans to educate building and facility occupants with educational kiosks, display screens, or other public awareness campaigns regarding the clean energy, sustainability, and waste management strategies and technologies deployed on and off site.

**Please attach a detailed, written response to this question as attachment 4-58-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

4-58-01 \_\_\_\_\_  
 4-58-02 \_\_\_\_\_  
 4-58-03 \_\_\_\_\_  
 4-58-04 \_\_\_\_\_  
 4-58-05 \_\_\_\_\_  
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 4-58-19 \_\_\_\_\_  
 4-58-20 \_\_\_\_\_

Check this box if you have additional attachments: ☐

### **Utilize Sustainable Development Principles In The Construction And During The Life Cycle Of The Facility**

#### **4-59 Grid Failure**

Describe any plans to identify a portion of the gaming establishment to serve as a designated critical facility that would allow patrons and other affected residents to seek shelter, heating or cooling, and cell phone charging emergency power services in the event of a grid failure and describe the applicant's back up power generation plans. Such a system could integrate CHP or fuel cells, energy storage (electric and thermal) and clean DG (solar) with grid islanding capabilities to provide community resilience benefits while also helping to shave peak loads and reduce facility electric demand charges. Further, please describe the applicant's plan to ensure that adequate data and information protection and backup is in place in the event of a grid failure.

**Please attach a detailed, written response to this question as attachment 4-59-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

4-59-01 \_\_\_\_\_  
 4-59-02 \_\_\_\_\_  
 4-59-03 \_\_\_\_\_  
 4-59-04 \_\_\_\_\_  
 4-59-05 \_\_\_\_\_  
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 4-59-15 \_\_\_\_\_  
 4-59-16 \_\_\_\_\_

Check this box if you have additional attachments: ☐

## Security

### **4-60 Surveillance**

Describe the applicant's approach to surveillance within and in the immediate vicinity of the gaming establishment and the types and kinds of security surveillance the facility will contain to ensure compliance with 205 CMR 141.00: *Surveillance of the Gaming Establishment* including, but not limited to, specifics relating to gaming floor coverage, location of cameras, recording policies, retention of recordings, sharing of information with other gaming facilities and law enforcement agencies, monitoring room access, and operational guidelines. Please also describe the applicant's plans to ensure that adequate backup generator or battery power systems are in place to protect and ensure that there is no interruption of mandatory continuous visual surveillance and security systems for the gaming establishment.

**Please attach a detailed, written response to this question as attachment 4-60-01 and provide a brief overview of your response in this box. Given the sensitivity of this information, the information provided in the overview may be a very generic description of the surveillance approach. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-60-01 _____	4-60-08 _____
4-60-02 _____	4-60-09 _____
4-60-03 _____	4-60-10 _____
4-60-04 _____	4-60-11 _____
4-60-05 _____	4-60-12 _____
4-60-06 _____	4-60-13 _____
4-60-07 _____	4-60-14 _____

Check this box if you have additional attachments: ☐

**Security****4-61 Emergency Evacuation**

Describe how the design of the building will support emergency evacuation.

**Please attach a detailed, written response to this question as attachment 4-61-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

**List of Attachments:**

4-61-01_____	4-61-11_____
4-61-02_____	4-61-12_____
4-61-03_____	4-61-13_____
4-61-04_____	4-61-14_____
4-61-05_____	4-61-15_____
4-61-06_____	4-61-16_____
4-61-07_____	4-61-17_____
4-61-08_____	4-61-18_____
4-61-09_____	4-61-19_____
4-61-10_____	4-61-20_____

Check this box if you have additional attachments: ☐

## Security

### **4-62 Emergency Response**

Describe all of the Applicant's plans for dealing with emergencies, including any and all use of local, state or regional public safety and medical entities and facilities that will be utilized in the event an emergency occurs. Further, please discuss any plan to develop and implement a critical incident preparedness plan in compliance with 205 CMR 138.22.

**Please attach a detailed, written response to this question as attachment 4-62-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-62-01_____	4-62-11_____
4-62-02_____	4-62-12_____
4-62-03_____	4-62-13_____
4-62-04_____	4-62-14_____
4-62-05_____	4-62-15_____
4-62-06_____	4-62-16_____
4-62-07_____	4-62-17_____
4-62-08_____	4-62-18_____
4-62-09_____	4-62-19_____
4-62-10_____	4-62-20_____

Check this box if you have additional attachments: ☐



## Security

### **4-63 Regulatory Accommodations**

Describe the spaces within the facility that will be provided for regulatory staff, including members of the State Police including designation of square footage. Plans should also address the provision of security, law enforcement and regulatory interview rooms with electronic surveillance coverage, including any temporary criminal holding facility plans, and fingerprinting area. Additionally, please discuss plans for enabling Commission and State Police access to computer terminals for player tracking, surveillance coverage, and any required audit capabilities.

**Please attach a detailed, written response to this question as attachment 4-63-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-63-01 _____	4-63-09 _____
4-63-02 _____	4-63-10 _____
4-63-03 _____	4-63-11 _____
4-63-04 _____	4-63-12 _____
4-63-05 _____	4-63-13 _____
4-63-06 _____	4-63-14 _____
4-63-07 _____	4-63-15 _____
4-63-08 _____	4-63-16 _____

Check this box if you have additional attachments: ☐

## Security

### **4-64 Remote Regulatory Surveillance**

Describe the applicant's approach to remote regulatory surveillance, including the facilities and equipment in the establishment that will be available for facilitating surveillance of that type.

**Please attach a detailed, written response to this question as attachment 4-64-01 and provide a brief overview of your response in this box. Given the sensitivity of this information, the information provided in the overview may be a very broad description of the approach. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-64-01_____	4-64-11_____
4-64-02_____	4-64-12_____
4-64-03_____	4-64-13_____
4-64-04_____	4-64-14_____
4-64-05_____	4-64-15_____
4-64-06_____	4-64-16_____
4-64-07_____	4-64-17_____
4-64-08_____	4-64-18_____
4-64-09_____	4-64-19_____
4-64-10_____	4-64-20_____

Check this box if you have additional attachments: ☐

## Security

### **4-65 Excluding Minors**

Describe the steps and measures the applicant will take to comply with 205 CMR 150.00: *Protection of Minors and Underage Youth* including ensuring that minors are excluded from the gaming area including a description of plans for controlled facility access points, security policies, and age verification techniques and equipment. Further, please describe how the facility design itself will help minimize access by minors into restricted areas.

**Please attach a detailed, written response to this question as attachment 4-65-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-65-01 _____	4-65-11 _____
4-65-02 _____	4-65-12 _____
4-65-03 _____	4-65-13 _____
4-65-04 _____	4-65-14 _____
4-65-05 _____	4-65-15 _____
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4-65-07 _____	4-65-17 _____
4-65-08 _____	4-65-18 _____
4-65-09 _____	4-65-19 _____
4-65-10 _____	4-65-20 _____

Check this box if you have additional attachments: ☐

## Security

### **4-66 Security of Premises**

Describes the steps and measures that the applicant will take with respect to security and prevention of unlawful behavior on the gaming establishment premises and in its immediate vicinity. Please also describe any planned policies relative to use of force and restraint, notification to law enforcement, and use of non-lethal chemical and electrical equipment for subduing unruly and physically assaultive patrons. Further, please describe any planned processes for the discovery, documentation and notification of proper authorities relative to forged documents, counterfeit currency, credit card fraud, player bonus point frauds, and false identifications. Finally, please describe any anticipated policies and procedures addressing such issues as the abandonment of minors in a parking area or hotel room.

**Please attach a detailed, written response to this question as attachment 4-66-01 and provide a brief overview of your response in this box. Given the sensitivity of some of this information, the information provided in the overview may include only general descriptions where necessary. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-66-01 _____	4-66-06 _____
4-66-02 _____	4-66-07 _____
4-66-03 _____	4-66-08 _____
4-66-04 _____	4-66-09 _____
4-66-05 _____	4-66-10 _____

Check this box if you have additional attachments: ☐

## Security

### **4-67 History of Security**

Describe the measures the applicant has utilized with respect to security and prevention of unlawful behavior at other facilities it owns and operates, how well those measures have succeeded and the metrics used to measure their success.

**Please attach a detailed, written response to this question as attachment 4-67-01 and provide a brief overview of your response in this box. Given the sensitivity of some of this information, the information provided in the overview may include only general descriptions where necessary. The response provided in this box will be released to the public.**

### **List of Attachments:**

4-67-01 _____	4-67-10 _____
4-67-02 _____	4-67-11 _____
4-67-03 _____	4-67-12 _____
4-67-04 _____	4-67-13 _____
4-67-05 _____	4-67-14 _____
4-67-06 _____	4-67-15 _____
4-67-07 _____	4-67-16 _____
4-67-08 _____	4-67-17 _____
4-67-09 _____	4-67-18 _____

Check this box if you have additional attachments: ☐

## Security

### **4-68 Computerized Accounting and Auditing**

The Commission will utilize a central monitoring system to assure the integrity, security, honesty, accountability and fairness in the operation and administration of games played at the facility. Describe the measures and commitment that the applicant will institute to facilitate installation and maintenance of any hardware and software necessary for the system's operation and the applicant's experience with similar systems at all other locations the applicant owns, controls or operates. Further, please attach a projected table of organization, containing brief descriptions of the positions, relative to staffing of the Information Technology department to address the needs posed by a system of this nature.

**Please attach a detailed, written response to this question as attachment 4-68-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

4-68-01 _____	4-68-08 _____
4-68-02 _____	4-68-09 _____
4-68-03 _____	4-68-10 _____
4-68-04 _____	4-68-11 _____
4-68-05 _____	4-68-12 _____
4-68-06 _____	4-68-13 _____
4-68-07 _____	4-68-14 _____

Check this box if you have additional attachments: ☐

## Permitting

### **4-69 Permit Chart**

Provide as attachment 4-69-01 a chart identifying all federal, state, and local permits and approvals required, or anticipated to be required, for the construction and operation of the applicant's proposed category 1 or category 2 gaming establishment that includes:

- a) the date on which the applicant submitted, or anticipates that it will submit, its application for each permit or approval;
- b) the maximum time period set by statute, regulation, and/or by-law or ordinance that the authority having jurisdiction has to render a decision on an application, if any (*e.g.* 780 CMR 105.3.1 *Action on Application*);
- c) the expiration date or maximum effective time period for each permit or approval, if any, set by statute, regulation, and/or by-law or ordinance; and
- d) a citation to the statute, regulations, and/or by-law or ordinance governing the issuance of each permit or approval.

### **4-70 Permit Chart Attachments**

Provide a complete copy of: (i) any completed application for each permit or approval that was submitted by the applicant to the authority having jurisdiction, including a copy of any exhibits and attachments; (ii) any written comments received by the applicant from a host community, surrounding community or prospective surrounding community, impacted live entertainment venue or prospective impacted live entertainment venue, and/or the permitting agency regarding the applicant's request for the permit or approval; and (iii) any permit, approval or decision issued by the authority having jurisdiction.

#### **List of Attachments:**

4-70-01 _____	4-70-10 _____
4-70-02 _____	4-70-11 _____
4-70-03 _____	4-70-12 _____
4-70-04 _____	4-70-13 _____
4-70-05 _____	4-70-14 _____
4-70-06 _____	4-70-15 _____
4-70-07 _____	4-70-16 _____
4-70-08 _____	4-70-17 _____
4-70-09 _____	4-70-18 _____

Check this box if you have additional attachments: ☐

**Permitting****4-71 ENF**

Provide a copy of the applicant's environmental notification form (ENF) along with proof of the applicant's submission of the ENF in compliance with G.L. c. 30, §62A and 301 CMR 11.00 in connection with the applicant's proposed category 1 or category 2 gaming establishment.

**List of Attachments:**

4-71-01 _____	4-71-11 _____
4-71-02 _____	4-71-12 _____
4-71-03 _____	4-71-13 _____
4-71-04 _____	4-71-14 _____
4-71-05 _____	4-71-15 _____
4-71-06 _____	4-71-16 _____
4-71-07 _____	4-71-17 _____
4-71-08 _____	4-71-18 _____
4-71-09 _____	4-71-19 _____
4-71-10 _____	4-71-20 _____

Check this box if you have additional attachments: ☐



**Permitting****4-72 EOEEA Certificate (ENF)**

Provide a copy of the certificate from the secretary of EOEEA after the conclusion of the comment period on the filing of the ENF pursuant to 301 CMR 11.06(7) and a copy of all written comments submitted to the [MEPA](#) unit during its review of such ENF.

**List of Attachments:**

4-72-01 _____	4-72-11 _____
4-72-02 _____	4-72-12 _____
4-72-03 _____	4-72-13 _____
4-72-04 _____	4-72-14 _____
4-72-05 _____	4-72-15 _____
4-72-06 _____	4-72-16 _____
4-72-07 _____	4-72-17 _____
4-72-08 _____	4-72-18 _____
4-72-09 _____	4-72-19 _____
4-72-10 _____	4-72-20 _____

Check this box if you have additional attachments: ☐

**Permitting****4-73 EIR**

Provide a copy, if any, of the draft, final, supplemental, or single environmental impact report (EIR), Notice of Project Change, or a request for an Advisory Opinion submitted by the applicant pursuant to G.L. c. 30, §§61-62H and 301 CMR 11.00 in connection with the applicant's proposed category 1 or category 2 gaming establishment. If a Draft or Final EIR, or other related MEPA documents, are filed with the state during the period that the RFA-2 Application is being reviewed by the Commission, provide a copy to the Commission at that time.

**List of Attachments:**

4-73-01 _____	4-73-11 _____
4-73-02 _____	4-73-12 _____
4-73-03 _____	4-73-13 _____
4-73-04 _____	4-73-14 _____
4-73-05 _____	4-73-15 _____
4-73-06 _____	4-73-16 _____
4-73-07 _____	4-73-17 _____
4-73-08 _____	4-73-18 _____
4-73-09 _____	4-73-19 _____
4-73-10 _____	4-73-20 _____

Check this box if you have additional attachments: ☐

## Permitting

### **4-74 EOEEA Certificate (EIR)**

Provide a copy, if any, of the certificate from the secretary of EOEEA after the conclusion of the comment period on the filing of any such draft, final, supplemental, or single EIR, Notice(s) of Project Change, and in the case of an Advisory Opinion, the decision of either the Secretary or the MEPA Director pursuant to G.L. c. 30, §§61-62H and 301 CMR 11.00, and a copy of all written comments submitted to the MEPA unit during its review of such filing.

#### **List of Attachments:**

4-74-01 _____	4-74-11 _____
4-74-02 _____	4-74-12 _____
4-74-03 _____	4-74-13 _____
4-74-04 _____	4-74-14 _____
4-74-05 _____	4-74-15 _____
4-74-06 _____	4-74-16 _____
4-74-07 _____	4-74-17 _____
4-74-08 _____	4-74-18 _____
4-74-09 _____	4-74-19 _____
4-74-10 _____	4-74-20 _____

Check this box if you have additional attachments: ☐

## Permitting

### **4-75 Environmental Assessment, Findings, and Impact Statement**

Provide a copy of any notice or draft, final, or supplemental environmental assessment, finding of no significant impact, or environmental impact statement prepared by any federal agency in accordance with 42 U.S.C. §4321 in connection with the Applicant's proposed category 1 or category 2 gaming establishment. If an Environmental Assessment, Findings or Impact Statement, or other related Federal documents are filed with Federal agencies during the period that the RFA-2 Application is being reviewed by the Commission, provide a copy to the Commission at that time.

#### **List of Attachments:**

4-75-01 _____	4-75-11 _____
4-75-02 _____	4-75-12 _____
4-75-03 _____	4-75-13 _____
4-75-04 _____	4-75-14 _____
4-75-05 _____	4-75-15 _____
4-75-06 _____	4-75-16 _____
4-75-07 _____	4-75-17 _____
4-75-08 _____	4-75-18 _____
4-75-09 _____	4-75-19 _____
4-75-10 _____	4-75-20 _____

Check this box if you have additional attachments: ☐

## Permitting

### **4-76 Host Community Zoning**

Describe applicable zoning requirements for the site of the proposed project, explain how the applicant proposes to meet them, and provide a statement from the host community's zoning officer, town counsel or city solicitor that, notwithstanding a site plan approval, the proposed category 1 or category 2 gaming establishment is either:

- a) Permitted at its proposed location as of right pursuant to the host community's zoning ordinances or bylaws; or
- b) Permitted at its proposed location pursuant to all of the host community's zoning ordinances or bylaws subject only to the applicant's obtaining some or all of the permits and approvals identified in the application pursuant to 205 CMR 120.01(1)(a).

### **List of Attachments:**

4-76-01 _____	4-76-11 _____
4-76-02 _____	4-76-12 _____
4-76-03 _____	4-76-13 _____
4-76-04 _____	4-76-14 _____
4-76-05 _____	4-76-15 _____
4-76-06 _____	4-76-16 _____
4-76-07 _____	4-76-17 _____
4-76-08 _____	4-76-18 _____
4-76-09 _____	4-76-19 _____
4-76-10 _____	4-76-20 _____

Check this box if you have additional attachments: ☐

**Permitting****4-77 Permit Appeals**

Provide a copy of the filings associated with any appeal, whether to a municipal or state entity or for judicial review, filed with respect to any permit or approval listed on the chart provided in response to question 4-69 along with a current copy of the docket sheet on such appeal and each decision on any appeal, if any.

**List of Attachments:**

4-77-01_____	4-77-11_____
4-77-02_____	4-77-12_____
4-77-03_____	4-77-13_____
4-77-04_____	4-77-14_____
4-77-05_____	4-77-15_____
4-77-06_____	4-77-16_____
4-77-07_____	4-77-17_____
4-77-08_____	4-77-18_____
4-77-09_____	4-77-19_____
4-77-10_____	4-77-20_____

Check this box if you have additional attachments: ☐

**Other****4-78 Other Uses of Facility**

Describe the design features that will allow other uses of the buildings in the gaming establishment complex in the event that the applicant decides to cease gaming operations in the facility at some future date.

**Please attach a detailed, written response to this question as attachment 4-78-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

**List of Attachments:**

4-78-01_____	4-78-11_____
4-78-02_____	4-78-12_____
4-78-03_____	4-78-13_____
4-78-04_____	4-78-14_____
4-78-05_____	4-78-15_____
4-78-06_____	4-78-16_____
4-78-07_____	4-78-17_____
4-78-08_____	4-78-18_____
4-78-09_____	4-78-19_____
4-78-10_____	4-78-20_____

Check this box if you have additional attachments: ☐

**Other****4-79 Property Description**

Provide documentation showing the location of the proposed gaming establishment, including all amenities and significant structures, which shall include the address, maps, book and page numbers from the appropriate registry of deeds, assessed value of the land at the time of application and ownership interests over the past 20 years, including all interests, options, agreements in property and demographic, geographic and environmental information.

**Please attach a detailed, written response to this question as attachment 4-79-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

**List of Attachments:**

4-79-01_____	4-79-11_____
4-79-02_____	4-79-12_____
4-79-03_____	4-79-13_____
4-79-04_____	4-79-14_____
4-79-05_____	4-79-15_____
4-79-06_____	4-79-16_____
4-79-07_____	4-79-17_____
4-79-08_____	4-79-18_____
4-79-09_____	4-79-19_____
4-79-10_____	4-79-20_____

Check this box if you have additional attachments: ☐



## **5. MITIGATION**

**Prerequisites**

Does your application:

- ☐ Provide an attached signed agreement to be a lottery agent and not to run competing games?
- ☐ Demonstrate how the applicant proposes to address lottery mitigation, compulsive gambling problems, workforce development and community development and host and surrounding community impact and mitigation issues?
- ☐ Identify the infrastructure costs of the host and surrounding from construction and operation and commit to a mitigation plan as required by Question 5-1?
- ☐ Provide a signed host community agreement with favorable community vote as required by Question 5-4?
- ☐ Provide surrounding community agreements as required by Question 5-14?
- ☐ Provide completed studies and reports as required by Question 5-2?
- ☐ Provide impacted live entertainment venues agreements as required by Question 5-18?
- ☐ Demonstrate that you have agreed upon and provided for payment of a community impact fee in the event a gaming license is awarded as required by Question 5-3?
- ☐ Describe public support as required by Question 5-12?
- ☐ Demonstrate how the applicant intends to protect and enhance the lottery?
- ☐ Demonstrate how the applicant intends to implement measures to address problem gambling?
- ☐ Describe expected total vehicle traffic and mitigation as required by 5-29?

## Prerequisites

### **5-1 Infrastructure Costs**

Identify the infrastructure costs to the host and surrounding communities from construction and operation of a gaming establishment. Identify separately, infrastructure costs that are required for on-site facilities, costs for off-site infrastructure improvements that support the gaming facility (including modifications for site entry points) and mitigation costs for anticipated impacts.

**Please attach a summary costs, including a citation as to the source of the information, as attachment 5-01-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

5-01-01 _____	5-01-11 _____
5-01-02 _____	5-01-12 _____
5-01-03 _____	5-01-13 _____
5-01-04 _____	5-01-14 _____
5-01-05 _____	5-01-15 _____
5-01-06 _____	5-01-16 _____
5-01-07 _____	5-01-17 _____
5-01-08 _____	5-01-18 _____
5-01-09 _____	5-01-19 _____
5-01-10 _____	5-01-20 _____

Check this box if you have additional attachments:

## Prerequisites

### **5-2 Impacts and Associated Costs**

Provide completed studies and reports showing the proposed gaming establishment's: (i) cost to the host community and surrounding communities and the Commonwealth for the proposed gaming establishment to be located at the proposed location, and (ii) local and regional social, environmental, traffic and infrastructure impacts. Identify any costs associated with these impacts.

**Please attach a summary of each study and report and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

5-02-01 _____	5-02-11 _____
5-02-02 _____	5-02-12 _____
5-02-03 _____	5-02-13 _____
5-02-04 _____	5-02-14 _____
5-02-05 _____	5-02-15 _____
5-02-06 _____	5-02-16 _____
5-02-07 _____	5-02-17 _____
5-02-08 _____	5-02-18 _____
5-02-09 _____	5-02-19 _____
5-02-10 _____	5-02-20 _____

Check this box if you have additional attachments: ☐

## Prerequisites

### **5-3 Community Impact Fee**

Describe and identify the applicable section of the executed host community agreement, between the applicant and the host community, for the payment of a community impact fee including the timing as to when the fee will be paid in the event that the applicant is awarded a gaming license. Please complete the attached outline **IMPACT FEE MATRIX TEMPLATE** to provide a schedule of payments for the first five (5) years of operation.

**Please attach a detailed, written response to this question as attachment 5-03-01 and provide a brief overview of your response in this box. The overview should include, at a minimum, the total impact fee to be paid and the timing of the payment. The response provided in this box will be released to the public.**

### **List of Attachments:**

5-03-01_____	5-03-11_____
5-03-02_____	5-03-12_____
5-03-03_____	5-03-13_____
5-03-04_____	5-03-14_____
5-03-05_____	5-03-15_____
5-03-06_____	5-03-16_____
5-03-07_____	5-03-17_____
5-03-08_____	5-03-18_____
5-03-09_____	5-03-19_____
5-03-10_____	5-03-20_____

Check this box if you have additional attachments:

## Host Community Agreement

### **5-4 Agreements**

Attach all host community agreements, including any appendices or attachments, into which the applicant has entered.

#### **List of Attachments:**

5-04-01 \_\_\_\_\_

5-04-02 \_\_\_\_\_

### **5-5 Election Materials**

Provide the summary of the host community agreement that was provided to the voters along with a description of the election at which the project was approved of by the voters, including the date of the election, the polling procedures, and a certified copy of the election results provided by the city or town clerk.

**Please attach a detailed, written response to this question as attachment 5-05-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

5-05-01 \_\_\_\_\_

5-05-03 \_\_\_\_\_

5-05-02 \_\_\_\_\_

5-05-04 \_\_\_\_\_

Check this box if you have additional attachments: ☐

## Host Community Agreement

### **5-6 Mitigation, Host Community**

Describe how the applicant proposes to address host community impact and mitigation issues as set forth in the host community agreement during both the construction and operation of the proposed gaming establishment.

**Please attach a detailed, written response to this question as attachment 5-06-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

5-06-01_____	5-06-11_____
5-06-02_____	5-06-12_____
5-06-03_____	5-06-13_____
5-06-04_____	5-06-14_____
5-06-05_____	5-06-15_____
5-06-06_____	5-06-16_____
5-06-07_____	5-06-17_____
5-06-08_____	5-06-18_____
5-06-09_____	5-06-19_____
5-06-10_____	5-06-20_____

Check this box if you have additional attachments: ☐

## Host Community Agreement

### **5-7 Election Related Advertising**

Attach a copy of all M22 forms filed in accordance with G.L. c.55, §22 relative to expenditures made by the applicant with intent to influence the outcome of the host community ballot question and/or the M101 BQ and M102 forms filed relative to the forming and funding by the applicant of a host community related ballot question committee as prescribed by the [Office of Campaign and Political Finance](#). Please provide these items as attachments 5-07-01 *et seq.*

State the total amount of money the applicant spent on advertising or organizing for a favorable election outcome.

Money Spent: \_\_\_\_\_

### **5-8 Negative Advertising**

Since November 22, 2011, has the applicant, any person or entity with a financial interest in the applicant, anyone acting at the direction or request of the applicant or anyone acting at the direction or request of a person or entity with a financial interest in the applicant made any monetary or in-kind contribution, directly or through an intermediary, to any entity, group or person who was urging voters to cast a negative vote in any election governed by G.L. c. 23K, §15(13)?

☐ Yes ☐ No

If yes, please use attachment “5-08-01 Contributions” to state the name of the donor, the date of the monetary or in-kind contribution, the amount or nature of the contribution and the name and address of the recipient of the contribution.



## Host Community Agreement

### **5-9 Contributions**

Attach a copy of all Form M119 prescribed by the [Office of Campaign and Political Finance](#) that have been filed by the applicant in accordance with G.L. c.23K, §47. Further, in accordance with 205 CMR 108.02, disclose all political contributions, community contributions, or contributions in kind made by an applicant or qualifier to a municipality or a municipal employee of the host community from January 15, 2013 through the date of submission of this application. Please provide these items as attachments 5-09-01 *et seq.*

### **5-10 Requests for Contribution**

Subject to the exemptions identified in 205 CMR 108.03(4), identify all requests of which the applicant is aware for anything of substantial value, as defined by 205 CMR 108.03(1), made to an agent or employee of the applicant or any qualifier by persons or persons listed in 205 CMR 108.01(1) from January 15, 2013 through the date this application is filed. Each request identified shall include the name of the person who made the request, the date the request was made, and the nature of the request. (Note- the Commission is only interested in requests that are related in some fashion to the Massachusetts project, be it the nature of the request or the individual making the request. The Commission is not seeking disclosure of requests solely related to the applicant's business in other states or internationally. For example, a request received by the applicant to sponsor a youth sports team in Massachusetts should be disclosed. However, a similar request by an individual unconnected to Massachusetts to sponsor a youth sports team in Nevada need not be disclosed.)

### **List of Attachments:**

5-10-01_____	5-10-03_____
5-10-02_____	5-10-04_____

Check this box if you have additional attachments: ☐

## Host Community Agreement

### **5-11 Public Outreach**

Provide a description and documentation for all public outreach efforts that the applicant has made to local communities. Include detail on the type of meeting (public presentation, information session, sponsored event, etc.) the date and location of the event and the estimated number of public attendees.

**Please attach a detailed, written response to this question as attachment 5-11-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

5-11-01_____	5-11-11_____
5-11-02_____	5-11-12_____
5-11-03_____	5-11-13_____
5-11-04_____	5-11-14_____
5-11-05_____	5-11-15_____
5-11-06_____	5-11-16_____
5-11-07_____	5-11-17_____
5-11-08_____	5-11-18_____
5-11-09_____	5-11-19_____
5-11-10_____	5-11-20_____

Check this box if you have additional attachments: ☐

## Host Community Agreement

### **5-12 Public Support**

Describe in detail the public support for the project the applicant has obtained in the host and surrounding communities in addition to that reflected by the host community vote, including the names and affiliations of all individuals, including elected officials, organizations and groups that have given public support to the project, and describe any agreement relationships with local organizations.

**Please attach a detailed, written response to this question as attachment 5-12-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

5-12-01_____	5-12-10_____
5-12-02_____	5-12-11_____
5-12-03_____	5-12-12_____
5-12-04_____	5-12-13_____
5-12-05_____	5-12-14_____
5-12-06_____	5-12-15_____
5-12-07_____	5-12-16_____
5-12-08_____	5-12-17_____
5-12-09_____	5-12-18_____

Check this box if you have additional attachments: ☐

## Host Community Agreement

### **5-13 Non Profit and Community Partnerships**

Describe and provide evidence of partnerships with or other support for non-profit and community groups in the host community.

**Please attach a detailed, written response to this question as attachment 5-13-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

5-13-01_____	5-13-11_____
5-13-02_____	5-13-12_____
5-13-03_____	5-13-13_____
5-13-04_____	5-13-14_____
5-13-05_____	5-13-15_____
5-13-06_____	5-13-16_____
5-13-07_____	5-13-17_____
5-13-08_____	5-13-18_____
5-13-09_____	5-13-19_____
5-13-10_____	5-13-20_____

Check this box if you have additional attachments: ☐

### Surrounding Community Agreements

**5-14 Executed Surrounding Community Agreements**

Provide a copy of all executed surrounding community agreements as described in 205 CMR 125.01(1)(b).

**List of Attachments:**

5-14-01	_____
5-14-02	_____
5-14-03	_____
5-14-04	_____
5-14-05	_____
5-14-06	_____
5-14-07	_____
5-14-08	_____
5-14-09	_____
5-14-10	_____
5-14-11	_____
5-14-12	_____
5-14-13	_____
5-14-14	_____
5-14-15	_____
5-14-16	_____
5-14-17	_____
5-14-18	_____
5-14-19	_____
5-14-20	_____

Check this box if you have additional attachments: ☐

### Surrounding Community Agreements

**5-15 Designation of Surrounding Community w/o Executed Agreement**

List all municipalities that the applicant wishes to designate as a surrounding community in accordance with 205 CMR 125.01(1)(a) with which no surrounding community agreement has been executed as of the time of the filing of this application. Please briefly describe the nature of the discussions with any identified community. Please attach the notice of such designation that was provided to the chief executive officer of the community in accordance with 205 CMR 125.01(1)(a).

**Attached notices of designation:**

5-15-01	_____
5-15-02	_____
5-15-03	_____
5-15-04	_____
5-15-05	_____
5-15-06	_____
5-15-07	_____
5-15-08	_____
5-15-09	_____

Check this box if you have additional attachments: ☐

## Surrounding Community Agreements

### **5-16 Declined Communities**

Identify any community that requested a surrounding community agreement or sought to discuss its status as a prospective surrounding community, which the applicant declined. Please explain the reasons for declining and describe the nature of the discussions or negotiations the applicant had with the community.

<b>List of Communities:</b>	<b>Explanations</b>
1. _____	5-16-01 _____
2. _____	5-16-02 _____
3. _____	5-16-03 _____
4. _____	5-16-04 _____
5. _____	5-16-05 _____
6. _____	5-16-06 _____
7. _____	5-16-07 _____
8. _____	5-16-08 _____
9. _____	5-16-09 _____
10. _____	5-16-10 _____

Check this box if you have additional attachments: ☐

## Surrounding Community Agreements

### **5-17 Mitigation, Surrounding Communities**

Describe how the applicant proposes to address surrounding community impact and mitigation issues as set forth in the surrounding community agreements during both the construction and operation of the proposed gaming establishment.

**Please attach a detailed, written response to this question as attachment 5-17-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

5-17-01 _____	5-17-11 _____
5-17-02 _____	5-17-12 _____
5-17-03 _____	5-17-13 _____
5-17-04 _____	5-17-14 _____
5-17-05 _____	5-17-15 _____
5-17-06 _____	5-17-16 _____
5-17-07 _____	5-17-17 _____
5-17-08 _____	5-17-18 _____
5-17-09 _____	5-17-19 _____
5-17-10 _____	5-17-20 _____

Check this box if you have additional attachments: ☐



**Impacted Live Entertainment Venue Agreements****5-18 Executed Impacted Live Entertainment Venue Agreements**

Provide a copy of all impacted live entertainment venue agreements executed in accordance with 205 CMR 126.01(1)(a).

**List of Attachments:**

5-18-01	_____
5-18-02	_____
5-18-03	_____
5-18-04	_____
5-18-05	_____
5-18-06	_____
5-18-07	_____
5-18-08	_____
5-18-09	_____
5-18-10	_____

### **Impacted Live Entertainment Venue Agreements**

#### **5-19 Declined ILEV Agreements**

Identify any venue that requested an impacted live entertainment venue agreement or sought to discuss its status as a prospective impacted live entertainment venue, which the applicant declined. Please explain the reasons for declining and describe the nature of the discussions or negotiations the applicant had with the venue.

#### **List of Attachments:**

5-19-01	_____
5-19-02	_____
5-19-03	_____
5-19-04	_____
5-19-05	_____
5-19-06	_____
5-19-07	_____
5-19-08	_____
5-19-09	_____
5-19-10	_____

**Impacted Live Entertainment Venue Agreements****5-20 Cross Marketing Agreements**

List all cross-marketing agreements with impacted live entertainment venues the applicant has entered. If more space is needed, please use an attachment.

**List of Cross-Marketing Agreements:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
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17. \_\_\_\_\_
18. \_\_\_\_\_
19. \_\_\_\_\_
20. \_\_\_\_\_

**List of Attachments:**

5-20-01 _____	5-20-03 _____
5-20-02 _____	5-20-04 _____

Check this box if you have additional attachments: ☐

## Impacted Live Entertainment Venue Agreements

### **5-21 Exclusivity with Entertainers**

Provide a statement as to whether the applicant intends to incorporate a geographic exclusivity clause into agreements with its entertainers engaged to perform at a venue within its proposed Massachusetts gaming establishment. If so, please explain the nature of the agreements.

**Please attach a detailed, written response to this question as attachment 5-21-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

5-21-01 _____	5-21-11 _____
5-21-02 _____	5-21-12 _____
5-21-03 _____	5-21-13 _____
5-21-04 _____	5-21-14 _____
5-21-05 _____	5-21-15 _____
5-21-06 _____	5-21-16 _____
5-21-07 _____	5-21-17 _____
5-21-08 _____	5-21-18 _____
5-21-09 _____	5-21-19 _____
5-21-10 _____	5-21-20 _____

Check this box if you have additional attachments: ☐

## Protect and Enhance Lottery

### **5-22 State Lottery**

Describe the plans, measures and steps the applicant intends to take to avoid any negative impact on the revenues currently generated by the Massachusetts State Lottery, including cross marketing strategies with the Lottery and increasing ticket sales to out-of-state residents. Further, provide a written plan demonstrating the manner in which the lottery and keno games shall be made readily accessible to the guests of the gaming establishment including the designation of any Lottery outlet retail floor space. Attach any draft or final agreement that has been developed to date in association with the Massachusetts State Lottery. (See associated agreement in section B, *Signature Forms*).

**Please attach a detailed, written response to this question as attachment 5-22-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

5-22-01 _____	5-22-10 _____
5-22-02 _____	5-22-11 _____
5-22-03 _____	5-22-12 _____
5-22-04 _____	5-22-13 _____
5-22-05 _____	5-22-14 _____
5-22-06 _____	5-22-15 _____
5-22-07 _____	5-22-16 _____
5-22-08 _____	5-22-17 _____
5-22-09 _____	5-22-18 _____

### **Implement Measures to Address Problem Gambling**

In October of 2014, the Massachusetts Gaming Commission adopted its first version of a Responsible Gaming Framework (“Framework”) to provide structure for responsible gaming practices of gaming licensees. The Framework provides an approach through which gaming licensees can ensure their general gaming practices are consistent with the Commission’s expectations that gaming operations will be conducted in a responsible manner so as to minimize the potential harm caused by gambling to individuals, families and communities.

The Framework is organized into six broad strategies reflected in the question headings within this section. Each strategy contains a number of related responsible gaming practices. Some of the described practices have been mandated by the Commission by way of regulation that includes implementation procedures. Implementation procedures for other strategies and related practices may need to be developed by the gaming licensees.

**Implement Measures to Address Problem Gambling****5-233 Commit to Corporate Social Responsibility**

Describe the organization's commitment to corporate social responsibility (For MGC expectations see: <http://massgaming.com/wp-content/uploads/Responsible-Gaming-Framework-v1-10-31-14.pdf>)

- (a) Describe how the strategy will be implemented; and
- (b) Describe the processes the applicant uses to address the responsible gaming strategy at the other facilities it owns or controls and the metrics the applicant uses to determine the effects.

**Please attach a detailed, written response to this question as attachment 5-23-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

**List of Attachments:**

5-233-01\_\_\_\_\_

5-233-03\_\_\_\_\_

5-233-02\_\_\_\_\_

5-233-04\_\_\_\_\_

Check this box if you have additional attachments: ☐

## Implement Measures to Address Problem Gambling

### **5-244 Support Informed Player Choice**

Describe the organization's commitment to encourage personal responsibility (For MGC expectations see: <http://massgaming.com/wp-content/uploads/Responsible-Gaming-Framework-v1-10-31-14.pdf>)

(a) Describe how the strategy will be implemented; and

(b) Describe the processes the applicant uses to address the responsible gaming strategy at the other facilities it owns or controls and the metrics the applicant uses to determine the effects.

**Please attach a detailed, written response to this question as attachment 5-244-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

5-244-01 \_\_\_\_\_

5-244-03 \_\_\_\_\_

5-244-02 \_\_\_\_\_

5-244-04 \_\_\_\_\_

Check this box if you have additional attachments: ☐



## Implement Measures to Address Problem Gambling

### **5-25 Provide Protection within the Physical Environment**

Describe the organization's commitment to protect vulnerable groups (For MGC expectations see: <http://massgaming.com/wp-content/uploads/Responsible-Gaming-Framework-v1-10-31-14.pdf>)

- (a) Describe how the strategy will be implemented; and
- (b) Describe the processes the applicant uses to address the responsible gaming strategy at the other facilities it owns or controls and the metrics the applicant uses to determine the effects.

**Please attach a detailed, written response to this question as attachment 5-255-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

5-255-01 _____	5-25-03 _____
5-255-02 _____	5-255-04 _____

Check this box if you have additional attachments: ☐

## Implement Measures to Address Problem Gambling

### **5-26 Ensure Responsible Marketing**

Describe the organization's commitment to ensure responsible marketing (For MGC expectations see: <http://massagaming.com/wp-content/uploads/Responsible-Gaming-Framework-v1-10-31-14.pdf>)

- (a) Describe how the strategy will be implemented; and
- (b) Describe the processes the applicant uses to address the responsible gaming strategy at the other facilities it owns or controls and the metrics the applicant uses to determine the effects.

**Please attach a detailed, written response to this question as attachment 5-266-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

5-266-01 _____	5-266-03 _____
5-266-02 _____	5-266-04 _____

Check this box if you have additional attachments: ☐

## Implement Measures to Address Problem Gambling

### **5-277 Managing High-Risk Financial Transactions**

Describe the organization's commitment to contain high-risk financial transactions (For MGC expectations see: <http://massgaming.com/wp-content/uploads/Responsible-Gaming-Framework-v1-10-31-14.pdf>)

- (a) Describe how the strategy will be implemented; and
- (b) Describe the processes the applicant uses to address the responsible gaming strategy at the other facilities it owns or controls and the metrics the applicant uses to determine the effects.

**Please attach a detailed, written response to this question as attachment 5-277-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

#### **List of Attachments:**

5-277-01 _____	5-277-03 _____
5-277-02 _____	5-277-04 _____

Check this box if you have additional attachments: ☐

## Implement Measures to Address Problem Gambling

### **5-288 Engage the Community**

Describe the organization's commitment to engage the community (For MGC expectations see: <http://massgaming.com/wp-content/uploads/Responsible-Gaming-Framework-v1-10-31-14.pdf>)

- (a) Describe how the strategy will be implemented; and
- (b) Describe the processes the applicant uses to address the responsible gaming strategy at the other facilities it owns or controls and the metrics the applicant uses to determine the effects.

**Please attach a detailed, written response to this question as attachment 5-288-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

5-288-01 _____	5-288-03 _____
5-288-02 _____	5-288-04 _____

Check this box if you have additional attachments: ☐

## Traffic

### **5-29 Traffic Control Measures**

Describe the plans for traffic control measures the Applicant proposes for the gaming establishment complex and the surrounding areas, the expected total vehicle traffic generated by the site, and plans for mitigating vehicle trips to and from the site both during construction and operation of the gaming establishment. Further, describe the measures the Applicant will take, including infrastructure and other improvements, to remedy any inadequacy, the efforts to encourage public transportation options to access the site, and pedestrian access and amenities of the site and surrounding area.

**Please attach a detailed, written response to this question as attachment 5-29-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

5-29-01_____	5-29-10_____
5-29-02_____	5-29-11_____
5-29-03_____	5-29-12_____
5-29-04_____	5-29-13_____
5-29-05_____	5-29-14_____
5-29-06_____	5-29-15_____
5-29-07_____	5-29-16_____
5-29-08_____	5-29-17_____
5-29-09_____	5-29-18_____

## Traffic

### **5-290 Traffic for Special Events**

Describe the Applicant's plans for accommodating special events and the traffic those events may generate. Provide maximum anticipated duration and total traffic counts at arrival and departure from a special event.

**Please attach a detailed, written response to this question as attachment 5-290-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

### **List of Attachments:**

5-290-01_____	5-290-11_____
5-290-02_____	5-290-12_____
5-290-03_____	5-290-13_____
5-290-04_____	5-290-14_____
5-290-05_____	5-29-15_____
5-290-06_____	5-290-16_____
5-290-07_____	5-290-17_____
5-290-08_____	5-290-18_____
5-290-09_____	5-290-19_____
5-290-10_____	5-290-20_____

Check this box if you have additional attachments: ☐

**Traffic****5-301 Snow Removal**

Describe the Applicant's snow-removal plans.

**Please attach a detailed, written response to this question as attachment 5-30-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

**List of Attachments:**

5-301-01_____	5-30-11_____
5-301-02_____	5-301-12_____
5-301-03_____	5-30-13_____
5-301-04_____	5-301-14_____
5-301-05_____	5-301-15_____
5-301-06_____	5-301-16_____
5-301-07_____	5-301-17_____
5-301-08_____	5-301-18_____
5-301-09_____	5-30-19_____
5-301-10_____	5-30-20_____

Check this box if you have additional attachments: ☐

**Other****5-312 Housing**

Provide an assessment of the likely impact on the housing stock in the host and surrounding communities resulting from the new jobs the gaming establishment provides, and the steps the Applicant plans to take to remedy any negative impacts.

**Please attach a detailed, written response to this question as attachment 5-312-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

**List of Attachments:**

5-312-01_____	5-312-11_____
5-31-02_____	5-312-12_____
5-312-03_____	5-312-13_____
5-312-04_____	5-312-14_____
5-31-05_____	5-312-15_____
5-312-06_____	5-312-16_____
5-312-07_____	5-312-17_____
5-312-08_____	5-312-18_____
5-312-09_____	5-312-19_____
5-312-10_____	5-312-20_____

Check this box if you have additional attachments: ☐



**Other****5-32 School Population**

Provide an assessment of the likely impact on school populations in the host and surrounding communities resulting from new jobs the gaming establishment provides, and the steps the Applicant plans to take to remedy any negative impacts. Also, please describe the proximity and potential impact of the gaming establishment to local schools, religious institutions and facilities, and public fields and parks, including any plans designed to avoid interference with school buses, student drop-offs, local athletic events, and other education related activities, especially during peak student transportation hours.

**Please attach a detailed, written response to this question as attachment 5-323-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

**List of Attachments:**

5-323-01_____	5-323-09_____
5-323-02_____	5-323-10_____
5-323-03_____	5-323-11_____
5-323-04_____	5-323-12_____
5-323-05_____	5-323-13_____
5-323-06_____	5-323-14_____
5-323-07_____	5-323-15_____
5-323-08_____	5-323-16_____

Check this box if you have additional attachments: ☐

**Other****5-334 Emergency Services Available**

Provide an analysis of available police, fire and emergency medical services available to the gaming establishment complex, the adequacy of those resources, the steps the applicant plans to take to remedy any deficiencies, and the agreements the applicant has made with the service providers to ensure that the appropriate levels of protection are available.

**Please attach a detailed, written response to this question as attachment 5-334-01 and provide a brief overview of your response in this box. The response provided in this box will be released to the public.**

**List of Attachments:**

5-334-01_____	5-334-11_____
5-334-02_____	5-334-12_____
5-334-03_____	5-334-13_____
5-334-04_____	5-334-14_____
5-334-05_____	5-334-15_____
5-334-06_____	5-334-16_____
5-334-07_____	5-334-17_____
5-334-08_____	5-334-18_____
5-334-09_____	5-334-19_____
5-334-10_____	5-334-20_____

Check this box if you have additional attachments: ☐

## **B. SIGNATURE FORMS**

## LICENSING FEES

An applicant must demonstrate that it is able to pay the licensing fee (\$85,000,000 for a Category 1 license and \$25,000,000 for a Category 2 license) in the event that it is awarded a license. The Commission will refer to the applicant's RFA-1 application and responses to relevant questions in the RFA-2 application to make this determination. The applicant may attach additional documentation or provide further evidence as to its ability to pay. Further, the applicant must commit to paying the gaming licensing fee in the event that it is awarded a license. Pursuant to 205 CMR 118.06(5), the 'award' of a gaming license shall be deemed to have occurred immediately upon a majority vote by the commission to issue a license to an applicant. In accordance with 205 CMR 121.02, if the successful applicant fails to pay all required licensing fees within 30 days after the vote by the Commission to award the license, the Commission may take any remedial action it deems necessary up to and including revocation of the gaming license and re-awarding the license. **Please insert the applicant's name and sign below:**

\_\_\_\_\_ *hereby commits to pay all  
required licensing fees within 30 days of the award of the license in accordance with  
205 CMR 121.00 in the event that it is awarded a gaming license.*

\_\_\_\_\_  
Name of Authorized Individual

\_\_\_\_\_  
Signature of authorized individual

\_\_\_\_\_  
Position with applicant

\_\_\_\_\_  
Date

**CAPITAL INVESTMENT**

In accordance with the design plans submitted in accordance with sections 4-4 and 4-5 of the RFA-2 application the applicant must agree to invest not less than \$500,000,000 into a Category 1 gaming establishment or \$125,000,000 into a Category 2 gaming establishment. Further, unless granted leave by the Commission, the applicant must agree to expend at least the amount identified as the capital investment in accordance with section 2-27 of the RFA-2 application.

**Please insert the applicant's name and sign below:**

\_\_\_\_\_ *hereby commits, at a minimum, to make the capital investments identified in the RFA-2 application in the event that it is awarded a license unless granted leave by the Commission.*

\_\_\_\_\_  
Name of Authorized Individual

\_\_\_\_\_  
Signature of authorized individual

\_\_\_\_\_  
Position with applicant

\_\_\_\_\_  
Date

**AFFIRMATIVE ACTION PROGRAM OF EQUAL OPPORTUNITY**

The applicant must agree to abide by an affirmative action program of equal opportunity, as referenced in question 3-7, whereby the applicant establishes specific goals for the utilization of minorities, women and veterans on construction jobs; provided, however, that such goals shall be equal to or greater than the goals contained in the executive office for administration and finance Administration Bulletin Number 14. **Please insert the applicant's name and sign below:**

\_\_\_\_\_ hereby *commits to abide by the affirmative action program of equal opportunity submitted in response to question 3-7 of this Application (and subject to Commission approval).*

\_\_\_\_\_  
Name of Authorized Individual

\_\_\_\_\_  
Signature of authorized individual

\_\_\_\_\_  
Position with applicant

\_\_\_\_\_  
Date

**MARKETING TO MINORITY, WOMEN, AND VETERAN BUSINESSES**

The applicant must agree to abide by a marketing program, as referenced in question 3-20, for utilization of: (i) minority business enterprises, women business enterprises and veteran business enterprises to participate as contractors in the design of the gaming establishment; (ii) minority business enterprises, women business enterprises and veteran business enterprises to participate as contractors in the construction of the gaming establishment; and (iii) minority business enterprises, women business enterprises and veteran business enterprises to participate as vendors in the provision of goods and services procured by the gaming establishment and any businesses operated as part of the gaming establishment.

\_\_\_\_\_ hereby *commits to abide by the marketing program submitted in response to question 3-20 of this Application.*

\_\_\_\_\_  
Name of Authorized Individual

\_\_\_\_\_  
Signature of authorized individual

\_\_\_\_\_  
Position with applicant

\_\_\_\_\_  
Date

**PUBLIC HEALTH MITIGATION**

*In the event that it is awarded a gaming license,\_\_\_\_\_ hereby agrees, in accordance with G.L. c.23K, §9(a)(8), to mitigate the potential negative public health consequences associated with gambling and the operation of a gaming establishment, including: (i) maintaining a smoke-free environment within the gaming establishment under G.L. c.270, §22; (ii) providing complimentary on-site space for an independent substance abuse and mental health counseling service to be selected by the Commission; (iii) prominently displaying information on the signs of problem gambling and how to access assistance; (iv) describing a process for individuals to exclude their names and contact information from a gaming licensee's database or any other list held by the gaming licensee for use in marketing or promotional communications; and (v) instituting other public health strategies as determined by the commission. **Please insert the applicant's name and sign below.***

\_\_\_\_\_  
Name of Authorized Individual\_\_\_\_\_  
Signature of authorized individual\_\_\_\_\_  
Position with applicant\_\_\_\_\_  
Date



**STATE LOTTERY SALES AGENT**

The applicant is required to agree to be a licensed state lottery sales agent under G.L. c.10 to sell or operate lottery, multi-jurisdictional and keno games; demonstrate that the lottery and keno games shall be readily accessible to the guests of the gaming establishment and agree that, as a condition of its license to operate a gaming establishment, it will not create, promote, operate or sell games that are similar to or in direct competition, as determined by the commission, with games offered by the state lottery commission, including the lottery instant games or its lotto style games such as keno or its multi-jurisdictional games. **Please insert the applicant's name and sign below:**

*In the event that it is awarded a license, \_\_\_\_\_ hereby agrees to be a licensed lottery sales agent under G.L. c.10, to sell or operate lottery, multi-jurisdictional and keno games, and that it will not create, promote, operate or sell games that are similar to or in direct competition, as determined by the Massachusetts Gaming Commission, with games offered by the Massachusetts State Lottery Commission, including the lottery instant games or its lotto style games such as keno or its multi-jurisdictional games.*

\_\_\_\_\_  
Name of Authorized Individual\_\_\_\_\_  
Signature of authorized individual\_\_\_\_\_  
Position with applicant\_\_\_\_\_  
Date

## COMMITMENT TO COMMUNITY MITIGATION

The applicant is required to commit to supporting its community mitigation plan under 205 CMR 119.01(6) and (11). **Please insert the applicant's name and sign below:**

*If awarded a license, \_\_\_\_\_ hereby agrees to commit to the community mitigation plans it entered into as part of the host community agreement(s) and surrounding community agreements relative to the construction and operation of a gaming establishment.*

\_\_\_\_\_  
Name of Authorized Individual

\_\_\_\_\_  
Signature of authorized individual

\_\_\_\_\_  
Position with applicant

\_\_\_\_\_  
Date

**VERIFICATION AND AUTHENTICATION**

*The applicant, \_\_\_\_\_, hereby authorizes the Commission, the Executive Director of the Commission, the Investigations and Enforcement Bureau, and/or their respective designees to take all necessary and reasonable steps to verify and authenticate any information or materials submitted in conjunction with this application and agrees to fully cooperate in such an inquiry. Further, the applicant is aware that if any of the responses to any question in this application are determined to be false, or if they are misleading, the application may be denied. The applicant acknowledges its continuing duty to provide updated information and/or promptly notify the Commission of any changes to the information or materials, of which it becomes aware or should be aware, that were provided in response to any question in this application.*

\_\_\_\_\_  
Name of Authorized Individual\_\_\_\_\_  
Signature of authorized individual\_\_\_\_\_  
Position with applicant\_\_\_\_\_  
Date

**ATTESTATION**

*I, \_\_\_\_\_, on behalf of \_\_\_\_\_ hereby swear or affirm under the pains and penalties of perjury that the information contained in this RFA-2 Application form and all materials accompanying said form are true and accurate to the best of my knowledge and understanding; that I have reviewed the information contained in the RFA-2 Application form for accuracy; that I read and understand the questions and responses on the RFA-2 Application form; that any document accompanying this RFA-2 application that is not an original document is a true copy of the original document; that I have read and understood all applicable provisions of 205 CMR and G.L. c.23K; that the applicant agrees to all terms, conditions, and obligations made applicable to all applicants for a gaming license; that in the event that the applicant is awarded a gaming license it agrees to all obligations, terms, and conditions imposed upon a successful applicant; and that I am authorized to submit this application on behalf of the applicant.*

\_\_\_\_\_  
Name of Authorized Individual\_\_\_\_\_  
Signature of authorized individual\_\_\_\_\_  
Position with applicant\_\_\_\_\_  
Date

**WAIVER OF LIABILITY**

\_\_\_\_\_ hereby holds the Commonwealth of Massachusetts and its instrumentalities and agents, including but not limited to the Massachusetts Gaming Commission and its agents, representatives and employees harmless, both individually and collectively, from any and all claims of liability for damages of whatever kind, resulting at any time from any disclosure or publication of information acquired during the application process or the use of any information provided in furtherance of this application.

\_\_\_\_\_  
Name of Authorized Individual

\_\_\_\_\_  
Signature of authorized individual

\_\_\_\_\_  
Position with applicant

\_\_\_\_\_  
Date

**C. PUBLIC RECORDS**

The Public Records Law in Massachusetts provides that “[e]very person having custody of any public record, [] shall, at reasonable times and without unreasonable delay, permit it, or any segregable portion of a record which is an independent public record, to be inspected and examined by any person.” See [G.L. c.66, §10\(a\)](#). Further, the Gaming Act included specific language relative to gaming applications. The applicable law states that “[a]pplications for licenses shall be public records under section 10 of chapter 66; provided however, that trade secrets, competitively-sensitive or other proprietary information provided in the course of an application for a gaming license under this chapter, the disclosure of which would place the applicant at a competitive disadvantage, may be withheld from disclosure under chapter 66.” See [G.L. c.23K, §9\(b\)](#). Additionally, there are [20 statutory exemptions](#) from the [definition](#) of the term *public record*. Given the breadth of this application and the volume of attached materials, in an effort to provide clarity to the applicants and the public as to which materials the Commission anticipates withholding from public disclosure in response to any request for public records, this guidance is provided.

As articulated in the [Instructions section](#) of this application, the Commission intends to release the entire completed Application Form itself to the public in response to a request for public records. Some of the attachments, however, will be withheld from public release by the Commission on the grounds that they meet an exemption to the definition of the term *public record*. The most commonly asserted exemption as it applies to the public release of this RFA-2 application will be the statutory exemption: G.L. c.4, §7(26)(a). In this case, the so called statutory exemption relates to the aforementioned exemption included in G.L. c.23K, §9(b) for “trade secrets, competitively-sensitive or other proprietary information provided in the course of an application for a gaming license [], the disclosure of which would place the applicant at a competitive disadvantage . . . .” To that end, the Commission has determined that the attachments provided by an applicant in response to the questions articulated below will presumptively contain information triggering the statutory exemption and accordingly will be withheld if the applicant so elects by checking the corresponding ‘YES’ box on the chart below, and electronically labels the document ‘CONFIDENTIAL’ in accordance with the [Electronic Application Format](#) instructions. To the extent that the applicant does not believe that the exemption applies, or otherwise does not seek the assertion of the exemption, it may assent to the release of the materials by checking the corresponding ‘NO’ box on the chart below. This chart, along with these instructions, shall serve as the specimen form referenced in 205 CMR 103.09.

In accordance with 205 CMR 103.09, all information submitted by an applicant in the RFA-2 application, other than that identified in the chart below, shall be presumed to be available for public disclosure on request unless an applicant demonstrates or the Commission otherwise finds that a separable portion of the information is exempt from disclosure pursuant to 205 CMR 103.02(1) through (5). Applicants shall make such a demonstration in accordance with the provisions of 205 CMR 103.10 through 103.12.

Unless indicated otherwise, the Commission has determined that the attachments to each of the questions identified below presumptively contain trade secrets, competitively-sensitive or other proprietary information that will be provided in the course of an application for a gaming license, the disclosure of which would place the applicant at a competitive disadvantage. Please check 'YES' if the applicant agrees with that assessment as it pertains to the attachments or 'NO' if the applicant assents to the public release of the attachments accompanying the subject question. If the applicant assents to the release of some, but not all, of the attachments to a particular question, those documents which the applicant would like to release should be noted in the 'OTHER' column and should not be marked 'CONFIDENTIAL' in accordance with [Electronic Application Format](#) instructions. If the applicant is of the belief that a different exemption applies, that exemption should be cited in the 'OTHER' column. Any request for exempt status for any document not already identified in this chart may be included in the spaces provided at the end of the chart with all information required in accordance with 205 CMR 103.10 attached including a citation to the exemption the applicant believes to be applicable. If additional pages are required to specify why something should be confidential, please use attachment "C-01-01 Confidentiality Request".

QUESTION #	QUESTION TITLE	YES	NO	OTHER
A-14	Table of Organization	<input type="checkbox"/>	<input type="checkbox"/>	
1-2	Marketing the Massachusetts Brand	<input type="checkbox"/>	<input type="checkbox"/>	
1-3	Destination Resort in a Competitive Market	<input type="checkbox"/>	<input type="checkbox"/>	
2-5	Audited Financial Statements	<input type="checkbox"/>	<input type="checkbox"/>	
2-6	Unaudited Financials and SEC Filings (note- exemption applies to unaudited financials only)	<input type="checkbox"/>	<input type="checkbox"/>	
2-7	Financing Structure	<input type="checkbox"/>	<input type="checkbox"/>	
2-8	Budget	<input type="checkbox"/>	<input type="checkbox"/>	



QUESTION #	QUESTION TITLE	YES	NO	OTHER
2-9	Significant Economic Downturn	<input type="checkbox"/>	<input type="checkbox"/>	
2-10	Timeline for Construction	<input type="checkbox"/>	<input type="checkbox"/>	
2-11	Pro-forma Cash Flow	<input type="checkbox"/>	<input type="checkbox"/>	
2-12	Credit Arrangements and Financial Commitments	<input type="checkbox"/>	<input type="checkbox"/>	
2-17	Documentation of Financial Suitability and Responsibility	<input type="checkbox"/>	<input type="checkbox"/>	
2-18	Revenue Generation	<input type="checkbox"/>	<input type="checkbox"/>	
2-19	Projected Gaming Revenue	<input type="checkbox"/>	<input type="checkbox"/>	
2-20	Projected Non-Gaming Revenue	<input type="checkbox"/>	<input type="checkbox"/>	
2-21	Projected Tax Revenue to the Commonwealth	<input type="checkbox"/>	<input type="checkbox"/>	
2-22	Internal Controls	<input type="checkbox"/>	<input type="checkbox"/>	
2-23	Maximizing In-State Revenue	<input type="checkbox"/>	<input type="checkbox"/>	
2-24	Customer Cross-Marketing	<input type="checkbox"/>	<input type="checkbox"/>	
2-25	History of Revenue	<input type="checkbox"/>	<input type="checkbox"/>	
2-26	Market Analysis	<input type="checkbox"/>	<input type="checkbox"/>	
2-27	Capital Investment	<input type="checkbox"/>	<input type="checkbox"/>	
2-30	Construction Plan	<input type="checkbox"/>	<input type="checkbox"/>	
2-31	Business Plan	<input type="checkbox"/>	<input type="checkbox"/>	
2-33	Competition from Internet Gaming	<input type="checkbox"/>	<input type="checkbox"/>	
2-34	Marketing Plan	<input type="checkbox"/>	<input type="checkbox"/>	

QUESTION #	QUESTION TITLE	YES	NO	OTHER
2-36	Marketing to Out of State Visitors and Use of Junkets	<input type="checkbox"/>	<input type="checkbox"/>	
2-37	Marketing to In-State Visitors	<input type="checkbox"/>	<input type="checkbox"/>	
2-38	Secure a Robust Gaming Market	<input type="checkbox"/>	<input type="checkbox"/>	
3-8	Workforce Development	<input type="checkbox"/>	<input type="checkbox"/>	
3-12	Employee Retention Record	<input type="checkbox"/>	<input type="checkbox"/>	
3-24	Local Agreements	<input type="checkbox"/>	<input type="checkbox"/>	
3-25	Cross Marketing	<input type="checkbox"/>	<input type="checkbox"/>	
3-26	Collaboration with Tourism Marketing Organizations	<input type="checkbox"/>	<input type="checkbox"/>	
3-27	International Marketing Efforts	<input type="checkbox"/>	<input type="checkbox"/>	
3-29	Unique Business and Marketing Strategies	<input type="checkbox"/>	<input type="checkbox"/>	
4-10	Gaming (only with regard to special high limit or VIP areas)	<input type="checkbox"/>	<input type="checkbox"/>	
4-59	Grid Failure (additional exemption- G.L. c.4, §7(26)(n))	<input type="checkbox"/>	<input type="checkbox"/>	
4-60	Surveillance (additional exemption- G.L. c.4, §7(26)(n))	<input type="checkbox"/>	<input type="checkbox"/>	
4-62	Emergency Response	<input type="checkbox"/>	<input type="checkbox"/>	
4-64	Remote Regulatory Surveillance (additional exemption- G.L. c.4, §7(26)(n))	<input type="checkbox"/>	<input type="checkbox"/>	
4-65	Excluding Minors (additional exemption- G.L. c.4, §7(26)(n))	<input type="checkbox"/>	<input type="checkbox"/>	
4-66	Security of Premises (additional exemption- G.L. c.4, §7(26)(n))	<input type="checkbox"/>	<input type="checkbox"/>	

QUESTION #	QUESTION TITLE	YES	NO	OTHER
4-67	History of Security (additional exemption- G.L. c.4, §7(26)(n))	<input type="checkbox"/>	<input type="checkbox"/>	
4-68	Computerized Accounting and Auditing	<input type="checkbox"/>	<input type="checkbox"/>	
5-21	Exclusivity with Entertainers	<input type="checkbox"/>	<input type="checkbox"/>	
5-23	Commit to Corporate Social Responsibility	<input type="checkbox"/>	<input type="checkbox"/>	
5-24	Support Informed Player Choice	<input type="checkbox"/>	<input type="checkbox"/>	
5-25	Provide Protection within the Physical Environment	<input type="checkbox"/>	<input type="checkbox"/>	
5-26	Ensure Responsible Marketing	<input type="checkbox"/>	<input type="checkbox"/>	
5-27	Managing High-Risk Financial Transactions	<input type="checkbox"/>	<input type="checkbox"/>	
5-28	Engage the Community	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	