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COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS GAMING COMMISSION
(VOLUME 2)
PUBLIC MEETING

COMMISSIONERS

Gayle Cameron

James F. McHugh

Bruce W. Stebbins

Enrique Zuniga

RE: HOST COMMUNITY HEARING IN EVERETT

August 12, 2014 4:03 p.m. - 6:36 p.m.

EDWARD G. CONNOLLY CENTER

90 Chelsea Street

Everett, Massachusetts

1 P R O C E E D I N G S

2
3 COMMISSIONER MCHUGH: All right.

4 Good afternoon, ladies and gentlemen. I'd
5 like to bring this meeting to order if I
6 could please. Good afternoon and welcome.
7 We're delighted to be in Everett again for
8 the continuation of a meeting that we started
9 sometime ago.

10 Mr. Mayor. All right. As I
11 mentioned, we are continuing a meeting that
12 we started some time ago, and because this is
13 an formal meeting that's required by statute
14 I'm going to read a couple of things that we
15 need to have on the record before we start.
16 And then we'll turn to the comments that
17 those of you have signed up are prepared to
18 give.

19 Today is Tuesday, August 12, 2014.
20 That much I take it everybody knows. This is
21 a public hearing before the Massachusetts
22 Gaming Commission relative to the application
23 for a Category 1 resort casino license
24 submitted by Wynn Massachusetts, LLC.

1 My name is Jim McHugh. I'm one of
2 the commissioners. I'm joined by
3 Commissioner Gayle Cameron on my right,
4 Commissioner Enrique Zuniga on my immediate
5 left and Commissioner Bruce Stebbins on my
6 far left. And the four of us will preside
7 over this hearing.

8 We're located today at the Edward G.
9 Connolly Center at 90 Chelsea Street in
10 Everett. And we're here today to conclude
11 the public hearing that began on June 25,
12 2014.

13 As you may recall, we left that
14 hearing open at the end of the day so that
15 interested individuals who did not previously
16 have an opportunity to provide comments would
17 have a chance to do so, and to allow
18 individuals an opportunity to comment on any
19 event that has occurred since we began on
20 June 25th.

21 This is not, however, a hearing
22 intended to provide individuals with a second
23 opportunity to offer comments on the same
24 subject matter as before.

1 The Commission is scheduled to begin
2 final deliberations for the award of the
3 Region A gaming license during the week of
4 September 8, actually we're going to begin on
5 September 8. The public support for the Wynn
6 proposal or the lack thereof will be an
7 important factor that the Commission will
8 evaluate in making the final award of the
9 license. And accordingly, your presence here
10 today and at the previous hearings, and the
11 written comments that you've provided will
12 play a pivotal role in the decision. And I
13 can assure you that all of the written
14 comments that so many of you have written
15 over the course of this process, which began
16 some time ago, have been read by each of the
17 commissioners and we value what you've said
18 very greatly. Thank you very much for being
19 a part of this process.

20 Before we -- we begin I'd like to
21 remind everybody what the process is and
22 establish the ground rules that we'll follow.
23 The hearing is intended to provide the
24 Commission with an opportunity to address

1 questions and concerns relative to the
2 Applicant's proposal to build a gaming
3 establishment as those plans were set out in
4 its second phase application. That
5 application, both the first and second phases
6 are available on the Commission's website.

7 The Commission may include topics
8 related to the scope and quality of the area
9 and the amenities, the integration of the
10 gaming establishment into the host and
11 surrounding communities, and the extent of
12 the required mitigation plans. Additionally,
13 the Commission will receive input from
14 members of the public and from any impacted
15 community.

16 At the previous hearing we heard a
17 presentation by the Applicant, as well as
18 presentations from representatives from the
19 host community of Everett, as well as
20 representatives from surrounding communities.
21 We then began taking public comments and
22 we'll pick up at that point today.

23 At the conclusion of the comments
24 from members of the public we will afford the

1 Applicant and the city officials, the mayor I
2 see is here with us today, an opportunity to
3 make any closing comments they would like to
4 make. Any commissioner may at any time ask a
5 question of the Applicant or of anybody else.

6 In an effort to make the best use of
7 all of our time we ask that any member of the
8 public proceed in the following fashion in
9 addressing the Commission. First, if you'd
10 like to address the Commission, you should be
11 on our -- you must be on our, I should say,
12 list of speakers. Some of you signed up in
13 advance. If you didn't sign up, and you wish
14 to speak, the sign-up sheet is still open at
15 the front door. If you sent an e-mail to the
16 Commission to sign-up, as I say you -- you
17 are on -- are on the list, and we will call
18 you.

19 When I call your name, please come to
20 the microphone and state your name, tell us
21 where you're from. I'm going to call two
22 names at a time, and I'd like the second
23 person I call to sit in that seat marked
24 reserved right behind Mr. DeSalvio, which

1 we'll call the on deck chair, so that you can
2 easily get to the microphone and we won't
3 have time getting you to the front.

4 In order to ensure that everybody who
5 wants to speak gets an opportunity to do so,
6 we ask that you limit your comments to four
7 minutes. We have a clock up in front of you
8 that will count down the time so you'll be
9 able to tell how much time has elapsed and
10 how much time remains. And be sure, please,
11 that your comments or questions relate to the
12 particulars of this proposal and not to your
13 general views on gaming and casinos in
14 general.

15 Finally, we recognize that there's a
16 great energy and a great passion attending
17 these issues. We are dedicated to an orderly
18 and I know we'll have an orderly and
19 thoughtful gathering here tonight despite
20 those sometimes high passions.

21 For those of you who submitted
22 written comments about the project, please
23 know that we will continue to review any that
24 come in before our final decision, and at the

1 close of this hearing we will close the
2 proceedings and the law then says that the
3 Commission must take action on the
4 applications between thirty and ninety days
5 from the date the public hearings are closed.
6 As I said, we intend to start those licensing
7 hearings, the final licensing hearings on
8 September 8.

9 I'd like to take just a couple of
10 other minutes before we start because there
11 has been much -- much reporting in the media
12 over the past several days about some actions
13 that the Commission took last week regarding
14 the City of Boston's status as a surrounding
15 community.

16 We have at the front sign-up desk, a
17 number of Q & A sheets in which we've laid
18 out I think in readable and understandable
19 form what our action meant. But I want to
20 touch on a couple of high points of that and
21 then leave you to take one of those sheets
22 with you. If you don't get one tonight, the
23 same question and answer series is featured
24 prominently on our website. And I urge you

1 to go there.

2 The first question on this sheet is,
3 what action did the Massachusetts Gaming
4 Commission take on August 7 regarding the
5 City of Boston's status as a surrounding
6 community relative to the Wynn proposal? The
7 Commission determined, the answer is, that
8 the City had waived its designation as a
9 surrounding community by refusing to
10 participate in the surrounding community
11 arbitration process the Commission's
12 regulations require.

13 The second question is, does the
14 decision mean that the City of Boston will
15 not receive any mitigation payments from Wynn
16 or other mitigation if Wynn is selected as
17 the licensee? And the answer to that is no,
18 the Commission has an obligation,
19 notwithstanding the City's election not to
20 participate in those proceedings to impose
21 whatever conditions the Commission thinks are
22 appropriate in order to mitigate harms that
23 it discerns. The Commission cannot and will
24 not do the kinds of negotiation or the kinds

1 of -- take the kinds of steps that a city and
2 then the Applicant, any city and any
3 applicant can achieve through a negotiated
4 process. The committee's powers are much
5 more restricted, but the Commission still has
6 the obligation to impose appropriate
7 conditions.

8 Does the decision impact the
9 Commission's prior decision to determine what
10 conditions it should place on Wynn regarding
11 a community impact fee, or any requirements
12 it deems appropriate for mitigation of Boston
13 impacts? Again, the answer to that is no.

14 Does the waiver of surrounding
15 community status now preclude the City from
16 applying for community mitigation funds?
17 There's a provision in the statute that
18 allows cities and towns affected by casino
19 operations to apply to a fund that will be
20 created by the gaming revenues that are
21 generated through operation. And those
22 cities and towns can apply for payments from
23 those funds to deal with unanticipated
24 consequences of operations. And again, the

1 answer to that is no, the City will be able
2 to apply for those funds if any unanticipated
3 -- unanticipated issues arise.

4 And the final question I want to
5 touch on is, why did the Commission take the
6 action? And it did so because in essence the
7 Gaming Act says that applicants can only
8 proceed with their license applications if
9 they have agreements with cities and towns
10 that have been designated as surrounding
11 communities. In order to prevent a
12 surrounding community from effectively
13 vetoing an applicant's proposal simply by
14 refusing to enter a surrounding community
15 agreement however, the law also required the
16 Commission to create protocols and procedures
17 for assuring that a surrounding community
18 agreement was reached. The protocol and
19 procedure created by the Commission is
20 contained in a regulation requiring
21 arbitration or waiver of surrounding
22 community status. The City was aware of that
23 regulation and mentioned it in the letter in
24 which it informed the Commission that it

1 refused to arbitrate.

2 Accordingly, and as the regulation
3 provides, the Commission deemed the City's
4 refusal to arbitrate as an election to waive
5 its status as a designated surrounding
6 community.

7 So, I hope that clears up what may
8 have been some misunderstandings with respect
9 to the Commission's action last week. As I
10 said, the entire Q & A sheet is here and
11 available to all who would like to see it.
12 And the entire content of that is available
13 on the Commission's website.

14 So, with that behind us, let me turn
15 to the business at hand, which is the
16 comments that all of you who are in
17 attendance are prepared to either present or
18 to hear, and I can do that by calling first
19 on Wayne Matewsky, Representative Wayne
20 Matewsky to begin the proceedings. And Frank
21 Parker, the vice chair of the Everett School
22 Committee, I'd like you to come forward if
23 you would to take a seat in the -- we'll call
24 it the on deck chair behind Mr. DeSalvio.

1 Representative Matewsky.

2 REPRESENTATIVE MATEWSKY: Thank you,
3 Chairman McHugh and members of the Gaming
4 Commission. Welcome back to Everett once
5 again. I think this is my fourteenth
6 appearance at any hearing that you've had,
7 not to mention the fifty or so coffee hours
8 that were held throughout this community.

9 Everett is a humble community, Mr.
10 Chairman. This is a game changer. We have
11 put up with industry that has polluted our
12 community; we have -- finally have an
13 opportunity to address that polluted property
14 and have a five-star resort, not just a
15 casino, but the water infrastructure, the
16 boating, the fishing, and all the nice things
17 that'll occur with that.

18 As you may know, we just completed
19 the Alford Street bridge project. It took
20 four years. That is -- that traffic impact
21 over those four years have kind of skewed
22 what people think about traffic in this
23 community. The backup at the rotary, I'm
24 sure you saw it with this construction going

1 on. It completed August 1st, finally. And
2 we're very pleased about that.

3 So, that being said, I know you, you
4 know, I've been here, as I said before and
5 this is a humble community. We put up with
6 trains and trucks, and now most recently
7 airplane traffic noise from Logan Airport
8 that is impacting this community in a
9 negative light. We need something like this
10 to pick ourself up. And we have a lot of
11 good things happening here in Everett.

12 There's all kinds of construction. The old
13 Market Forge property on the Revere Beach
14 Parkway, we have so many opportunities that
15 are coming our way.

16 Now, it's my understanding, Mr.
17 Chairman, that this vote that was taken in
18 June of last year was the greatest victory
19 margin of any casino referendum in the
20 country. The City of Everett, almost ninety
21 percent of the people that voted, reside
22 here, voted for this resort.

23 Now, you are going to make a decision
24 I believe it's September 12th, or somewhere

1 in that range. We need you to really take a
2 close look at what we have to offer as
3 opposed to the neighboring City of Revere.
4 That is a three-star operation from my
5 understanding. The rooms are smaller, they
6 don't have the waterworks that we have. We
7 need this to change the way of living in this
8 community. It's going to be a great asset to
9 our community. The people want it. And I
10 can tell you over the many months that I've
11 been traveling throughout the city, Mr.
12 Chairman and members, every day I hear how's
13 the casino coming along. And I said well,
14 I'm pretty sure they're going to make a
15 decision September 12th. And I hope you do.

16 You've been very nice to this
17 community. You've been here several times.
18 You're honorable people. This is the one you
19 should grant. The City of Everett, Wynn
20 Casino, this is the place where it belongs.
21 They can walk to Little Italy in the North
22 End; they can go to Charlestown to see old
23 Ironsides. Walking from this casino. It
24 just makes sense to me and this community.

1 And I want to thank you for your
2 patience and I have to leave. I want to
3 apologize to the people who will be speaking
4 after me. I have a wake to attend. But I
5 want to thank you. We love seeing you here
6 in Everett and we hope when this casino is
7 built that you will come and visit us, too.
8 Thank you very much.

9 COMMISSIONER MCHUGH: All right.
10 Thank you, Representative. Mr. Parker. Let
11 me call then City Councilor Joseph McGonagle.
12 And the next speaker will be Vincent Ragucci.
13 And Mr. Ragucci, if you could come down and
14 take a -- well, you don't have to move far,
15 do you. Councilor McGonagle.

16 MR. MCGONAGLE: Good evening ladies
17 and gentlemen, I'm Councilor Joe McGonagle.
18 I've been to the meetings that you've had,
19 mostly for the Everett residents. But I do
20 want to thank you for giving me this
21 opportunity to express my views about the
22 Wynn Casino and resorts. And I don't want to
23 reiterate what you're going to hear over and
24 over again tonight, so I'll be very brief.

1 First of all, Everett is fortunate to
2 have a man like Mr. Wynn leading the quest
3 for a casino license in Everett. His
4 business skills are legendary and have
5 produced many successful resorts in the U.S.
6 and other countries.

7 I've heard a lot of talk about
8 traffic. Traffic is not an unsurmountable
9 problem here in Everett. The representative
10 just recently mentioned the Alford Street
11 bridge reopened a lane that had been closed
12 while the bridge was under construction for a
13 number of years. And now that that is open,
14 the traffic flow has been better than ever.
15 And I've been here for fifty-five years.

16 I'm the former alderman in that area
17 of the city right where that casino wants to
18 be built. So, I'm very familiar with the
19 site and with that effect, you know, and
20 apparently a small act can make by just
21 opening up one lane.

22 Mr. Wynn has even further plans to
23 improve the traffic flow that I believe
24 you've already seen or have in front of you.

1 And that is a necessary step, not only for
2 our community but for the success of the
3 casino itself.

4 He also has imagination.
5 Transportation by boat is also part of his
6 plan. Ferrying low structured vessels from
7 Boston Harbor to the casino will reduce
8 traffic. And it will give a special touch to
9 the Everett resort casino.

10 Mr. Wynn's plan calls for the
11 cleaning up of the Mystic River and the
12 remediation of the Monsanto nightmare. This
13 will save Everett and the Massachusetts
14 taxpayers the expense of a \$50,000,000.00
15 bond that our Senators just recently drafted,
16 the State House. And I commend them for
17 that. And his plan, Mr. Wynn's plan will not
18 only save the taxpayers money, but it will
19 make the site finally environmentally sound.

20 I want to thank you for your
21 consideration, and I'm sure that in your
22 wisdom you will weigh the benefits to Everett
23 and to all the taxpayers of Massachusetts in
24 making your decision. Thank you very much.

1 COMMISSIONER MCHUGH: Thank you very
2 much, Councilor. All right. Mr. Ragucci,
3 and the next speaker is Ivey St. John. So,
4 if you'd come down, Ms. St. John, you can be
5 ready to do. Mr. Ragucci.

6 MR. RAGUCCI: Good evening
7 Commissioner and Commissioners. I'm going to
8 set the tone I hope for the rest of the
9 evening, because for us to start talking
10 about traffic and about this and that that
11 you've heard so many times I think is just a
12 total waste of time.

13 But I think it's important that I say
14 to you, because I have seen either on
15 television or as you know I've been to most
16 of the hearings, not enough credit is given
17 to the four people or five people who are
18 part of this Commissioners' group. You have
19 been more professional than anybody could
20 ever, ever see in the position that you're
21 in.

22 COMMISSIONER MCHUGH: Thank you.
23 Thank you.

24 MR. RAGUCCI: I understand and I know

1 the work that we have done as citizens of
2 this city. And we have done this because of
3 his Honor, the Mayor, and what he saw in a
4 vision of what he wanted to do in the -- in
5 the City of Everett for him, for the
6 constituents, for the City, and just as
7 important for the Commonwealth of
8 Massachusetts.

9 He obviously is looking for a nice
10 check. The Commonwealth of Massachusetts
11 needs the money for their budget. So,
12 through the efforts of our -- our mayor, we
13 went out as a private citizens' group and
14 brought in 87.5 percent of a vote on a
15 hundred degree Saturday when everyone should
16 have been down at the beach. They were
17 voting. They wanted the people of
18 Massachusetts to know that we want the casino
19 here.

20 And what happened, in comes Mr. Wynn.
21 And then he sort of backed off, but he left
22 us with some of the most professional
23 business people you'll ever want to deal
24 with. When you require certain items to be

1 presented to you, you didn't get it on a
2 piece of paper, you got volumes because we
3 wanted to make sure that everything that you
4 asked for was presented once. We didn't give
5 you a bunch of notes that somebody else may
6 have done and changed the titles on it and
7 snuck it through to you to make you happy,
8 everything was done in time, on time and
9 professionally.

10 These people who are sitting here
11 today, they not only represent Mr. Wynn, they
12 represent us as part of our family because we
13 sit down, we talk to them, they explain.
14 They don't hold back anything. They tell us
15 where they're at.

16 And then, of course, give credit
17 where credit is due. The people who are
18 sitting here today, they're here and I hope
19 when they come up to talk they're going to
20 talk on a limited basis because our game plan
21 is to get you out of here at a reasonable
22 hour. There's no reason why we shouldn't.
23 You've heard it all already.

24 Thank you from the bottom of my

1 heart, from all the people here in the City
2 of Everett, from the Wynn family and from the
3 City. Thank you so much.

4 COMMISSIONER MCHUGH: Thank you, Mr.
5 Ragucci. Ms. St. John, and next will be
6 Ellen Wallace. Ms. St. John.

7 MS. ST. JOHN: That's a hard act to
8 follow, but I --

9 COMMISSIONER MCHUGH: It is.

10 MS. ST. JOHN: I do want to commend
11 you on the openness and cordiality of your
12 process, both -- the four of you. And you've
13 listened, and you'd ask questions, and
14 they've been good questions. And your staff
15 and the consultants, very gracious, very --
16 very cordial and very interesting.

17 I'm here today to speak to you as a
18 member of the Charlestown Waterfront
19 Coalition, the Rutherford Avenue Sullivan
20 Square Advocacy Group and the Rutherford
21 Carter Improvement Coalition, all have
22 written letters to you in the past. In light
23 of the fact that I drafted all of the letters
24 for various steering committee editing and

1 approval, I have summarized for you their
2 major concerns and requests.

3 Of key interest to the Waterfront
4 Coalition is the absence of a public
5 remediation plan and process for the upgrade
6 of the Monsanto site. The prevailing wind
7 over Charlestown is out of the northwest and
8 we are southwest over the site, as is the
9 River. Regardless of the remediation
10 process, not -- regardless, the remediation
11 process not only impacts us, but also
12 Somerville and all the cities and towns along
13 Route 93 North where the remediated soil will
14 have to go. We request the Commission
15 require Wynn to carry out a public
16 remediation plan and process with regular and
17 frequent updates to the key surrounding
18 communities.

19 In addition, the construction
20 materials will access -- some of them will
21 access the site through Charlestown, and CWC
22 requests that the Commission require Wynn to
23 present publicly his construction management
24 plan, and to provide regular and frequent

1 public updates to the surrounding
2 communities.

3 Both the Rutherford Avenue and
4 Sullivan Square Advocacy Group and the
5 Rutherford Carter Improvement Coalition urge
6 the Commission to require Wynn to provide
7 detailed traffic analysis of the Rutherford
8 Avenue Sullivan Square redesign, despite the
9 Department of Transportation's suggestion
10 that they exclude it because it was not
11 funded. We would point out that all the
12 transportation mitigation Wynn has committed
13 to is not currently funded, and that values
14 at over \$61,000,000.00.

15 We urge the Commission to require
16 Wynn to do the appropriate traffic analysis
17 of the redesign plan.

18 Furthermore, we urge the Commission
19 to require Wynn to contribute all or a
20 substantial part of the full cost of the
21 redesign. In any event the Wynn commitment
22 should be greater than the sum of the one to
23 Everett and the other surrounding
24 communities.

1 Further, although August 6th, MAPC
2 memorandum suggests to you the redesign plan
3 cannot successfully absorb the Wynn
4 incremental traffic, we respectfully
5 disagree.

6 The health -- the partners'
7 healthcare has committed to a U-turn under
8 Route 93, which will allow Wynn's southbound
9 traffic to enter 93 southbound in Somerville,
10 not coming through Sullivan Square, except on
11 the perimeter if the redesign is built.

12 Finally, and to that end, we urge the
13 Commission to require Wynn to engage in a
14 robust and public alternative mode monitoring
15 and evaluation process to make sure that they
16 meet their objectives for the offload of
17 vehicle trips through Sullivan Square in
18 Charlestown of twenty-nine percent. It is
19 critical that that be publicly monitored and
20 reported on.

21 I've got only twenty seconds. I just
22 want to say thank you. And I have ten copies
23 of the letter. Thank you very much.

24 COMMISSIONER MCHUGH: Thank you.

1 Thank you very much. All right. Next is
2 Ellen Wallace. Ms. Wallace is not here. All
3 right. Liz Levin? And the next speaker will
4 be Jay Campbell.

5 MS. LEVIN: I am Liz Levin. I live
6 at 342 Bunker Hill Street. I've been
7 involved in helping the City of Boston
8 develop the redesign plan for Sullivan
9 Square. And I did it not for a check but
10 because I want to be able with my neighbors
11 to walk or to bike to the Orange Line and to
12 be able to drive safely through Sullivan
13 Square.

14 I want to just address very briefly
15 the transportation. And that is the work
16 that was done in the FEIR assumed that the
17 rotary would be there in 2023. Everyone
18 knows that that rotary doesn't work very
19 well, whether you're in the rotary or you're
20 trying to get into the rotary. So, we
21 basically want as a license condition that
22 you fund the Sullivan Square phase of the
23 redesign project. It just makes sense.
24 Rotary doesn't work now, don't have it not

1 work in the future.

2 And then the second part is as Ivey
3 said, I really liked the sustainable
4 development transportation plan, but you can
5 make it even better with better monitoring.
6 A little study with the Orange Line to make
7 sure it's doing what's possible, and also re-
8 looking at the size of the garage.

9 So, I want to say to you simply,
10 September 12th you'll make a decision on the
11 casino. You have heard from the good people
12 before me many of the reasons why they
13 believe you should say yes. I just say if
14 you believe it is the right choice then
15 please, also, have as a condition that you
16 fund the -- that you fund the redesign
17 project, the Sullivan Square phase of it and
18 also that you put in some further measures
19 that make that transportation sustainable
20 development plan even better, so those two
21 things would matter.

22 So, please remember, okay, remember
23 that if it's a time for a Wynn casino, it is
24 time for a new street network at Sullivan

1 square. Thank you.

2 COMMISSIONER MCHUGH: Thank you, Ms.
3 Levin. Jay Campbell. Mr. Campbell. Anthony
4 DiPierro, and Mr. DiPierro, would you come
5 down, if you're here, to sit in the ready
6 seat. Mr. Campbell.

7 MR. CAMPBELL: Well, thank you. My
8 name is Jay Campbell. I'm a resident of
9 Medford. I do not live in Revere or Everett,
10 so I come to it from a different perspective.

11 I spoke yesterday as well. And I
12 talked about how I looked into the financial
13 aspects of Brigade Capital, sixty percent
14 owner. And I was really surprised at what I
15 found. And I want tonight to talk really
16 about Wynn and Mohegan, and the differences
17 between the two, because I think it's pretty
18 startling. And also when you look at the
19 business makeup, it kind of makes sense.

20 You know, revenue is down for Mohegan
21 Sun. One of Mohegan Sun's comments from the
22 CEO was that this is across the board on the
23 gaming industry as a whole. And if you
24 actually look at the report that was released

1 a few weeks ago by Moody's and by Fitch
2 reports, you can actually see that their
3 earnings is actually worse than the industry
4 average. And one of the reports, one item
5 stated in the Fitch report was that revenue
6 derived by slots is going to be decreased
7 from eighty-five percent today down to
8 seventy-five percent by 2030.

9 And right now, the slot revenue is
10 the largest single source of casino revenue
11 for Mohegan Sun. And that revenue is down
12 9.1 percent. And the reason why this is I
13 think so important, is with Wynn, they were
14 going up. They're way beat expectations.
15 You know, Mohegan has gone worse.

16 The other thing, too, that Mohegan
17 has done is they're about ready to build --
18 develop a 400 room casino hotel. The problem
19 is they don't have the cash to do it. So,
20 what they've had to do is go to an outside
21 party, have them build the hotel, own the
22 hotel and then lease it back to them. The
23 property they want to build in New York,
24 they're doing it with a 50/50 partner split.

1 With the Wynn casino it's a hundred percent
2 ownership, hundred percent responsibility.

3 I think these differences are pretty
4 staggering. I think that another piece of it
5 that really comes into play is Mohegan's own
6 advertisements, Mohegan's own branding, which
7 is we're closer than you think, we are only
8 an hour and-a-half from the casino down in
9 Connecticut. With the Connecticut casino
10 according to reports published, they have an
11 agreement with Bridge -- with a capital firm
12 that they will not market their Connecticut
13 casino. They're a regional player, they say
14 they're a regional player and now they're not
15 going to brand their own Connecticut casino,
16 the people with points, the cards.

17 Bussing, there's nine different
18 companies in the state of Massachusetts that
19 bus Massachusetts residents down to the
20 casino in Connecticut. They want to build
21 one here in Revere, they're only going to
22 have a forty -- forty percent ownership
23 stake. It just -- all of this just doesn't
24 really add up.

1 And the fact that the vehicle they
2 are using to fund it, you could call them a
3 venture fund. They call themselves a few
4 different things. It just doesn't make
5 sense. They're not in it for the long-term,
6 they're in it to make money and get out.

7 But I will stick to what Vinnie said
8 and not stay too long. So, I just want to
9 say thank you. I mean my concern, I'll leave
10 this here, what I looked at and why I feel
11 this way. And I'll -- and I'll give it to
12 you. So, I'll just do that. So, thank you
13 very much.

14 COMMISSIONER MCHUGH: All right, Mr.
15 Campbell, thank you very much. Mr. DiPierro,
16 and Marlene Zizza is next. So, Ms. Zizza if
17 you'd come down. Mr. DiPierro.

18 MR. DIPIERRO: First off, just want
19 to thank you, the Gaming Commission, for
20 allowing me to speak tonight. Like Vinnie,
21 I'll also be brief because I know you guys
22 have been through a lot.

23 Also, it's nice to see the great
24 showing again representing the eighty-seven

1 percent that came out in support a little
2 over a year ago.

3 My name's Anthony DiPierro. I'm
4 nineteen years old and I've lived in Everett
5 my entire life. My family has owned and
6 operated a construction business here for
7 almost four decades. Everett's our home and
8 there's no other place we want to go home.

9 As a sophomore at Suffolk University,
10 I see Wynn Everett as an immense opportunity
11 for young people like myself. As I've grown
12 up I've seen the common practice of young
13 people growing up in Everett, they move on,
14 get their education, they leave Everett
15 behind and go to bigger and better things.
16 Wynn Everett, with all the added benefits of
17 tax revenue, tourism, infrastructure
18 improvements that have all been talked about
19 over and over again, it creates a unique
20 opportunity for people to be able to have a
21 career in their own hometown. They can come
22 back, something that we haven't seen since
23 the long days of Market Forge and G.E. based
24 in Everett.

1 When I commute to school, I go
2 through Santilli Circle, parts of Wellington
3 Circle, and Sweetser Circle, too, to get onto
4 the T. Once I'm on the T, it only takes me
5 about ten minutes to get there, but sometimes
6 it gets me forty-five minutes just to get to
7 the station.

8 Wynn's improvements that he's
9 committed to make are not only going to
10 alleviate the traffic associated with this
11 plan, I think it's going to make it better
12 than it is today.

13 I want to thank you for all of your
14 dedicated work over the past few years
15 throughout this process. You guys have had a
16 lot of curve balls thrown at you. It hasn't
17 been easy but you've shown your impartiality
18 and dedication, and I want to thank you for
19 that.

20 COMMISSIONER MCHUGH: Thank you, Mr.
21 DiPierro. Ms. Zizza. And William Lamb is
22 next, so Mr. Lamb, if you'd come down. Ms.
23 Zizza.

24 MS. ZIZZA: Good afternoon, Mr.

1 Chairman and members of the Commission. It
2 is a pleasure to speak to you again about
3 Wynn's proposed project. As you may recall,
4 I am a small business owner in Everett.

5 Previously I had talked about the
6 importance of small business to the community
7 and the numerous ways the Wynn project would
8 benefit local businesses. These benefits
9 include utilizing local suppliers, generating
10 additional discretionary spending for its
11 employees and attracting additional tourism
12 to the region.

13 Today I'd like to talk about another
14 aspect of the Wynn Resorts project that I
15 don't think has been fully considered. And
16 that is, Wynn as a top employer in the
17 region. Many people may know that the Wynn
18 project will offer not just jobs, but careers
19 as demonstrated by its recognition as the
20 number one large employer in Las Vegas by its
21 employees in the Las Vegas Review Journal's
22 top workplace survey.

23 They may also know that Wynn Resorts
24 was named a 2013 Forbes five-star award

1 winner, and now holds more five stars than
2 any other independent hotel company in the
3 world. Forbes Travel Guide star rating
4 designations are the gold standard for
5 hospitality excellence.

6 To my point, Wynn Everett is poised
7 to join the ranks of our top private
8 employers in Boston, placing the Wynn Resorts
9 among such long-standing prestigious Boston
10 institutions such as State Street Bank,
11 Fidelity and John Hancock.

12 We all know that Wynn Resorts project
13 will provide more direct benefits to Everett
14 and Mohegan Sun's project will provide more
15 direct benefits to Revere due to their host
16 community statuses. However, this isn't just
17 about what's best for Everett or Revere, this
18 is about what's best for the region and the
19 Commonwealth.

20 Wynn has demonstrated its high
21 performing success through its recent
22 earnings report, the feedback of its
23 employees and its numerous awards. As a
24 city, a region and state, we should be doing

1 all we can to attract and retain these types
2 of businesses. It's clear that Wynn resorts
3 would be an esteemed addition to the list of
4 prestigious Boston employers.

5 Thank you for your time and
6 consideration of this important project.

7 COMMISSIONER MCHUGH: Thank you, Ms.
8 Zizza. Mr. Lamb. And Michael Mangan is the
9 next speaker, so if you'd come down, Mr.
10 Mangan. Mr. Lamb.

11 MR. LAMB: Yes, good afternoon. My
12 name is William Lamb. I'm speaking on behalf
13 of the Charlestown Preservation Society
14 Design Review Committee.

15 As I read the Sullivan Square
16 sections of the final environmental impact
17 report from Wynn, I was surprised to see that
18 all of the drawings showing Boston's well-
19 thought-out plans for the development of a
20 new pedestrian friendly smart growth
21 community in Sullivan Square were gone.
22 These drawings were included in the earlier
23 draft report, but were replaced in the final
24 report with drawings that would keep the

1 badly functioning Sullivan Square rotary in
2 place.

3 Keeping the rotary is not an
4 acceptable solution. We all know that it
5 should not be part of Charlestown's future.

6 In its final report, Wynn has
7 presented plans only for the improvement of
8 traffic moving through the Cambridge Street,
9 Maffa Way intersection. The Main Street and
10 Rutherford Avenue intersections at the rotary
11 are not analyzed. Wynn's traffic consultant
12 said to us in a meeting that these
13 intersections would probably be operated
14 level of service F, an unsatisfactory
15 performance. They would also remain
16 hazardous to pedestrians, physically
17 handicapped individuals and bicyclists. They
18 need to be fixed but cannot work in the
19 current configuration with the rotary.

20 The final report says that the
21 proposed Cambridge Street, Maffa Way traffic
22 mitigation is sufficient prior to the opening
23 of the casino. Something needs to be done to
24 make Sullivan Square traffic work long-term

1 when the casino is open. The final report
2 does not provide the solution. The draft
3 report showing Boston's plans does and it
4 shows how. The problems can be resolved by
5 integrating the proposed Cambridge Street,
6 Maffa Way mitigation with a construction of
7 the City's plans as shown in the draft.

8 Who will pay for this critical work?
9 This casino project should not go ahead
10 without a satisfactory answer to this
11 question. We believe that Wynn should be
12 required to fund the design and construction
13 of Boston's plans so that the work can be
14 completed on an expedited schedule to
15 mitigate the traffic impacts of the casino.

16 The scope of the work could be
17 defined as the streets shown in the
18 directional -- shown with directional arrows
19 in Figure 481 in the draft report. We
20 request that as part of the work Wynn obtain
21 updated existing traffic numbers for
22 reference.

23 If Wynn does fund the Sullivan Square
24 improvements it could become part of Boston's

1 exciting future. Thank you.

2 COMMISSIONER MCHUGH: All right. Mr.
3 Lamb, thank you. Mr. Mangan and Michael
4 McLaughlin is next, so Mr. McLaughlin, if
5 you'd come forward. Mr. Mangan.

6 MR. MANGAN: Thank you, Mr. Chairman
7 and members of the Commission. I've spoke
8 many times in front of you. I speak proudly
9 here again.

10 Again, as I want to echo the
11 sentiments of my previous speakers, thank you
12 for all the time and effort you put into it.
13 You've been definitely thrown a lot of curve
14 balls and you've been nothing but
15 professionals. So, I just want to say thank
16 you on whatever choice you make.

17 I'm just here to talk about a little
18 bit of a difference between the Mohegan
19 casino and the Wynn here in Everett, and how
20 they, in terms of, you know, how the
21 operations are going and why I think there's
22 a clear difference.

23 Certainly, as one of the previous
24 speakers, Jay, just mentioned, about the

1 financial stability, nine of the last ten
2 quarters Mohegan has seen their -- their
3 financials gone down, while in that same
4 time, you know, Wynn has seen a very good
5 increase. Especially even during tough
6 times, too, Wynn's been able to weather the
7 storm.

8 A couple of -- recently in
9 Commonwealth Magazine you might have read,
10 which I did read online, recently the
11 gentleman doing the interview, his name is
12 Bruce Mohl, had asked Mitchell Ettles, you
13 know, what -- what's the reason for, you
14 know, for the, you know, that basically the
15 crease in revenue and his quote was customers
16 are coming out, but they're spending less.
17 He also asked Steve Wynn the same question.
18 And knowing that, you know, Mr. Wynn had seen
19 increases in revenue had said and I quote,
20 his resorts do a good job of targeting high-
21 end customers with lots of discretionary
22 spending. And I think that's very, very
23 important.

24 Also, one of the big key differences

1 as was pointed out earlier is that Wynn's
2 going to be the owner of the land, he's going
3 to run the company -- he's going to run the
4 company. And he's also doing the financing.
5 As we know over in Mohegan, Suffolk owns the
6 land, Mohegan is going to run the casino, but
7 Brigade Capital is going to be calling the
8 financial shots. So, and this will be the
9 first time, if I'm not mistaken, I know they
10 have some -- they have some small holdings in
11 some other casinos here in the country. But
12 I believe this is going to be the first time
13 ever that a Brigade or a hedge fund will be
14 running -- would be -- would hold a majority
15 in a casino here. And I think that's --
16 that's very troubling to me anyways,
17 considering how, you know, hedge funds go.

18 Also, recently on Mass Live, on the
19 website, they had -- they talked to Steve
20 Wynn and they talked about his -- his -- his,
21 you know, being a solid company and, you
22 know, how it's become solid. And he's quoted
23 as saying, I think this is very important, he
24 says and I quote him, every -- everything

1 about our company is rooted in the principle
2 of a story very old that's still relevant
3 today, The Three Little Pigs. We build
4 houses of brick, and our houses of brick take
5 a little bit -- excuse me, a little longer to
6 erect than some of the others, but they're
7 built for the long-term. And we're seeing
8 that now. I think that's very, very
9 important.

10 And I'll leave you on this, I just
11 saw actually in the last couple of days, it
12 was a YouTube interview that Steve Wynn did
13 from out in Vegas that was done by the Wall
14 Street Journal and the Hoover Institute. And
15 the gentleman had asked him, you know, you're
16 number one out in Vegas and you have
17 certainly a lot of competition out there, and
18 -- and, you know, what makes -- what sets you
19 different from any other resort out there.
20 And he said the biggest thing, he goes -- he
21 goes, I'm driving the culture here, and he
22 says by driving the culture he says that the
23 biggest -- even more important than that is
24 the employees are driving the experience at

1 our resorts. He goes, and that experience is
2 second to none. And I believe that's, the
3 people would get the same experience here and
4 the same in the state of Massachusetts, not
5 only for Everett, but all of the
6 Commonwealth.

7 So, I thank you for that and I hope
8 you'll consider, you know, supporting Wynn.
9 Thank you.

10 COMMISSIONER MCHUGH: Thank you, Mr.
11 Mangan. Mr. McLaughlin. And Daniel Skeritt
12 is next, so if you'd come down Mr. Skeritt.
13 Mr. McLaughlin.

14 MR. MCLAUGHLIN: Members of the
15 Commission, good evening. It's great to
16 stand before you again this evening as I have
17 numerous times.

18 Tonight I put together some prepared
19 remarks because I've made so many comments in
20 the past that I wanted to try to bring it all
21 together tonight as this is our final
22 opportunity to speak to you.

23 Thank you all for this final
24 opportunity to speak prior to our important

1 decision on September 12th. Many of us in
2 this room tonight including myself have
3 spoken to you previously. Some of what you
4 hear tonight you -- you've heard before. But
5 consistency of the message only reinforces
6 our belief that when you look at the facts,
7 they demonstrate that the Wynn Everett
8 project is the best of two plans being
9 considered.

10 Wynn will invest millions of dollars
11 to clean up the contaminated waterfront
12 property that has laid dormant and useless
13 for decades. I strongly believe it is better
14 to have private developer pay for this
15 cleanup than our tax dollars. That
16 investment alone, the cleanup of the land
17 provides a relief in terms of public and
18 environmental health that otherwise would not
19 exist.

20 Add to that 3,600 construction jobs
21 and 4,000 on-site jobs that will include
22 benefits and training. With hiring
23 preferences for Everett residents in addition
24 to that, consider Wynn's Resorts' generous

1 offer of professional hiring for Suffolk
2 Downs workers should Revere not win the
3 license.

4 \$65,000,000.00 will be spent on
5 infrastructure and traffic improvements
6 throughout the area. Millions more are to be
7 paid annually to the City to enhance
8 community services such as police, fire, and
9 schools and the annual payments through local
10 businesses through the purchase of vouchers
11 and gift cards. I applaud Mayor DeMaria and
12 his administration for assigning what I truly
13 believe from day one was a strong community
14 -- a strong host community agreement, and I
15 applaud the Mayor tonight for the same
16 reasons.

17 These are just some of the benefits
18 to Everett. Not only -- Everett is not the
19 only community to benefit from this quality
20 investment. Chelsea, Lynn, Cambridge,
21 Malden, Medford, Melrose, Revere and
22 Somerville all have signed surrounding
23 community agreements that total around
24 \$4,000,000.00 in annual payments.

1 In spite of the fact that the Walsh
2 administration has continued its antics and
3 posturing in refusal to negotiate a
4 surrounding community agreement with Wynn,
5 which would bring in around \$2.6 million
6 annually to that city, Boston businesses and
7 residents will still reap significant
8 benefits. One example being that the water
9 taxi that will connect to the resort to the
10 North End and Seaport District.

11 Also, Wynn has committed nearly
12 60,000,000 to spend annually on goods and
13 services from the surrounding communities to
14 the host community.

15 The Mayor of Boston and his advisors
16 fail to understand one thing, and that is he
17 is no longer in the legislature where you can
18 occasionally run out the clock on a proposal
19 you may not support.

20 I hope you recognize the generous
21 offer Wynn made to the residents of
22 Charlestown. This is the most lucrative
23 offer made to any community except East
24 Boston where Mohegan Sun needed to buy off a

1 no vote.

2 The financial strength of Wynn's
3 Resorts and casinos is well documented.
4 Steve Wynn's commitment to this project has
5 been demonstrated time and time again. The
6 benefits of this project will bring to this
7 area are far-reaching and have been often
8 enumerated.

9 The people of Everett have
10 demonstrated their overwhelming support for
11 this project by attending these meetings and
12 participation in the group Everett United,
13 which has truly been a voluntary group, but
14 through the most powerful action any citizen
15 can take, at the ballot box. Almost ninety
16 percent of those who participated in the
17 special election last June voted yes to bring
18 Wynn to Everett, compared to the only sixty-
19 three percent in favor of Revere's proposal.
20 The struck -- trust to both election results
21 is that 800 Everett citizens, which is a drop
22 in the bucket, voted no. Compared to the
23 thousands of Revere citizens that strongly
24 rejected Suffolk Downs' proposal.

1 I believe that when you consider all
2 of these facts you will come to the same
3 conclusion that the people of Everett have
4 reached. And on September 12th, I truly look
5 forward to your unanimous vote in favor of
6 Wynn of Everett.

7 Thank you for coming to our city.
8 Have a great night.

9 COMMISSIONER MCHUGH: Thank you, Mr.
10 McLaughlin. Mr. Skeritt. Mr. Alafaris is
11 next, so Mr. Alafaris if you'd come down.
12 Mr. Skeritt.

13 MR. SKERITT: Good afternoon,
14 Commissioners.

15 COMMISSIONER MCHUGH: Good afternoon.

16 MR. SKERITT: We thank you again in
17 the City of Everett for coming to our beloved
18 town. It's an honor to have you here. We
19 thank you for all of the hard work that you
20 have been doing. And we know that you've had
21 as probably two other people have said, many
22 curve balls thrown at you. But we know that
23 your -- your task is difficult. But we know
24 that you will make the right choice.

1 What I have to say is very brief. I
2 will follow the leadership of Mr. Vincent
3 Ragucci that we won't keep you late this
4 evening.

5 I had my points to make, but again as
6 things come around the speaking points do
7 change. I will speak from my heart.

8 Before going to bed last night and
9 trying to imagine what I would say, with the
10 news of Mr. Robin Williams and the passing of
11 him, and waking up this morning and still
12 wondering what I would say, I thought about
13 what it means to be beloved. And beloved as
14 Mr. Williams was, we know that the media and
15 everyone is pretty much feeling the effects
16 of his passing yesterday.

17 Mr. Wynn, when he decides to do
18 something, he does it well. You've heard
19 many people say. We know that the other
20 community believes that the brand that they
21 present is best, and -- and that's fine. But
22 we know that Mr. Wynn is a worldwide brand.
23 He knows how to do things. He knows how to
24 present, he knows how to bring forth the best

1 that there is in the industry. The Wynn
2 Resorts is the best in the industry.

3 We've heard about three stars, we've
4 heard about five stars. We know that Mr.
5 Wynn is a five-star operation. We have
6 traveled, as Everett United, we have gone
7 through the communities, we have gathered
8 several responses from -- from the various
9 communities. Whether it be Somerville,
10 Ashland, Brighton, Somerville, Cambridge,
11 those you have documented in the many
12 hearings that you've had. We do know that
13 these communities, we've reached out to them,
14 they have responded and they have come to
15 realize that Wynn is actually the best thing
16 for Massachusetts. Hence, they have signed
17 with us.

18 We've also had response from Ohio,
19 and New Jersey, Mississippi, even the United
20 Kingdom. These are people who are hearing
21 about the little town and city called
22 Everett, and what it could mean to a region,
23 what it could mean to Massachusetts. We are
24 here on behalf, as we -- as we are Everett

1 United, and in supporting the Wynn team, we
2 look at what you would look at. We look at
3 what you would look for, which is the best
4 that Massachusetts can have. Which would be
5 the best that the communities in
6 Massachusetts can have, which would be best
7 that the families in Massachusetts would
8 have, which is the provision of jobs.

9 In closing, with one minute, we also
10 know that there is this scenario that's
11 playing forth in the media with a particular
12 brand and corporation, the employees on one
13 side and the board on the other side. Mr.
14 Wynn does not have that issue. There aren't
15 any layoffs, there aren't any financial
16 issues. What there is is sound employment
17 for families. And Mr. Wynn will bring that.
18 There are 4,000 jobs, permanent jobs, there
19 are 4,000 construction jobs. We have a city
20 of -- City of Boston or the surrounding towns
21 or the state of Massachusetts where there are
22 very, very good schools. Bringing jobs,
23 security, safety, health issues that can be
24 met with a permanent job. Those are the

1 things that Mr. Wynn is bringing, permanent,
2 sound families. Which would mean that my
3 children, my grandchildren, the children of
4 others in the community or in Massachusetts
5 will be able to afford the schools.

6 So, Commissioners, I know that you
7 have a difficult task in deciding between the
8 two, but we know that you will use your
9 conscience and your best judgment. Wynn is
10 the best for Massachusetts. Thank you.

11 COMMISSIONER MCHUGH: Thank you, Mr.
12 Skeritt. Mr. Alafaris. And James Massone is
13 the next speaker, so Mr. Massone, if you'd
14 come forward. Mr. Alafaris.

15 MR. ALAFARIS: Thank you, Chairman.
16 Good afternoon Chairman and Commissioners.

17 My name is Richard Alafaris. I'm a
18 resident -- resident of Boston and I live on
19 Beacon Hill. I am also a vice president of
20 Local 26, Unite Here, the hotel workers. And
21 I've worked at the Omni Parker House Hotel
22 for thirty-seven years.

23 As a resident of Boston, I strongly
24 support the Wynn proposal. Good jobs are the

1 most important benefit to the surrounding
2 communities near the casino. The Wynn -- the
3 Wynn proposal will provide the largest number
4 of jobs and the best quality jobs. And that
5 is what is going to be good for Boston
6 residents, the City of Boston, and the
7 surrounding communities.

8 My union has achieved a high standard
9 in the union hotels in the Boston area.
10 Wages for hotel workers who don't earn tips
11 range from 18 to \$19.00 an hour. We have
12 banquet servers in the city in our union who
13 make over \$80,000.00 a year. We also pay
14 just a few dollars for our health insurance,
15 no deductible and no co-pay. We have a
16 health -- we have eyeglass program, a dental
17 program, a legal program, the training
18 program where have I have taught training on
19 -- for people to become bell persons and
20 doorpersons.

21 We are the only local union in the --
22 in the United States of America that has a
23 housing fund which the hotel owners give
24 \$10,000.00 for members to purchase their

1 first home in the community.

2 Our jobs are the new middle class
3 jobs in the Commonwealth of Massachusetts.
4 The union hotel jobs are good jobs in Boston.
5 I worked my way through college. I got
6 married, I raised two children, I've had paid
7 vacations to take my children to Disney World
8 and Canobie Lake. I was able to take them to
9 dance and in karate and soccer because I only
10 had one job.

11 If you have a minimum wage job, you
12 have to work two jobs in this expensive area.
13 You don't have time to help your kids with
14 their homework, you don't have time to
15 volunteer in the community, and you don't --
16 and you're very tired when you get home from
17 work. And that -- and if you don't volunteer
18 in the community, it brings the community
19 down for every citizen in the community.

20 Wynn Resorts is used to meeting the
21 standards that we have in Boston hotels.
22 Unite Here members have won the same high
23 standards in Las Vegas where Mr. Wynn's
24 hotels are. And in Las Vegas, Mr. Wynn

1 contributes financially to the union training
2 center that is like the local -- Local 26
3 hotel training center.

4 This casino will be here for over 100
5 years, and will set the community of
6 standards for families for generations to
7 come.

8 The most important benefits to
9 Boston, to Everett and all the cities of the
10 greater Boston area will be the permanent
11 jobs that are well-paid, stable and provide
12 good union benefits. That's what you'll get
13 with Wynn resorts. I believe the Wynn
14 proposal is the best deal for Boston. Thank
15 you.

16 COMMISSIONER MCHUGH: Thank you, Mr.
17 Alafaris. Thank you. All right. James
18 Massone. And the next speaker is Paul
19 Dobbins. Mr. Dobbins, if you'd come down.
20 Mr. Massone.

21 MR. MASSONE: Good afternoon, Mr.
22 Chairman and members of the Board. My name
23 is Jim Massone. I am owner of -- on Route 99
24 very -- I am -- I am a business owner on

1 Route 99, very close to the proposed
2 development.

3 I own and operate Malden Auto Body of
4 Everett. I spoke in support of this project
5 the last two meetings. I am here today to
6 continue voicing my support for this project.
7 I spoke last meeting on the topic of the
8 infrastructure changes that will come about
9 as a result of the Wynn development. I will
10 try not to be repetitive.

11 I feel this area of Everett is in
12 great need of some changes. One of the most
13 beneficial changes would be diverting some of
14 the larger trucks to a so-called truck route.
15 The roadway at present is used as a cut
16 through to access the market area in Chelsea.
17 Also, it is heavily used for the coming and
18 going of Betuma's products.

19 During our years in business, my
20 business -- my business and many other
21 businesses in the lower Broadway area have
22 had to -- had to deal with many tractor-
23 trailers that use Broadway as a pass by to
24 get to their final destination. The Wynn

1 group feels that with some proper diversions
2 these trucks could be routed in a much more
3 feasible fashion. This would ease the
4 congestion and confusion that currently is
5 displayed on Route 99.

6 As a business owner in this area, I
7 feel that these changes will help my business
8 greatly for my customers, who will find it
9 much easier to navigate through the lower
10 Broadway area. The problem that exists on
11 Broadway is that there is no left-hand turn
12 lane. There has been numerous accidents
13 involving vehicles either being struck from
14 behind or hit while trying to turn left
15 crossing two lanes of traffic. Many of these
16 people have been my customers turning into my
17 street. They are coming to me with their
18 problem. But now it turns into a bigger
19 problem.

20 The plan is to add left-hand turn
21 lanes that will allow vehicles the proper
22 amount of time to proceed across Broadway.
23 The Wynn project is addressing this
24 situation.

1 Another problem area that we had to
2 deal with was the Sweetser Circle traffic,
3 especially so in the a.m. between the hours
4 of seven and nine a.m. The main problem
5 being the vehicles bunching the circle into
6 four lanes chaotically going into two lanes.
7 This bottleneck at times would take me at
8 least twenty minutes to get a half mile to my
9 shop. The Wynn project includes a more
10 sophisticated traffic light system that will
11 sync the lights on lower Broadway, allowing
12 traffic to flow more steadily. It also would
13 post signs and designate lane proceedings.
14 This will help not only myself and my
15 workers, but also my customers that have to
16 drop off their cars in time for work.

17 Over the last few years we saw a
18 great influx in traffic snarls on lower
19 Broadway due to the Alford Street Bridge.
20 The bridge is finally complete and it is
21 beautiful. There is now a big difference in
22 traffic flow. The Charlestown Sullivan
23 Square side is also moving better. The
24 repaving and lining of lanes on that circle

1 has -- has already made a tremendous
2 improvement in the traffic flow.

3 The Wynn project is offering more
4 help to improve this roadway even further.
5 In my business we depend highly on parts
6 being delivered on time. We need congestion
7 on these surrounding roadways -- our parts
8 suppliers come from all over the greater
9 Boston area. With the improvements the Wynn
10 project will allow, especially areas like
11 Sweetser Circle, Santilli Circle, Wellington
12 Circle and Sullivan Square, my business and
13 many other businesses in the area will
14 benefit highly by these improvements. These
15 improvements to the infrastructure will add
16 beauty to this roadway and to Boston and to
17 our city.

18 We have an opportunity to make
19 Everett have better and safer roads. We
20 can't let this opportunity slip away. I wish
21 the entire Wynn group all the luck in your
22 pursuit of this casino license. I think the
23 whole city of Everett and myself are hoping
24 for a favorable outcome.

1 Thank you very much.

2 COMMISSIONER MCHUGH: Thank you, Mr.
3 Massone. Mr. Dobbins. Edward Lucas is the
4 next speaker, so if you would come down, Mr.
5 Lucas. Mr. Dobbins.

6 MR. DOBBINS: Good afternoon,
7 Commissioners. When this process first
8 started, you addressed the importance of
9 community support. And I have some -- some
10 visuals over here to actually show you how
11 much this project is supported.

12 The first one, on June 22, 2013, an
13 unprecedented eighty-seven percent of this
14 city, which somebody mentioned earlier, is a
15 record for a referendum in the country,
16 supported this project. Along with the 8,000
17 plus supporters we have, the eighty-seven
18 percent, and of course, in this day and age
19 of social media we have 11,000 -- 11,000 plus
20 likes on Facebook and numerous follows also
21 on Twitter.

22 As Exhibit 2, after the election,
23 Everett United reached out to surrounding
24 cities and towns and we got thousands more to

1 agree that Wynn Everett is the best choice
2 for the region.

3 And number three, Massachusetts, we
4 have nearly 12,000 identified supporters from
5 across the Commonwealth. And that support
6 stretches from the Berkshires all the way to
7 Provincetown.

8 This next one is very interesting.
9 This is the United States map. We have
10 letters of support from over forty states,
11 which includes Alaska and Hawaii, along with
12 quite a few from the surrounding five New
13 England states.

14 And the last one is the business
15 support. Business support of Wynn, we have
16 over 600 letters of support from regional
17 businesses that agree that Wynn Everett is
18 the only choice for this region.

19 Now -- all right. I still have a
20 couple of minutes. Okay. In closing, what
21 I'd like to do is actually thank you, the
22 Commissioners. You know, I've been involved
23 with this kind of from the beginning and seen
24 how it's gone, and it's kind of been a

1 marathon. Been a lot of curve balls thrown
2 your way, but again, I'd like to thank you,
3 the Wynn team, Bob DeSalvio, Kim Sinatra,
4 Mike Weaver, John Tocco. There's few that
5 aren't here. Most of all, I believe the
6 person that brought this thing to us and has
7 allowed us to get to this point is Mayor Carl
8 DeMaria. Thank you, Mr. Mayor, for all of
9 your work, Jaime Errickson and the team. And
10 again, hopefully on September 12th, Wynn
11 Everett will become a reality.

12 Thank you for your time.

13 COMMISSIONER MCHUGH: Thank you, Mr.
14 Dobbins. Mr. Edward Lucas. Rob Goulding is
15 the next speaker, if you'd come down, Mr.
16 Goulding. Mr. Lucas.

17 MR. LUCAS: Yes, Ed Lucas, 21
18 Thorndike Street. I just want to say thank
19 you to the people who come out and hear us
20 again. And I, too, don't want to be
21 repetitive.

22 We've heard a lot of talk about
23 traffic, right, but no one has brought up
24 yet, you know, to my knowledge, about --

1 we've had other developments going on in the
2 area such as like Assembly Rowe, you know,
3 and the Hood Park in Charlestown. But, you
4 know, none of them had offered up any money
5 to mitigate traffic and all, as the
6 Commonwealth, you know, demanded they had to.
7 So, and all this talk about mitigating
8 traffic, you know, right out of the gate
9 Steve Wynn is proposing \$5,000,000.00 for the
10 infrastructure of Sullivan Square, and
11 1,000,000 a year for twenty years, that's
12 \$20,000,000.00. You know, offering, as
13 opposed to no one else did. Which, you know,
14 and the same kind of value is true with
15 Santilli Circle, Wellington, Route 99 and,
16 you know, the ferry boats and all that stuff.
17 You know, unlike the partners in the Assembly
18 Rowe and the other ones.

19 And I had a little bit more to say
20 but everybody already kind of covered some
21 other things, so I just want to say thank you
22 for the time and deliberate -- and as you
23 deliberate keep that in mind about all the
24 infrastructure, the money that was involved

1 and offered up front for it, as opposed to
2 any other project in the community that did
3 not. And I thank you for your time.

4 COMMISSIONER MCHUGH: All right. Mr.
5 Lucas, thank you, sir. Mr. Rob Goulding.
6 All right. Jackerson St. Jean. And then the
7 next speaker will be Mikal Smith. So, if
8 you'd come down, Mr. Smith to the ready
9 chair. No, I thought --

10 COMMISSIONER CAMERON: -- went the
11 other way.

12 COMMISSIONER MCHUGH: Oh, he left.
13 All right. Is Jackerson St. Jean here? No.
14 Mikal Smith? Joanne Jaxtimer. Yes. And
15 then Barry Hock will be the next speaker.
16 Ms. Jaxtimer.

17 MS. JAXTIMER: Thank you. Good
18 afternoon, my name is Joanie Jaxtimer. I'm
19 the regional executive for Bank of New York
20 Mellon in New England. And I'd like to thank
21 the Commission for this opportunity to speak
22 about the concerns we have relative to the
23 proposed Wynn Everett casino and resort.

24 By way of background, Bank of New

1 York Mellon is one of the world's largest
2 investment management and investment services
3 firms. Our roots in Massachusetts run deep.
4 We were founded in 1875 as Boston Safe
5 Deposit and Trust, a name with which many of
6 you are familiar. Today we have over 4,200
7 employees based in the Commonwealth,
8 including more than 1,200 who work at our
9 complex, 384,000 square feet located on the
10 Santilli Highway in Everett.

11 BNY Mellon has been Everett's leading
12 employer for more than a decade. We
13 contribute over \$36,000,000.00 to the
14 regional economy each year through our
15 corporate taxes and we pay annual property
16 taxes of more than \$1.1 million. Billions of
17 dollars in global financial transactions are
18 processed each and every day in our Everett
19 facility.

20 Given our close proximity to the
21 proposed casino, we are here today to
22 reiterate our concerns about the impact it
23 may have on our employees and on our
24 business. Over the past several months,

1 we've held productive meetings with Mayor
2 DeMaria, as well as with city and state
3 officials to discuss the project and to learn
4 more about the steps that Mr. Wynn will take
5 to mitigate the impacts this development will
6 have on our and other local businesses. Our
7 concerns are mainly related to the issues
8 around traffic congestion; the rebuilding of
9 the Santilli Circle; bridge replacement over
10 the Orange Line; and the schedule for
11 completing these and other off-site
12 improvements prior to the casino's opening.

13 The proposed casino would be located
14 barely half a mile from our offices and the
15 potential influx of thousands of visitors and
16 new employees to the area will certainly put
17 a strain on Route 16, Santilli Circle, and
18 the neighboring roadways. Roads that are
19 already prone to traffic jams and roads that
20 our employees will have to use to get to work
21 each day.

22 We do understand that Wynn has
23 outlined its commitment to design and fund
24 both interim and permanent fixes, such as the

1 new signage, curbing, traffic signals, and
2 intersections, and that the state is also
3 planning additional infrastructure
4 improvements. We've been pleased to hear
5 this news and -- and we're optimistic that
6 those improvements will be delivered as
7 promised.

8 We'd like to continue to be part of
9 this process with Wynn, the City of Everett
10 and the State as talks progress on these
11 traffic mitigation plans.

12 In addition to the traffic impact,
13 BNY Mellon is also concerned that a casino
14 could lead to increased crime in the -- in
15 the immediate area, including threats to
16 property and individuals. Obviously employee
17 safety is of paramount concern to us and to
18 all local employers. So, we'd appreciate
19 hearing more about how this will be
20 addressed.

21 In closing, let me again say how much
22 we appreciate the chance to be here today to
23 share our concerns over the proposed casino
24 and its possible effect on BNY Mellon. As

1 the City of Everett's largest employer we
2 want to continue to work cooperatively to
3 ensure any major development is conducted in
4 the best interest of our employees and the
5 community where so many of them live and
6 work. And as you move forward with the
7 process we'll trust that you consider these
8 issues closely so that employers like us can
9 continue to do business here, help support
10 the local community and provide a safe and
11 attractive workplace for our employees and
12 for our clients.

13 Thank you so much for your time.

14 COMMISSIONER MCHUGH: Thank you, Ms.
15 Jaxtimer. Mr. Hock. Robert Rowley is the
16 next speaker, so Mr. Rowley, if you'd come
17 down. Mr. Hock.

18 MR. HOCK: Good afternoon,
19 Commissioners. I am pleased to appear before
20 you again. My name is Barry Hock. I'm
21 director of UAW Mass Gaming in Region 9A of
22 United Auto Workers.

23 I've testified before about the Wynn
24 application and Wynn's refusal to even

1 discuss labor harmony agreements for gaming
2 dealers until a license is awarded. Nothing
3 has changed in that regard. Our
4 recommendation then and now is that if Wynn
5 is awarded a license the Commission should
6 attach a condition that requires Wynn to sign
7 strong, enforceable labor harmony agreements
8 with unions that cover all of its permanent
9 non-supervisory employees, including gaming
10 dealers. We are repeating our
11 recommendations today at this time because we
12 don't want it to get lost in a crush of other
13 conditions that you might be considering.
14 Especially with regard to mitigation for
15 Boston.

16 The Commission established a
17 precedent for this type of condition when it
18 attached a similar one to the slots parlor
19 license requiring the licensee to adhere to
20 the wage scales provided in its RFA2
21 application. The statute provides even
22 stronger protections for wages, benefits and
23 working conditions by requiring detailed
24 plans for labor harmony agreements which are

1 the path to union representation and
2 collective bargaining for workers. Although
3 Wynn has strong relationships in Las Vegas
4 and elsewhere with several unions, and they
5 claim they will have labor harmony agreements
6 here, this provides no insurance that all of
7 its employees, including gaming dealers will
8 be covered. This is important because
9 developer operators are often resistant to
10 collective-bargaining with gaming dealers
11 because they are the largest and some of the
12 highest skilled gaming employees at a casino.
13 Avoiding timely agreements with -- is
14 contrary to the intent of the statute and is
15 designed to engage unions when they have less
16 leverage.

17 The only way to ensure labor harmony
18 is to insist that Wynn sign enforceable
19 neutrality and car check agreements before
20 the license is awarded or as a condition of
21 the award. Thank you.

22 COMMISSIONER MCHUGH: Thank you, Mr.
23 Hock. Robert -- Robert Rowley and Stephen
24 Rocco will be next. So, Mr. Rocco if you

1 would come down. Mr. Rowley.

2 MR. ROWLEY: Yes, thank you very
3 much. I'd like to thank the Committee for
4 listening to all of us.

5 Hello, I'm Bob Rowley. I'm from --
6 I'm a Malden resident and I've spent my whole
7 life in the area working in Everett and
8 Boston, Medford, Malden and Stoneham. And
9 it's -- I've been here through this whole
10 time holding signs, and I -- and it's been
11 our great hope that's -- that casino comes
12 here to Everett to a small hard-working city
13 of Everett, that's -- and its citizens.

14 I've watched and listened to
15 everything, both sides, with a lot of other
16 people here in Everett. And eighty-seven
17 percent of the people here in Everett want
18 and needs this gorgeous hotel to be built on
19 a piece of land that literally no -- has no
20 future without this happening.

21 Revere, on the other hand, has had
22 many things and it has -- it doesn't have the
23 same type of piece of land like this that's
24 -- that no one can use. It's had the dog

1 tracks and the horse tracks, the Revere
2 Beach, and I have actually enjoyed many times
3 over there at the beach on the Cyclone or
4 Wild Mouse. Revere's a great place and we
5 love it. And it will continue to be so.

6 And the people will -- and people
7 will always go there because it's -- it's got
8 the beach and everything else. But although
9 both places are in close proximity of each
10 other and of Boston, it has been said many
11 times in these meetings and also on the
12 newspapers and everywhere else, that Everett
13 has -- is like -- a little bit like the
14 Cinderella -- of -- and -- of a city. And it
15 has done a lot of the work over the many
16 years or decades for the entire area and a
17 little bit -- it has that beat up area down
18 there that the Monsanto plant that cannot be
19 used for anything else now unless we --
20 unless Wynn comes and picks it up.

21 So, the stepmom -- okay, so it's
22 still a little bit like the Cinderella,
23 whereas like Boston is more like the stepmom
24 in that story. But anyways -- and has been a

1 little bit bullied -- and has been bullied by
2 Everett a little bit. And I don't feel like
3 -- I do wish that they had entered into an
4 agreement with -- with Everett, and I think
5 that would have been a very good thing to
6 happen.

7 I've been watching and listening to
8 everything, and -- and I just think that it's
9 the only chance for this contaminated site to
10 be cleaned up and unpolluted, and should make
11 all of Everett neighbors and any town that's
12 even touching the shoreline happy because it
13 -- by cleaning up the water -- by cleaning up
14 that area that seeps stuff into the water,
15 the water will be cleaner for everywhere.
16 So, let's see. Sorry.

17 COMMISSIONER MCHUGH: Take your time.

18 MR. ROWLEY: Yeah, in Charlestown,
19 too, I have a son that lives in Charlestown.
20 And they should be happy also because it'll
21 -- it'll also clean up an area that connects
22 right to their border. So, the Wynn proposal
23 will be clean up the toxic site right --
24 right on your border in Everett. And like a

1 phoenix rising out of the ashes, a beautiful
2 five-star hotel will be there with its
3 beautiful landscaping area and the little
4 boats, and the stuff as you can see on the --
5 by the -- over there.

6 So many -- so, my final words will
7 be, please consider Everett proposal. It's
8 Everett's only chance to see its story have a
9 happy ending for -- this doesn't happen.
10 It's this polluted toxic site probably won't
11 ever be used, and no one but Steve Wynn has
12 the money and thanks to Carlo and everybody
13 else here in Everett that's tried so hard to,
14 you know, and the vision to get this place
15 cleaned up, and finish this Cinderella story
16 properly. So, please give Everett its only
17 chance and dig -- to dig its way out of the
18 ashes. Thank you very much.

19 COMMISSIONER MCHUGH: Thank you, Mr.
20 Rowley. Stephen Rocco. Phil Romeo will be
21 the next, so Mr. Romeo, if you'd come down.
22 Mr. Rocco.

23 MR. ROCCO: Good afternoon. My name
24 is Stephen Rocco. And I'm the past president

1 of the Everett Chamber of Commerce. And on
2 behalf of the business community in Everett
3 I've been asked to say a few words.

4 You know, when this first proposal
5 first came before the Chamber and as we love
6 the community, we always like to study
7 businesses coming into the community. But we
8 had to take a pause, because we knew that a
9 project of this size would change the face of
10 Everett. And we studied it very carefully.
11 And we came on in behalf that we thought it
12 would be -- change the face of Everett in a
13 positive way.

14 And I'd like to give you the reasons
15 why. One of the things we learned is that
16 Steve Wynn builds destination complexes,
17 destination resorts, excuse me. Thank you.
18 So, they are more than a casino, more than a
19 group of restaurants, more than an
20 entertainment venue. It's an experience.
21 And as a business community we think that the
22 people that work hard have a right to enjoy
23 that leisure time in a world-class facility.
24 And that's what it's going to be.

1 We learned that it's going to be the
2 nicest venue, not only in Boston, in New
3 York, on the East Coast. Theoretically,
4 people could come into Logan Airport from all
5 over the world and the country, take a ferry
6 to the Wynn Resort, go over to the convention
7 center do some work related things, go to
8 Rowes Wharf and spend money in Boston, go to
9 the Aquarium. Everybody wins, not just
10 Everett, not just Boston, the surrounding
11 communities, Somerville, Medford, people from
12 all over the world are coming here to enjoy
13 the area.

14 So, I think one of the things that
15 hasn't been stressed enough is we hear from
16 all the experts that there's a saturation
17 point in the casino business. There's only
18 so many dollars. Well, this is more than the
19 dollars. This is an entertainment venue,
20 this is drawing people from all over the
21 world to a first-class facility. So, it's
22 not Boston dollars, it's international
23 dollars, it's national dollars. Everybody
24 benefits.

1 The other thing I'd like to say is I
2 grew up very closely to the Monsanto plant.
3 And you'll have to forgive me because this is
4 coming from a funeral director, but that land
5 has been dead to the community for years.
6 And if you look across the water we see
7 what's going on in seaport right now and we
8 know what that was five years ago. Just use
9 our imagination to look on the other side of
10 the north side of Boston Harbor is opened up.
11 The ripple effect of a casino being there and
12 economic pebble that could be stretched with
13 different types of venues on the north side
14 of Boston Harbor, again which everyone wins.
15 People from all over the world come to Boston
16 for their colleges, for their medical
17 facilities, for international travel. And
18 everybody wins.

19 Theoretically, one night we could be
20 sitting on the Mystic River and listening to
21 a concert by Paul McCartney in a world-class
22 facility.

23 Without criticizing the other
24 project, it's a casino. And we see what's

1 happening with casinos all over the country.
2 This is a five-star destination resort.
3 Thank you very much.

4 COMMISSIONER MCHUGH: Thank you, Mr.
5 Rocco. All right. Phil -- Phil Romeo.
6 Robert LePage. Yeah, there he is.

7 MR. LEPAGE: Good evening. Bob
8 LePage, Massachusetts Casino Career Institute
9 -- Training Institute, Springfield,
10 Massachusetts. I want to thank you for the
11 opportunity this evening to just give you a
12 quick update on our continued planning,
13 particularly with Wynn Resorts and here in
14 this community.

15 Just a few weeks ago on the 21st, we
16 have the opportunity, five community colleges
17 as well as a number of community-based
18 organizations and workforce development
19 organizations to spend an afternoon,
20 particularly with the general manager, Mr.
21 DeSalvio and talk about his experience in
22 Northampton Community College, and I say in
23 Northampton Community College because that's
24 really where he worked in his prior

1 experience embedded in the community college,
2 about workforce strategies. And how we could
3 ensure that these 4,000 jobs are jobs that
4 are new opportunities and new pathways for
5 people of this community, as well as the
6 surrounding communities.

7 It's clear that his experience is an
8 asset to this community and an asset to Wynn
9 Resorts, maybe one that the Commonwealth
10 wouldn't see initially but will see over
11 time. There is an ongoing partnering process
12 with a realization that supporting adult
13 basic ed and new pathways in hospitality and
14 culinary will be essential to this community,
15 as well as to that region.

16 I feel very confident in noting Wynn
17 as the other developer in this region is very
18 committed to providing access to new jobs. I
19 think that's a very important consideration
20 for the Commonwealth, that these can be new
21 jobs and net job gain as our developers work
22 with us in building capacity, instructional
23 capacity as they have talked about, capacity
24 for facilities where we may be challenged in

1 having enough space to do something like
2 culinary training and collaborating to using
3 community resources. I left the meeting with
4 a strong spirit of continued collaboration,
5 continued planning that I think is needed,
6 not just in this community, but across the
7 Commonwealth, even in my own community in
8 Springfield where we have to work on building
9 those pathways. But I can commend the
10 excellent choice that Wynn Resorts has made
11 in bringing somebody on who has a history in
12 workforce development that I really think
13 gets to the heart of our legislation, which
14 was to create net job gains in economic
15 development. Thank you.

16 COMMISSIONER MCHUGH: Thank you, Mr.
17 Lepage. All right. Mr. Frank Parker now is
18 here, so I call on Mr. Parker. And the next
19 speaker will be, and I'm having a little
20 trouble reading the signature. Stephen
21 Manell (sic) I think, Councilor from Ward 2,
22 would be the next speaker, so, if you'd come
23 there. Mr. Parker.

24 COMMISSIONER CAMERON: Simonelli?

1 COMMISSIONER MCHUGH: Simonelli.
2 Simonelli. I had a lot of trouble reading
3 that. Mr. Simonelli, if you'd come down.
4 Mr. Parker.

5 MR. PARKER: Great. Good afternoon,
6 my name is Frank Parker. I reside at 20
7 Freeman Ave. I appear before you in my
8 capacity as vice chairman of the School
9 Department -- I'm sorry, School Committee.
10 If Mr. Forrester heard that, I'd be in
11 trouble.

12 But with that, I don't mean to brag,
13 but I go to the gym. And I go to Planet
14 Fitness over at Assembly Rowe or Assembly
15 Square now in Somerville. So, I go there
16 three or four days a week. I don't look as
17 good as Richie Dell Isola, but I try. So,
18 I've been going there for four years and I've
19 been watching the transformation of Assembly
20 Rowe from the old Ford plant, Finest
21 warehouse, or whatever it was over the years.
22 And I was sitting back all this time and
23 saying why not Everett. Because I'm looking
24 at the constant development going along the

1 Mystic River and the Malden River, but it's
2 continuing on the wrong side of the river.

3 So, at that point two years ago prior
4 to our Mr. Wynn coming to town, you had Ikea
5 coming to Somerville, and it looked like a
6 done deal with Suffolk Downs coming to
7 Revere. Both bordering Route 16, and again
8 Everett would be stuck between the middle of
9 it suffering all the traffic and getting
10 nothing out of it. And like everybody else
11 has said, why not us.

12 Well, yeah, now it's time for us.
13 And as the banner we had out here said it's
14 our time. And part of that our time was
15 demonstrated by the vote that we had over a
16 year ago of eighty-seven percent. And people
17 keep on throwing out eighty-seven percent,
18 eighty-seven percent.

19 Well, I'd like to break it down a
20 little bit to kind of, you know, not so much
21 from the macro view, but from the micro view
22 what this eighty-seven percent means. Yes,
23 it's the highest vote of any, you know, city
24 or town that voted in the Commonwealth for a

1 host party agreement. As far as the region
2 goes, I think it's twenty-five points higher
3 than what Revere did.

4 Our friends in Revere like to put a
5 spin on it and tell you, well, more people in
6 Revere voted than Everett. True. Because
7 they got 15,000 more people than us. But as
8 far as the best comparison, it's always
9 apples versus apples. And I want to compare
10 Everett to Everett. Eighty-seven percent,
11 what does it mean.

12 We had a vote on a Saturday. The
13 first time I think in the modern history of
14 Everett that we ever had a vote on a
15 Saturday, it's always been a Tuesday. Other
16 communities might tell you it was cold that
17 day that they voted in February. It was warm
18 that day, that June. You know, a lot of us
19 people in Everett, we got, you know, second
20 homes and yachts we go to and we could have
21 done that instead of going to vote that day.
22 But this was so important that we stuck
23 around to vote.

24 Now, I realize from -- from a

1 formality standpoint, you know, the ballots
2 are separate, right. But it was the only
3 thing on the ballot, it was the only ballot
4 that Saturday, whereas in other communities
5 it was an election day. You know, while in
6 our neighboring community the mayor was
7 unopposed, there were other races that drive
8 people to vote that day and then also vote
9 for the gaming host agreement ballot. We
10 didn't have that. Sole vote, one ballot; one
11 ballot only, eighty-seven percent.

12 So, and then as a further comparison,
13 and this is a truly remarkable vote, because
14 I never before in my life have I seen this
15 community band together and vote for
16 something. We've done plenty of times
17 against, but never for.

18 And I've -- and lastly, the following
19 Tuesday was the senate race between Gomez and
20 Markey. More people voted on Saturday than
21 they did on that Tuesday. And please note
22 that Congressman Markey represented this town
23 for thirty-seven years and we still voted
24 bigger, better, more, not just a majority,

1 but a mandate on that Saturday than any other
2 city in the Commonwealth. So, thanks for
3 your time.

4 COMMISSIONER MCHUGH: Thank your, Mr.
5 Parker. All right. Councilor Simonelli, are
6 you here? Here you are. Mr. Ralph
7 D'Agostino will be the next speaker. And Mr.
8 D'Agostino if you'd come down.

9 MR. SIMONELLI: First of all, I'd
10 like to congratulate the Committee, even
11 though Mr. Crosby cannot vote, he's still
12 part of this Committee.

13 I'd like to first open up with a
14 brief statement please.

15 To the Committee, as we all know
16 there has been issues concerning conflict of
17 interest, personalities and where the
18 Chairman cannot vote on either locations.
19 Question, what will happen if the vote ends
20 in a two-two tie, and also will that be a
21 voice vote or a secret ballot?

22 Number two, we'd like to know, how is
23 this vote going to work? Is the Committee
24 going to vote on them separately or both

1 together? And of course, the last, we --
2 know exactly when is this vote going to
3 happen?

4 Okay. So, I'd just like to say
5 thanks -- thanks for the Committee and -- and
6 I -- we all, we, the people believe you did
7 an overall good job.

8 Now I have a questions concerning Mr.
9 Wynn, I'd like to also have a few statements.
10 First of all, I'd like to know why he is not
11 here today to answer questions.

12 Is that funny? Is he here? I'm just
13 saying he should be here answering questions.
14 I mean we saw him once, but, you know, that's
15 -- that's something else. But here's my
16 statement to -- to Mr. Wynn.

17 In the Boston Sunday Globe, August --
18 August 10, 2014 there was an issue concerning
19 \$200,000.00 donated to the National
20 Republican Party, big corporations. Since
21 Everett is close to ninety-five percent
22 Democratic, it seems to us that we, the
23 people of Everett will be controlled by big
24 corporations. Okay. This -- this has always

1 been a fear to all the people of Everett.

2 And to prove how much -- just to
3 prove how much Mr. Wynn loves Everett, we
4 would like for him to put in writing a few
5 following conditions for the people.

6 First of all, we would like him to
7 help the senior citizens who have fixed
8 incomes and with monies to help them
9 supplement their income.

10 Number two -- is people laughing? I
11 really wish you'd not laugh, okay. This is
12 the people here, I ain't worried about this
13 corporation stuff.

14 Secondly, I want to see the veterans
15 of all wars get better health and living
16 conditions. Number three, special needs and
17 the people with crippling disabilities a
18 better quality of life, and also the
19 homeless, more lodging for them.

20 Number four, if the -- if the casino
21 is not granted in Everett, since Mr. Wynn
22 loves Everett so much, would he clean up the
23 containment -- the contaminated site to help
24 the -- help Everett invite growth and

1 opportunity to the desperately needed
2 sections -- section of Everett down there.

3 I'd like these addressed to Mr. Wynn
4 and replied.

5 Finally, we all need to work
6 together. No matter where this location is,
7 all surrounding cities should get an equal
8 piece of the pie. Okay. And enjoy the
9 casino, and be grateful for what we have, and
10 let greed and evil end. Life is too short.

11 Good evening and God bless everybody.

12 COMMISSIONER MCHUGH: All right. Mr.
13 Simonelli, thank you very much. We're here
14 to listen tonight and -- and not to -- not to
15 exchange. But at our next -- at our next
16 meeting on August 21st we will be discussing
17 the process for the -- for the vote. And all
18 of you who are interested can follow us as we
19 discuss that live stream. So, we'll have --
20 we'll be discussing that on August 21st. But
21 the -- the process starts on September 8th
22 and we'll vote in public. All of the
23 deliberations and discussions will be public
24 as they have been in the past.

1 That's all I'll say about that now.

2 Mr. D'Agostino. Patricia Reardon is
3 next, so Ms. Reardon would you come down and
4 take a seat. Sorry to keep you waiting, Mr.
5 D'Agostino, but the floor is yours.

6 MR. D'AGOSTINO: Good afternoon. As
7 they say in show business, that's a tough act
8 to follow. Just -- just think -- just think
9 this matter at hand could have been resolved
10 with a good old-fashioned wrestling match
11 between the mayors. And you can throw that
12 little guy from Boston into the fray,
13 because our mayor is up to the task.

14 And that's my theme for this little
15 talk this afternoon. Everett is up to the
16 task. The casino issue has been a
17 fascinating yet frustrating roller coaster
18 ride for all involved, including the cities,
19 the casino bidders, and the Gaming Commission
20 itself. There have been so many twists and
21 turns and savory and unsavory characters
22 turning up as fast as the dandelions that my
23 grandmother used to pick at Sweetser Circle.
24 Surely Hollywood must be watching. In fact,

1 rumors have it that Robert De Niro was
2 already gaining weight to portray one of the
3 mayors. I'm -- I am -- I'm not saying which
4 one.

5 But here we are, all having survived
6 and basically standing tall in the face of
7 ridicule, insults and accusations. The late
8 great track announcer at Suffolk Downs Babe
9 Rubenstein would have had a blast describing
10 this nip and tuck stretch between Everett and
11 Revere. And Rubenstein would certainly have
12 understood and appreciated the important role
13 that these cities have played in the gambling
14 history of Eastern Massachusetts.

15 In 1935, two racetracks opened in
16 Revere. Their great success for decades
17 established Revere as the gambling capital in
18 all New England.

19 As far as Everett's participation in
20 gambling can best be summed up an anecdote
21 from the 1950s. During an annual Fourth of
22 July parade, a spectator yelled out that if
23 he threw a stone into the crowd the odds were
24 seven to one that he would hit a bookie. No

1 bets in that one.

2 But times have changed, Greyhound dog
3 racing has been banned and Suffolk Downs is
4 praying for a miracle in a rapidly declining
5 racing business whose northern tracks require
6 all weather surfaces for both main and turf
7 courses to even try to compete for more
8 business.

9 And in Everett, sixty-three lottery
10 agents have replaced the bookies, well, sort
11 of. One thing that hasn't changed is that
12 Revere still has more trees than Everett.
13 We don't deny that, we never claimed to be a
14 leafy suburb of Boston. In fact half the
15 trees we have were probably borrowed from
16 Medford and Malden. Let's face it, we are a
17 nitty-gritty blue-collar town that does what
18 it has to do to get things done for the
19 community as a whole. So, whether it's trees
20 or on the high school football field, or with
21 a casino on the horizon, Everett is up to the
22 task.

23 Speaking of the nitty-gritty, let's
24 get down to the specifics in a creative kind

1 of way. For purposes of comparison let's
2 stretch our imagination to picture both
3 developments as they would appear under ideal
4 conditions. Each would build great casinos,
5 perfect hotels and improve road and traffic
6 conditions to everyone's satisfaction. Get
7 the picture? We are comparing apples to
8 apples.

9 Now, as I see it, we have four
10 important questions to answer.

11 COMMISSIONER MCHUGH: All right. Mr.
12 D'Agostino, thank you very much, sir.

13 MR. D'AGOSTINO: I can't --

14 COMMISSIONER MCHUGH: Thank you.
15 Thank you very much. We'll take -- we'll
16 take -- we'll take your written remarks,
17 though.

18 MR. D'AGOSTINO: You'll take them.

19 COMMISSIONER MCHUGH: You've written
20 them out and we'd be delighted to have them
21 for the record and to read them.

22 MR. D'AGOSTINO: Yeah, okay.

23 COMMISSIONER MCHUGH: Yes, sir, it
24 was. Thank you.

1 MR. D'AGOSTINO: Thank you.

2 COMMISSIONER MCHUGH: Thank you very
3 much. All right. Patricia Reardon is the
4 next speaker. Patricia Reardon, are you
5 here? David Morris? John Hanlon? Mr.
6 Hanlon. And the next speaker would be James
7 Sachetta, so if you would come down, Mr.
8 Sachetta, if you're here, and so we can
9 proceed. Mr. Hanlon.

10 MR. HANLON: Mr. Chairman, members of
11 the Commission and Mayor Carl DeMaria, thank
12 both groups for having us here tonight
13 because this is the result of a lot of hard
14 work.

15 I've been to a lot of your meetings
16 and I've only spoken at one, and because I
17 thought it was the last meeting. So, I'm
18 here to speak at this one, too. And only
19 because I like to learn what I want to talk
20 about before I say anything. But I want to
21 talk about what's -- what was mentioned at
22 the last meeting, and that was the Everett
23 traffic going into Charlestown.

24 And I don't want you to go away

1 thinking that that's a true statement because
2 it's not true. If we take a look at what's
3 going into Charlestown and what's happening,
4 there's six major corridors I'd say that go
5 into that Rutherford Avenue on -- on -- from
6 Broadway. And one of them is Dexter Street.

7 And what comes out of Dexter Street
8 is automobiles, cabs, trucks, oil vans,
9 tractor-trailers with produce and them, none
10 of them from Everett, and none of them coming
11 to Everett.

12 Next one would Beacham Street. What
13 comes out of Beacham Street mostly is
14 automobiles, tractor-trailers, tractor-
15 trailers that are -- and oil containers that
16 are going northbound, so they go through
17 Sullivan Square and they're going to 93
18 North. Some of them all come back into
19 Everett and they go into Revere Beach Parkway
20 to hit on 16 East so they can go on 93 North
21 also.

22 The other -- another corridor that we
23 have is Revere Beach Parkway, and there's two
24 sections of Revere Beach Parkway. One is the

1 one that comes from the 93 area from
2 southbound coming from the North Shore. And
3 the cars that are coming from there that they
4 leave on exit -- on -- when exit 16 -- on
5 Route 16 to come down into Everett, and those
6 cars are coming from Saugus, Danvers, Dedham
7 -- I'm sorry, not Dedham. Revere, Chelsea,
8 Lynn and Winthrop. And they all come down on
9 Route 16, come around the Sweetser Circle and
10 go down onto lower Broadway.

11 The other thing is Main Street. Main
12 Street we've got cars that come from Malden,
13 they come from Saugus and they come from
14 Danvers. And I did my own survey on Main
15 Street to see what kind of cars were coming
16 down Main Street. Eighteen percent of the
17 cars that come down Main Street to go into
18 Sweetser Circle are from Everett. The others
19 are not from Everett. Broadway, the same
20 situation. And twenty-one percent of the
21 cars that come from Broadway are not -- are
22 only from Everett, the rest are not from
23 Everett. So, when you say that all the
24 traffic is coming from Everett, it's not,

1 it's coming from lots of other places.

2 Everett used to be called the gateway
3 to the north. And some people still call it
4 that. It used to be the Old Newbury Turnpike
5 that started in Everett and went all the way
6 to Newbury. That's where the traffic is
7 coming from. How do we eliminate that
8 traffic, because where is that traffic going,
9 it's going to Boston. It's not coming into
10 Everett. It's not Everett going into
11 Everett. All that traffic is going to Boston
12 because that's where they work. And when
13 they go onto Rutherford Avenue, which is
14 going through Charlestown, they're not really
15 going through Charlestown neighborhoods,
16 there's no streets off of Rutherford Ave.
17 that go into Charlestown. There's more
18 streets off of lower Broadway that go into
19 Everett than go off of Rutherford Ave. into
20 Charlestown. So, we know that we're not
21 talking about Everett traffic. And I want
22 you to understand that all that traffic is
23 not coming from Everett.

24 If there's a way to change the

1 traffic that comes out of Route 16, which is
2 to have two toll booths on the Mystic River
3 Bridge going in and out, and that's how it
4 changed to come into Everett because they
5 made it one way toll only going into Boston,
6 so everybody came through Everett so they
7 wouldn't have to pay the toll. And if you
8 look at night, in the evening -- but if you
9 look in the evening at the traffic coming
10 back into Everett, you'll see it's half of
11 the traffic that goes out because they now
12 can go home over the bridge and they don't
13 have any fee to pay to go over the bridge.
14 That's why you don't see that major traffic
15 coming back into Boston.

16 And if we want to talk about the
17 casino, now what happens with the traffic
18 coming from the casino. Well, let's say
19 coming down 93, and they're going to get off
20 at either exit -- where Route 16 is, or
21 further back even at Roosevelt Circle,
22 they're not going to come into Charlestown at
23 all, they're going to come down -- is that my
24 time? Wow, wow, I didn't know I could talk.

1 Next chapter will be next meeting, maybe.

2 Thank you very much.

3 COMMISSIONER MCHUGH: Thank you very
4 much. Thank you. James Sachetta and then
5 Councilor Mike Marchese.

6 MR. SACHETTA: I think I can continue
7 with what he was going to say because I had
8 the same thoughts. I happen to have lived in
9 Everett all my life, I said that at the last
10 meeting. And traffic was what I was going to
11 talk about also because I'm very familiar
12 with all the traffic about that bridge. If
13 it wasn't three and-a-half dollars to go over
14 the bridge, they'd all be going the other way
15 and Charlestown wouldn't suffer for it.

16 And talk about Revere and Route 16,
17 at one time Revere Beach was the place for
18 everybody to go, all the amusement. We used
19 to take our families there, sit on the beach.
20 That roller coaster, the Cyclone, the Dodge
21 'Ems, the Nautical, all these people that
22 were in Revere got tired of the traffic going
23 in that direction because they don't have a
24 surrounding area of land like Everett has.

1 They got the ocean on most of the Revere
2 section. Nothing can come through the water
3 and go to the new casino that they want to
4 build in Revere, but Everett, we got Route
5 93.

6 And by the way, the talking about
7 that circle and Sullivan Square, they did
8 have an overpass and it rotted out and the
9 people in Charlestown never said hey, build
10 another overpass, it rotted out. Where the
11 hell have they been for twenty years.

12 I -- I drove through Boston and from
13 my house on Broadway to Boston to do
14 electrical work for thirty-five years, and I
15 know what it was. And I kept going to work,
16 and being in that traffic and saying oh, my
17 God when it's going to end. But we have the
18 best area for a casino. It would be
19 ridiculous if this -- the -- you -- you
20 decided on having it in Revere. They had it
21 once there, there's -- they -- the people of
22 Revere said tear it all down. I had
23 relatives that owned a place on Revere Beach,
24 they were thrown out.

1 The thing is, in Everett, we have the
2 people want it, we have right spot for it.
3 And all these high rise buildings in Boston
4 and they're talking about one high rise
5 building. I worked on fifteen of those high
6 rise buildings. They employ a lot of people.
7 And the people that are going to go to the
8 casinos are going to be there after the rush
9 hour, and they'll be there and they'll spend
10 money there and they'll be enhancing the
11 whole thing. And there's not going to be
12 that big a deal with the traffic as they all
13 say it is going to to be.

14 And, you know, I put my son's name on
15 the list because he is much better orator
16 than I ever will be, because I was an
17 electrician, a musician. I told you that
18 before. And I enjoyed being with you, the
19 gaming commission. I wish you make the right
20 decision because we really need this. I know
21 from experience and my life in Everett we are
22 the only place for that casino to be.
23 Nowhere else. Thank you.

24 COMMISSIONER MCHUGH: Thank you, Mr.

1 Sachetta. Councilor Marchese, Councilor Mike
2 Marchese. All right. Then Joseph Sachetta,
3 followed by Stephen Sachetta. So, Mr.
4 Stephen Sachetta, if you could come down to
5 the ready table. Mr. Joseph Sachetta.

6 MR. SACHETTA: Steve's my brother. I
7 don't think he's made it here. Got held up
8 at the office.

9 COMMISSIONER MCHUGH: All right.

10 MR. SACHETTA: One of us has got to
11 do the work back there.

12 COMMISSIONER MCHUGH: Truly.

13 MR. SACHETTA: My name is Joe
14 Sachetta. Earlier you asked when we come up
15 to say where we're from, and that's pretty
16 much what my speech is about. I'm from
17 Everett but I currently live in Topsfield.

18 I debated quite a bit of time on
19 whether or not I should speak here tonight.
20 Although I was born in Everett and lived in
21 Everett my first thirty-five years, I don't
22 live in Everett anymore. And although I
23 operated a business in Everett for over
24 twenty-five years, my business isn't in

1 Everett anymore. However, if you've ever
2 been part of Everett, you know that even when
3 you leave Everett, Everett never leaves you.

4 I'm just one of the many former
5 Everett residents, former Everett employees
6 and business owners that still have strong
7 ties to the city that we love. Our families
8 and our jobs may have taken us elsewhere but
9 we keep coming back to be part of the Everett
10 community. We do this through our
11 involvement with the Everett Chamber of
12 Commerce. We do this with our involvement
13 with one or more of the Everett service
14 organizations such as the Rotary Club, the
15 Kiwanis Club, the Lions Club, the Elks, the
16 Knights of Columbus. We do this by serving
17 as directors, trustees, corporators and
18 volunteers at Everett banks, hospitals,
19 senior centers and youth programs. We own
20 property in the city. We are the E-Club; we
21 are the Italian-American Association; we are
22 the friendly Sons of St. Patrick.

23 We are proud of our school system,
24 proud of our football team, proud of our

1 cheerleaders, proud of our music program,
2 proud of our libraries, just to name a few.

3 Being from Everett our blood is
4 Crimson and we roll with the tide. We are
5 proud to be the gateway to the City of
6 Boston.

7 The City of Everett publishes three
8 competing newspapers. And all of them are
9 able to survive because Everett is hungry to
10 read about itself and its people. These
11 newspapers are distributed locally, but
12 travel near and far to both current and
13 former Everettites to keep us up to date
14 about what's going on in our hometown.

15 Regardless of where I travel I'm
16 proud to tell people that I'm from Everett.
17 And regardless of where I travel I always
18 bump into someone else who is from Everett
19 or at least knows somebody from Everett.

20 And who in this room doesn't visit
21 Rocco's or Cafasso's or O'Hara's at least a
22 couple of times each month to say goodbye to
23 a friend or relative that has been called
24 home. You see, for most of us the road to

1 heaven passes right down Main Street and
2 Broadway, Everett. It's not unusual for an
3 Everett wake or funeral to be an Everett
4 reunion as we -- as we gather to pay our
5 respects. The face of Everett has changed in
6 recent years, but the heart of Everett has
7 never changed.

8 We -- we are and always will be
9 Everett. We are Everett proud, Everett
10 united. And hopefully soon we will have the
11 opportunity to share our heart and our pride
12 with the people from all over the world that
13 come to Massachusetts, that come to Boston,
14 that come to Everett, our Everett, to visit a
15 world-class resort.

16 Does -- does Everett desperately need
17 Steve Wynn? Not really. Does Everett
18 desperately need the Gaming Commission? Not
19 really. Is Everett asking for help from
20 Steve Wynn? Absolutely. Is Everett asking
21 help from Massachusetts Gaming Commission?
22 Again, absolutely. Please give Everett a
23 shot and Everett will make you proud. We'd
24 love to make you part of our family. Thank

1 you.

2 COMMISSIONER MCHUGH: Thank you, Mr.
3 Sachetta. All right. Next is Councilor
4 Richard Dell Isola. Councilor Dell Isola,
5 and followed by Patricia Gentilli. President
6 Gentilli, if you'd come down and sit at the
7 ready --

8 MR. DELL ISOLA: Good evening.

9 COMMISSIONER MCHUGH: Good evening.

10 MR. DELL ISOLA: I'd like to thank
11 the board again. It's been a long road for
12 you people and the residents of Everett. I
13 spoke at the Convention Center a while back.
14 And last meeting, I apologize to the
15 residents, I was here but I had to leave for
16 an emergency at work.

17 I had a lot of topics I was going to
18 speak on, but all the speakers ahead of me,
19 they answered a lot of my questions and asked
20 the topics I was going to ask.

21 This casino is a great thing for
22 Everett. I'm hoping the landscaping -- I'm
23 more excited about the landscaping, what's
24 going to be happening with the stores, the

1 shows, the concerts and I'm just hoping that
2 this is a start to beautify the river, the
3 Mystic River and maybe continue all the way
4 towards Malden. So, we'll be almost an idol
5 of whoever's going to come after us and
6 continue beautifying the river.

7 We have the traffic issues. If
8 there's any issues I'm sure once this
9 decision is made I hope it is in Everett.
10 And if there's any other issues I'm sure
11 Steve Wynn, the way he's been from start to
12 today has never disappointed anybody. I just
13 feel that Everett needs this, deserves it,
14 and wants it. Thank you very much.

15 COMMISSIONER MCHUGH: Thank you very
16 much, Councilor. President Gentilli. And
17 Senator DiDomenico will be the next speaker.
18 President Gentilli.

19 MS. GENTILLI: Good Afternoon,
20 Commissioners. My name is Patricia Gentilli
21 and I'm president at North Shore Community
22 College with a campus in nearby Lynn.

23 Today I'm joined with -- by Bill
24 Hart, who's our executive officer at the

1 Massachusetts Community College Executive
2 Office, and Bill is from Everett.

3 I had the pleasure of testifying
4 before your committee on behalf of the
5 statewide community colleges in June, and
6 again recently in support of public, private
7 training partnerships. As Bob LePage, who
8 was up here a little while ago spoke about,
9 the community colleges in the Commonwealth
10 are working very hard together in support of
11 the employers. Here in Region A, Bunker Hill
12 Community College, North Shore Community
13 College, and Roxbury Community College have
14 been working in collaboration with Wynn
15 executives on future training partnerships.

16 As I've described previously, I
17 started with North Shore in January 2014, but
18 prior to that I was dean at Atlantic Cape
19 Community College in southern New Jersey and
20 oversaw the Casino Career Institute, as well
21 as other responsibilities. In that position
22 I worked closely for fourteen years in
23 partnership with all the casino and hotel
24 resort properties in Atlantic City.

1 During my tenure with Atlantic Cape,
2 I traveled extensively to many new gaming
3 venues to help public higher education,
4 gaming commissions, enforcement agencies and
5 other entities with education programs geared
6 to the gaming industry, including domestic
7 and international partnerships.

8 And that's what I wanted to -- to
9 point out. From 2003 for about ten years I
10 worked with Macau Polytechnic Institute as
11 Wynn Macau was coming to the fore in Macau,
12 and helped to develop the collaborative
13 relationship between Macau Wynn and the
14 joint venture partners of Atlantic Cape
15 Community College and the Polytechnics Casino
16 Career Center. Due to this positive
17 relationship established by Atlantic Cape
18 Community College, the Macau public/private
19 training initiative was very successful in
20 placing local residents in the thousands of
21 new jobs created by this new casino.

22 As Wynn looks to establish a presence
23 in eastern Massachusetts due to its positive
24 past collaborative agreements with public

1 community colleges, I look forward to a
2 strong public/private endeavor to ensure that
3 area residents are given opportunities to get
4 the training and the education needed to take
5 the thousands of jobs that will be created
6 with a casino resort in Everett.

7 Thank you for the opportunity again
8 to address the Commission.

9 COMMISSIONER MCHUGH: Thank you.
10 Thank you, President. Senator DiDomenico.
11 And Jeffrey Smith will be the next speaker,
12 so if you'd come forward Mr. Smith. Senator.

13
14 SENATOR DIDOMENICO: Thank you very
15 much. It's my pleasure to be here.

16 I've been, as you know, I have not
17 spoken publicly at any of the meetings to
18 this point. And I wasn't going to speak
19 today either to be honest with you because of
20 my role in passing this legislation.

21 But I feel it's important for you to
22 hear from me in terms of how my interaction
23 has been with the Wynn Resorts folks, and
24 what they have brought to the table, not just

1 for Everett, but for Charlestown and the
2 surrounding areas.

3 I have met with them on numerous
4 occasions and they have been both honest,
5 open, trustworthy and sincere in their talks
6 with me and with numerous groups across the
7 region. When John Tocco and Steve Tocco
8 came on board, and now Bob DeSalvio, who is a
9 star among stars, they have shown the people
10 that they are going to be doing what they
11 said they're going to do. And I don't think
12 there's been a group out there that has met
13 with so many community groups and so many
14 individuals, and explained to them what they
15 want to do with this project. So, I'm here
16 to vouch for them in terms of their integrity
17 and what they have brought to the table.

18 And also, I -- while I'm up here,
19 too, I wasn't going to mention this, but I am
20 now. MAPC wrote a letter recently to you
21 folks. And I know they have great intentions
22 and they are good people as well, but I do
23 have some disagreements on what they have in
24 that letter. I know Mayor DeMaria has put

1 those in writing. I have read his response,
2 and we are on the same page on many of those
3 issues. So, I just want to voice publicly my
4 -- my disagreement with some of those issues
5 that they brought up in terms of traffic and
6 mitigation. And I will be speaking to you if
7 you needed to hear my thoughts in that in the
8 future.

9 But I want to just speak and really
10 vouch for -- for the Wynn people. They're
11 good, good people and they are going to do
12 great things for this community. And I have
13 -- I'm in -- I'm in the bad place of being a
14 state senator for my friends in Charlestown
15 and a state senator for my friends in
16 Everett. And I have been kind of the conduit
17 caught in the middle in this -- in this whole
18 discussion. But I know that they have been,
19 Wynn has been very, very open and honest with
20 the folks in Charlestown, too. And I find
21 them to be very, very trustworthy people and
22 genuine in their desire to do good things for
23 our communities, both Charlestown and
24 Everett.

1 Thank you very much.

2 COMMISSIONER MCHUGH: Thank you very
3 much, Senator. Jeffrey Smith. Mr. Smith.

4 MR. SMITH: Hi.

5 COMMISSIONER MCHUGH: And the next
6 speaker, it would be Jim Mason so, Mr. Mason
7 if you'd come down. Mr. Smith.

8 MR. SMITH: I'm speaking on behalf of
9 the MBTA and Boston Harbor Cruises. I'd like
10 to see -- regarding the recent article of the
11 ferry system that they have planned. I'd
12 like to see the Wynn Corporation and -- work
13 as a partnership with Boston Harbor Cruises
14 and MBTA in developing a commuter ferry
15 service between the casino, Long Wharf and --
16 and Logan Airport with their -- with their
17 commuter -- developing a commuter ferry.

18 Another thing I'd like to see is one
19 thing I noticed when moving to Everett is
20 they don't have postcards of Everett. And
21 with the Wynn Casino, I'd like to see that be
22 part of Everett in terms of postcards.

23 And I just wanted to wrap it up by
24 thanks for having me come and speak on behalf

1 of Boston Harbor Cruises.

2 COMMISSIONER MCHUGH: Thank you, sir.

3 MR. SMITH: Thank you.

4 COMMISSIONER MCHUGH: Jim Mason.
5 Peter R. Lochiardi. No? Good evening, sir.

6 MR. COCCIARDI: I'll give you my
7 profile. Just a little bit of my background
8 in the community.

9 COMMISSIONER MCHUGH: Great, great.
10 Good, thank you very much.

11 MR. COCCIARDI: Thank you very much,
12 gentlemen, for giving me the opportunity to
13 come before you. My name is Peter R.
14 Cocciardi. I'm a certified financial
15 planner. I have lived in Everett for over
16 sixty years, and have owned my firm here in
17 Everett for over thirty-two years. My wife
18 and I, and four children are products of the
19 Everett school system.

20 Over the years I've been involved in
21 many Everett community charitable, social and
22 governmental activities. Today I wish to
23 give the members of the Massachusetts Gaming
24 Commission some of the reasons to illustrate

1 why the Everett Wynn casino development
2 stands way above the competitor of the
3 developers for the Revere development.

4 Who are the Wynn casino developers?
5 They're not only a five-star but a five-
6 diamond, which is rated, over the world it's
7 the highest rating you can have. A very
8 strong financial firm that because of its
9 vast financial resources, it's my
10 understanding, if I'm correct, that does not
11 need to borrow funds or perhaps a limited
12 amount as compared to their competitor. And
13 because -- because of the competitor's need
14 to borrow funds could present some possible
15 risks for the completion of the casino on --
16 and fulfilling their very generous financial
17 commitment to the surrounding communities.

18 The developers of Revere, as I've
19 read in the newspaper, have shown several
20 nonprofitable years, whereas the -- I believe
21 the reduction in their revenue was quite
22 substantial last year. Whereas the Wynn
23 group has shown many years of profitable
24 performance results. This may present a

1 possible problem for Revere group, as I
2 mentioned before, because of the very
3 generous commitments. It's very nice to say
4 you'd like to do something, that's the
5 promise, but performance is really what
6 counts.

7 The reputation of Wynn is impeccable.
8 They represent the gold standard of the
9 casino industry. They are an employee
10 friendly employer, as evidenced by the number
11 of employees that have been employed for many
12 years. This track record bodes well for the
13 people that Wynn will be hiring for the
14 development. Also, I might add, that Wynn
15 has offered to employ the employees of
16 Suffolk Downs if their jobs are displaced.

17 The Everett location, it's proximity
18 to downtown Boston and access to the Wynn
19 casino via roadways, Routes 93; 16; and 1,
20 and waterway travel using shuttle service and
21 covered river boat service year-round will
22 also be able to transport visitors to Wynn
23 from cities and towns located on the
24 seacoast, north and south shores. This

1 waterway travel will alleviate some of the
2 roadway traffic. And this coupled with the
3 enhancement of the infrastructure that I'm
4 sure that Wynn will be very much involved in
5 helping to solve will help to relieve much of
6 the traffic movement.

7 Because of the location of the Wynn
8 site at the furthest end of the city of
9 Everett, it would have very little impact on
10 the line and village areas of Everett.

11 Unlike the Revere location, which would be on
12 the doorstep of East Boston, the residential
13 areas, and a hindrance to the residents of
14 Winthrop.

15 As you know, East Boston
16 overwhelmingly opposed the location of the
17 casino in East Boston and Revere. The
18 Everett casino project will totally clean up
19 the huge hazardous-waste site and Wynn has
20 also proposed to use clean strategy by using
21 oysters to clean up the polluted water of the
22 Mystic River that would surround the
23 development.

24 The Everett Wynn casino would not

1 only be a boon to the city of Everett, who
2 will be the recipient of yearly revenue and
3 job opportunities, but it will serve as the
4 catalyst to attract new businesses to the
5 city and cause property values to increase in
6 value as well as have an impact on helping
7 the business real estate tax issue.

8 COMMISSIONER MCHUGH: All right. Mr.
9 Cocciardi, thank you very much, sir.

10 MR. COCCIARDI: Okay.

11 COMMISSIONER MCHUGH: The next
12 speaker is Bruce Desmond. Mr. Desmond. And
13 then Councilor Peter Napolitano. Mr.
14 Desmond.

15 MR. DESMOND: Thank you very much.
16 My name is Bruce Desmond. I'm from
17 Somerville, Massachusetts.

18 The last sixteen years I served as
19 Alderman at large in Somerville. This is the
20 first year I've been out of office in over
21 twenty years. During that time in office, we
22 spent -- I spent a lot of our time developing
23 Assembly Square area, working with the
24 Commonwealth very closely on -- with smart

1 growth development policies, transit oriented
2 development policies, and that's just
3 beginning now to come to fruition as we
4 finish one phase and we go into another.

5 But during that time, we also spent a
6 lot of time developing lower Broadway. We
7 had a lot of no interest loans so people
8 could improve their storefronts. We widened
9 sidewalks and redoing the -- that portion of
10 Broadway now, the entire infrastructure, with
11 new utilities and repaving it, all in hopes
12 of increasing the business in that area.

13 My only fear with a casino being
14 located in Everett is gridlock coming out of
15 Sullivan Square and Charlestown. Right now,
16 ever since they tore down that overpass there
17 traffic gets backed up into lower Broadway,
18 it gets backed up going the other direction
19 on Washington Street, and I can only see it
20 getting worse. And the mitigation is -- will
21 be there I'm sure, but whether it can really
22 be enough to stop that, I -- I'm not
23 positive.

24 I just wanted to raise that concern

1 to you folks. I believe that a casino in the
2 Revere/East Boston area would serve much more
3 of a positive -- have much more of a positive
4 impact on a lot more people and a less
5 negative impact on people in that area.

6 So, with that I just want to say
7 thank you. I am a proponent of casinos, I
8 want you to know that. And I think wherever
9 you put it it will be a success. And I say
10 this with all respect to the folks in
11 Everett. They're great people. Thank you.

12 COMMISSIONER MCHUGH: Thank you, Mr.
13 Desmond. Councilor Napolitano.

14 MR. NAPOLITANO: Good evening. My
15 name is Peter Napolitano. I'm a city
16 councilor in Everett. I'm a third generation
17 Everett resident. And this is my second
18 opportunity to speak before you. I did
19 testify in Boston during the hearings.

20 First of all, I've been in Everett,
21 I've lived in Everett all my life, raising my
22 family in Everett. You know, we are a very
23 depressed community as far as, you know,
24 we've lost a lot of industry over the years.

1 And this is a golden opportunity for the city
2 of Everett to take an area of the city that
3 has been highly contaminated and be able to
4 turn it into a viable piece of property.

5 Now, by comparison to the Revere
6 project, you know, we're looking at a three-
7 star project versus a five-star project.
8 Now, what exactly is going to draw business
9 into -- into the region. Okay. People come
10 in to -- to Boston to go to the Revere
11 casino, they're going to be coming from the
12 airport and funneled up through East Boston,
13 further away from Boston. At that point,
14 then they really have no reason to come into
15 town to be able to spend money in downtown
16 Boston, to take advantage of the -- of our --
17 of our history, of the resources, the
18 entertainment that's in the city of Everett
19 -- I mean the city of Boston.

20 By comparison, you've got a lot of
21 development going around where the -- where
22 the project in Everett is going to be built.
23 Okay. What is going to enhance that area
24 that much more. Now, residents coming into

1 the region from Logan are going to be forced
2 to go through the tunnel into Boston, so
3 they're already exposed to downtown area and
4 then the casino is right there on the -- on
5 the edge. Okay. With all the development
6 going around, this casino would enhance that
7 area. It would lend value and attraction to
8 both the city of Everett and the city of
9 Boston.

10 So, I think in -- I think in most
11 cases, you're going to be looking at what
12 people are going to be expecting. Yes, it's
13 convenient for the city of Everett to have
14 the casino, so our own residents don't have
15 to drive down to Connecticut to gamble. But
16 that's not the point. We're looking at a
17 project that's -- we want to bring revenue
18 and bring resources into the area. The
19 Revere project is just too far out of Boston
20 and doesn't lend to it being able to support
21 some of the additional value in the area as
22 far as being able to go into town, see a
23 show, have dinner. Okay.

24 And as far as traffic goes, I mean

1 one thing I would like to point out, if
2 you've ever driven through Bell Circle
3 during rush hour, I'd drive down lower
4 Broadway at any time by having to deal with
5 that. So, I -- I do ask, you know, your
6 consideration in this matter, you know.
7 People of Everett are hard-working, we've got
8 -- have a lot of options as far as developing
9 that area. With all of the development going
10 around that property if the Wynn Casino
11 doesn't go in that -- onto that property,
12 what will? What has deep enough pockets to
13 be able to clean that property up and be able
14 -- add it to be able to enhance the value of
15 the overall area of both Everett, Somerville,
16 Charlestown, Boston.

17 So, I ask that you seriously consider
18 that there is a significant difference not
19 only in the types of projects here, but where
20 the project is. We want people to come into
21 this area and be able to enjoy all of the
22 history and resources of the Boston area and
23 the Everett area. And if they're coming
24 through East Boston neighborhoods to go north

1 toward Revere, they have no reason to come to
2 Boston.

3 So, I want to thank you for your
4 consideration and again, thank you for
5 another opportunity to speak before you.

6 COMMISSIONER MCHUGH: Thank you,
7 Councilor. Now, that completes the list of
8 people who had signed up to speak, and we're
9 prepared to move to the closing remarks. I
10 see that the mayor is not here at the moment.
11 Here he is, yes. So, we'll move -- we'll
12 move now to the closing remarks. As the
13 mayor is coming forward though let me say how
14 important it was and is to the Commission to
15 have heard all of your comments tonight, and
16 those we heard last night, and those we've
17 heard throughout the process.

18 Some of you were nice enough to make
19 compliments to the Commission. And I
20 compliment all of you, for coming out time
21 and time again to express your thoughts,
22 whether those thoughts be supportive, whether
23 they be negative, and whether they be simply
24 thoughts that were designed to alert us to

1 things we ought to be careful about. This is
2 really the essence of democracy. And I am
3 delighted to be participating in a process
4 that all of you have worked so hard to
5 participate in and so thoughtfully to bring
6 considerations to the Commission for its
7 attention.

8 So, with that, Mayor DeMaria, I look
9 forward to hearing from you, sir.

10 MAYOR DEMARIA: Thank you, members of
11 the Commission. I was thinking really more
12 like Andy Garcia playing my role than Bobby
13 Dinero. But at one time I was very thin
14 actually. And then I became an elected -- I
15 become elected official. And in the twenty
16 years I think I've put on about ten or
17 fifteen, twenty pounds every year being an
18 elected official. As you can see, dealing
19 with Councilor Simonelli is one of the
20 reasons why I eat too much. But I will get
21 on a diet soon, I'll do something.

22 You know, I was -- I was driving down
23 99 this morning -- this afternoon to meet
24 some people in Boston. I left at 11:30 and

1 it took me about an hour to get into Boston,
2 and down -- down the new bridge. And I --
3 and I finally get there and I see a Boston
4 police officer on detail. So, I pull up on
5 the road and I get out and I look down the
6 bridge under the underpass, and there was
7 nothing going on. I called my office to the
8 city of Boston, and they didn't know why
9 there was a Boston police officer there. We
10 actually have DCR looking into it also. Both
11 ends of -- of the underpass were shut down.
12 Then after my phone call, the Boston police
13 officer left. Today was our date of our
14 hearing. I was a little disappointed, and if
15 you need to further that investigation, I'd
16 love to provide you with any information you
17 need. But that was a little disappointing
18 and disheartening to understand. Because I
19 don't play games.

20 You know, I -- I'm -- my whole life
21 I've been a straight shooter. Unfortunately,
22 being the mayor of the City of Everett, and
23 this is the quote I gave the Boston Globe,
24 being the mayor of the City of Everett,

1 sometimes property owners in the city who own
2 property, you have to deal with them. And
3 they may not be the best people, but you try
4 to get what's the best for your city of
5 Everett. And that's what I've been trying to
6 do my entire life is trying to do the best
7 for the city of Everett.

8 Twenty -- twenty years ago I -- I ran
9 for office, I think I told you why, I was a
10 co-op student at Northeastern. But, seven,
11 eight, years ago I ran for mayor because I
12 saw the animosity in the city that was
13 happening. You know, we had two factions in
14 our community and they kept going at each
15 other and really dividing the community. And
16 that was the reason why I ran for mayor was
17 to really bring the community together.

18 I talked to tons of kids why they
19 leave the city, you know, and I just want to
20 also just comment, the young man who spoke
21 this afternoon, Anthony DiPierro is actually
22 my cousin's son. So, you know, very proud of
23 him coming up here and making his maiden
24 speech because I will be running him for

1 office next year. Just trying to figure out
2 the right seat to run for. Actually, my
3 mother lives in Ward 2. I think he'll have
4 to move to Ward 2.

5 But this is -- this is the closing,
6 you know, the closing remarks for the City of
7 Everett. You heard some great -- some great
8 testimony from Joe Sachetta, who lived and
9 born and raised in Everett. You heard Steve
10 -- you've Stephen Rocco from Rocco's Funeral
11 Home speak about the Chamber getting behind
12 this project and why.

13 You know, for years we've had
14 property owners in the city that were
15 undesirable, still are. They run scrap
16 yards, and there's a few that are good and
17 they actually do the right thing, and they
18 come in for their permits, and they do the
19 right thing. And there's some that don't do
20 the right thing that actually have made --
21 made accusations against the City. They were
22 doing something wrong and they make
23 accusations against us.

24 But they -- they've been manipulating

1 the City for too long, doing what they want
2 to do, you know. So, when I became mayor
3 seven years ago, I said to myself I have to
4 get better for our city. We have no vision,
5 who are we. Yeah, we're a great public
6 school system, we have a tremendous football
7 team, nothing else. You know, there's --
8 there's -- no one can identify with the city
9 of Everett. So, I -- I started out and I,
10 you know, and I did that whole visioning
11 process, and I now created my planning
12 department. This is all getting -- getting
13 words from -- or advice from the secretaries
14 at O'Connell, then Bialecki. Saying what you
15 got to do, you got to build more housing, you
16 got to -- you got to -- you got to plan for
17 your future. You have vision what you want,
18 then get the proper, you know, get it -- get
19 it in the cue so the Statehouse can see it,
20 they can feel it. Be shovel ready, they tell
21 me. You know, I've been shovel ready with a
22 lot of projects and still haven't gotten no
23 money for the City of Everett.

24 And that check, that check's not

1 coming to me from Wynn, it's going to the
2 people of the City of Everett. And what I
3 want to do with that check is I want to make
4 a great city. We're the only city in the
5 Commonwealth without any connectivity to a
6 transit. Nothing. No commuter rail line, no
7 Silver Line extension, no T station, no -- no
8 water taxi shuttle service. Look at all the
9 other cities, Revere, Malden, Somerville,
10 Medford, they're building all kinds of great
11 things. Tremendous things. Assembly Rowe,
12 Stationers Landing, what's happening down in
13 Revere Beach, you know, with the DiGandi
14 development. Big stuff, hotels they're
15 building. We don't even have one hotel in
16 the City of Everett.

17 You want to -- you want to transform
18 a community, you want to help a community,
19 this is how we're going to help a community.
20 Is Wynn -- is Wynn going to save the City of
21 Everett? They're going to help the City of
22 Everett. You know, someone made the -- made
23 the comment about the pebble, the trickle
24 down effect. That's what I look at them as.

1 You know, and I know -- I love them. They're
2 actually very nice people. You know, I've
3 gotten to know them, they're good people. It
4 just -- just like if I were to be with you
5 every day. I would get to know you and like
6 you and you would vice versa.

7 But this project will do endless
8 amount of things for the City of Everett.
9 30,000,000 in revenue, not including what
10 they'll do for meals taxes and hotel taxes.

11 In the past six months I've had two
12 people reach out from foreign countries that
13 want to build around Wynn. You know, it's --
14 you talk to people outside of this -- of this
15 country, they know Steve Wynn, they know his
16 product. Especially casino gamers. They
17 know his products. They go to his
18 facilities.

19 You know, Massachusetts wanted to
20 compete against Connecticut. You know, why
21 would we bring a Connecticut firm into
22 Massachusetts. We have someone who has no
23 ties to Connecticut. We have someone who can
24 operate a facility who has the finances and

1 the resources to operate a facility that will
2 last for 100 years, someone said earlier.

3 This is a huge issue on your
4 shoulders, I know it is. We have some
5 politics, Boston politics, and then we have
6 what should be really -- what truly should be
7 done for a community, and who really is going
8 to run the best facility. So, it makes your
9 lives -- I believe that you don't disband
10 after the license is awarded, I believe
11 they're still like -- maybe you disband, but
12 there's still at group that oversees the
13 operations. And I know the state police are
14 still involved. Ask them, I think they would
15 want to deal with this -- this group. I
16 think this is the group -- I mean, you want
17 someone to run a facility that does have no
18 issues, have no problems, these are the
19 people who can do that. You know, and that's
20 why when I heard that Steve Wynn was
21 interested, I -- to me it was a no-brainer.
22 It was just -- I couldn't get -- I wanted to
23 show them that I wasn't really like, that I
24 really wanted them to come, you know, like

1 you want to be cool and calm. But when I saw
2 that Steve Wynn wanted to come to the City of
3 Everett, knowing what he's done in Las Vegas,
4 being unfortunately a gamer, you know, going
5 to Las Vegas and seeing what he's done there,
6 and what he can do, it's endless.

7 You know, for us, the opportunities
8 are great. The jobs are great. They're not
9 jobs, they're careers. You heard the
10 gentleman from Unite Here, he -- he's so
11 passionate. I actually started thinking
12 maybe I will leave the City being the mayor
13 and maybe get a job with Unite Here in the
14 hotel industry. Because I'd like to spend
15 more time with my family, you know, who I
16 just left behind on a vacation that -- on her
17 -- on my wife's birthday to be here today
18 with you.

19 ATTENDEE: Thank you, Mayor.

20 MAYOR DEMARIA: You're welcome. But
21 it's -- and it's my pleasure to be here. I
22 didn't want this to go on, the last time you
23 were in the city of Everett and me not to be
24 here. I think it was very important for me

1 to be here. I am the elected leader of the
2 City of Everett. But I'm just one of them
3 and I want to thank them, the people behind
4 me, who have been here at every meeting, the
5 Everett United Group, the business owners.

6 Someone said earlier, this is the
7 first time ever that we've all agreed on an
8 issue. Even the people who disagree, like
9 it's more about the ills of gaming. But it
10 -- so, that's going to happen if it goes to
11 Revere, the ills of gaming will still happen.
12 It's going to happen if it's in Springfield.
13 It happens every day on the corner, scratch
14 tickets. I mean the ills of gaming are
15 there.

16 So -- so, but that's the only reason
17 why they were against it. They weren't --
18 they weren't -- like they weren't against it
19 because the operator was bad or, you know,
20 it's in the middle of the city, you know, you
21 -- the access to it, it is -- it is great.
22 You can come right off 93; you come from 16.
23 It's actually a pretty unique spot for -- for
24 a casino I think.

1 And I think the -- a lot of things
2 too is, I know when I game, I don't game at
3 six in the morning, seven in the morning, I'm
4 going to work. It's usually at night time.
5 You can't check into a hotel in the morning.
6 You've got to check into a hotel after -- I
7 think it's after noon. Sometimes it's early
8 check in, or before four. So, the traffic
9 improvements that they're going to make in
10 our area are going to benefit everybody. The
11 normal commuter is going into work.

12 What I'm going to do with the money
13 that goes to the City of Everett is build the
14 infrastructure in the city. I will make more
15 plots of land along Route 16 and along the
16 water accessible for other developers to want
17 to develop. I will bond against that
18 30,000,000 -- \$20,000,000.00 payment. I will
19 use that money to build the infrastructure.
20 I will build a commuter rail stop if -- with
21 -- hopefully with them. I will try to get
22 the -- I will work with Secretary Davey if
23 he's still in office to get the Silver Line
24 to stop here in Everett and connect it to

1 Assembly Rowe or connect it to Sullivan
2 Station. So I can bring a higher, you know,
3 so bring more people into the city of Everett
4 that want to live here, that want to own
5 property. Get rid of the absentee owner. We
6 -- we're -- I think we're about sixty or
7 fifty percent owner, you know, not owner-
8 occupied. That drives in a lot of different
9 people that maybe you don't want. And I
10 don't mean different as in race, I mean just
11 people that don't do the right thing on a
12 daily basis, people that don't have respect
13 for the community. I want to drive the home
14 ownership in our community. I think by
15 connecting it to Boston I'll be able to do
16 that.

17 I, you know, as a young professional
18 going to Boston if I can live in a city like
19 Everett that has great public school systems,
20 great free sports programs, Everett's going
21 to be a very desirable place, especially if I
22 can get on a commuter rail line or a water
23 taxi, or the Silver Line to get into work.

24 You know, Mellon Bank talks about the

1 infrastructure improvements, the bridges. I
2 -- Mellon Bank and I have a great
3 relationship. I have a great relationship
4 with them. They're a great corporation in
5 the city. That bridge over there by -- we
6 call it the KISS 108 Bridge is going to be
7 done anyways. It's not -- nothing to do with
8 -- it's already -- it's already -- it's
9 already been designed, ready to go, so that's
10 going to be done. I'm looking to connect a
11 pedestrian footbridge in the old G.E. park
12 land to connect over to Wellington Station.
13 I'm going to do that. If I get a private
14 developer or not I'm going to go forward and
15 bond against and build that pedestrian
16 footbridge because it -- what it does, people
17 from Mellon now can walk to the station
18 rather than getting in their car. That whole
19 area of Main Street can walk down to the old
20 former G.E. parcel and get on a pedestrian
21 footbridge that Congressman Markey at one
22 time earmarked, now Senator Markey had
23 earmarked to do for the city of Everett. I'm
24 going to do that. That's what we're going to

1 do with this money. It's not going to go
2 into the coffers, it's not going to lower
3 taxes. You know, there will be some sort of
4 lowering of taxes. But it's not -- it's
5 going to go into home improvement programs
6 where we have money now that we've done a
7 tremendous amount of houses over here in the
8 city of Everett. I'm looking to build those
9 programs up so we can -- we can offer money,
10 assistance to like Councilor Simonelli had
11 said, to the senior citizens, to the
12 veterans, to the -- to the disabled, those
13 kinds of programs. That's what's going to
14 happen here in the community of Everett.

15 I can go on and on and talk about so
16 many more things that we're going to do, but
17 you've seen the lower Broadway master plan.
18 Seven -- four years ago, 2011, three years
19 ago residents came together here at the
20 Connelly Center with Jaime and I, month after
21 month and said they wanted to see a hotel.
22 They wanted -- they didn't say casino because
23 it wasn't talk -- they wanted a hotel, they
24 wanted marina, they wanted retail uses. We

1 did all that process. I mean, I -- hopefully
2 you looked at that. We -- we got their buy
3 in. I mean, this is a product that the
4 community has bought in to, that it really
5 transforms the community, and you have the
6 best operator in the business.

7 I know we have to put on this -- this
8 -- this meeting today, but I know at the end
9 of the day I think you feel as passionate as
10 I do that this person, this group is probably
11 the best for the Commonwealth. They will
12 generate the most money for the Commonwealth,
13 not just for the people of Everett, but for
14 -- for the entire Commonwealth. And I think
15 that's going to be a critical group. When we
16 go in November for the election to -- so all
17 this work we've done has not failed, when we
18 go in November in the ballot box on election
19 day we can tell that Steve Wynn is building a
20 casino in an old, dirty and contaminated
21 wasteland. And not, you know, I mean you
22 have Plainridge, and you have Springfield
23 definitely, you know, two great communities
24 that I think people will, you know, empathize

1 with. But now you have this magnet when
2 people will look at it and say oh, Steve
3 Wynn, that's going to be a great operation,
4 you know, let's -- let's vote for it.

5 I think that's -- that's going to
6 play a critical role in people's minds when
7 they vote in November because everybody knows
8 the product, everyone.

9 So, in closing, thank you. Thank you
10 for doing what you've done. I wrote all
11 these notes and I didn't -- I didn't even say
12 one -- one of these things in my notes. But
13 picked on -- old Ironsides, Little Italy,
14 it's true. You can actually access both of
15 those places from this facility. I think
16 it's tremendous. I think the waterways and
17 whole cleanup, but in closing, thank you all
18 to the four of you for what you've done in
19 this process.

20 I don't think when they -- when the
21 Attorney General or the Governor or the
22 Treasurer called you and said they -- we want
23 to appoint you, I don't know if you knew what
24 was going to be like this, but I didn't know

1 it was going to be like this. I didn't
2 realize I was going to be in the Globe in
3 every -- every -- every second they were
4 going to, you know, say something bad about
5 me. But, you know, it's par for the course
6 and I love playing golf, so thank you very
7 much and thank you for all your work. God
8 bless you.

9 COMMISSIONER MCHUGH: Thank you, Mr.
10 Mayor. Mr. DeSalvio, are there some closing
11 remarks you'd like to make, sir?

12 MR. DESALVIO: Good evening,
13 Commissioners.

14 COMMISSIONER MCHUGH: Good evening.

15 MR. DESALVIO: Mayor, again, I want
16 to thank you publicly for all the support,
17 Jaime, you and all the departments,
18 department heads, you've been terrific
19 throughout this whole process and we could
20 not have done it without you. So, again,
21 thank you on behalf of Wynn Resorts.

22 And I think it is -- it's painfully
23 obvious to see why we love this community
24 because they are just one terrific community

1 to be in. I want to thank all the residents
2 of Everett. I want to thank the residents of
3 the surrounding communities that came out
4 tonight and the businesses in Everett that
5 have supported us. So, thank you all very
6 much.

7 In keeping with what you asked for,
8 which was to update you from the last meeting
9 and bring any new information to the table
10 I'm going to limit my remarks to those items.

11 I want to first start out and talk
12 about our project updates, and specifically
13 community support and the agreements. Since
14 we were last together, we put together a
15 significant Boston mitigation package. That
16 package includes \$20,000,000.00 worth of
17 improvements for Sullivan Square and other
18 Charlestown roadways. And we divided that
19 out by \$5,000,000.00 in immediate
20 improvements and another \$1,000,000.00 a year
21 for fifteen years, so a grand total
22 \$20,000,000.00 to help the situation in
23 Sullivan Square.

24 On top of that, we've offered in that

1 package another million dollars up front,
2 another \$1.6 million in annual payments
3 supporting public safety, water
4 transportation, and Charlestown community
5 organizations. Also a hiring preference for
6 Charlestown community residents along with
7 the residents of Everett. And then a
8 commitment for goods and services purchases
9 for \$15,000,000.00 annually from Boston-based
10 businesses. So, it's an -- it's an excellent
11 package we put forward. We know you're going
12 through your thoughtful review process but I
13 thought it's important that we note that
14 because that is new information from the last
15 meeting.

16 Also, we've met with the
17 Massachusetts Lottery. We are currently
18 drafting the agreement, we've actually had a
19 couple of drafts going back and forth. We
20 look forward to working with the Lottery and
21 promoting their goods and services along with
22 ours. So, that is moving forward.

23 Also, we've had ongoing meetings with
24 groups focused on veterans issues, Veterans

1 Inc., in particular. ESL training through
2 the Action for Regional Equity Group, and
3 also education as you've heard from the
4 community college representative, we're
5 working not only of course with Bunker Hill
6 locally but North Shore and the entire
7 coalition of community colleges, because they
8 will truly be a great community partner for
9 us all the way through the future.

10 As far as our environmental
11 mitigation package, I mentioned to you
12 earlier we were going to file. Since the
13 last meeting we in fact did file on June 30th
14 the FEIR, and we have now taken input from
15 the community and environmental groups.
16 We've had meetings with the Department of
17 Environmental Protection; the Department of
18 Transportation; Department of Conservation
19 and Recreation; with Charlestown; with
20 Somerville; the MBTA. Those meetings are
21 ongoing and we are very hopeful that we will
22 get our Secretary's certificate this Friday,
23 the 15th. So, it's been a tremendous
24 process. Over 7,000 pages in the document,

1 including both the main body of the document
2 and the appendices. And we've had a very
3 thoughtful process in thinking about
4 everything as it relates to transportation,
5 mitigation and the environment and
6 sustainability.

7 Next, I want to talk about site
8 access. We've had ongoing and very fruitful
9 discussions with the MBTA. Both Wynn Resorts
10 and the MBTA are committed to the public
11 process for land purchase. We are -- right
12 now we actually have an agreement drafted and
13 we are waiting to take that through the
14 process that is laid out for any -- any land
15 sale that the MBTA does. And we are happy to
16 move forward with them, and they have
17 committed to us that should we be the
18 successful applicant that we would be able to
19 move forward with a public process for the
20 site.

21 Next, I want to talk about design. I
22 know that -- I know that you've got a letter
23 recently in your package that was from the
24 Boston chapter of AIA. And I'd like to speak

1 for a minute about design. Matter of fact,
2 you have in the room these wonderful
3 renderings that were worked on by our
4 architects and team in Las Vegas. Now, Wynn
5 Resorts stands behind its design and
6 architecture efforts. We have been so
7 incredibly recognized as you see scrolling on
8 the -- on the screen, too many -- too many
9 awards to sit here and mention. But this is
10 an incredible team that has worked together.
11 When you think of Mr. Wynn, you think of
12 Deruyter Butler, Roger Thomas. They have
13 been working together for over thirty years
14 to bring the highest performing assets to the
15 gaming industry worldwide.

16 And, you know, this is not just the
17 Wynn Resorts assets, you think all the way
18 back, think of the Mirage, you think of the
19 Bellagio, you think of all the work that
20 they've done with Wynn, with Encore Las Vegas
21 and Macau. This is a team that knows how to
22 do it. And the results speak for themselves.

23 I know you heard some of the speakers
24 earlier today talk about our results in a

1 very difficult economy. You see our numbers
2 continuing to grow, going counter to what you
3 hear in the industry. Why is that? It's a
4 combination of two things. Not only is it
5 the wonderful buildings that Mr. Wynn and the
6 team have put together, but it also goes to
7 the heart of who we are, which is about our
8 team members. And I want to just say that
9 we'll put those buildings and our team up
10 against anything out there in the world.

11 And then finally, I want to -- I want
12 to also give my thanks. I know that you've
13 gone through an exhaustive process. And, you
14 know, we've certainly enjoyed the process of
15 making sure that we could present who we are
16 as a company, as individuals, and as a team
17 collectively. I know that we believe that
18 you will reach the right conclusion. And the
19 reason is because not only what the public
20 sees here, but I'm not sure the public
21 understands that you've got consultants
22 behind you that there's been countless hours
23 that have put in to studying all the
24 documents that were produced, all the

1 questions that were answered. Our team has
2 made themselves available. And we really
3 want to deliver for you.

4 And as somebody who's got a sales and
5 marketing background, the way I want to end
6 is say I'm asking for your vote. And we
7 think that we can do the right job. This is
8 the right community. The mayor and his team
9 have been supportive. Our team, thanks, Kim,
10 and to everyone back at the home base for
11 supporting me in my quest here to see if we
12 can get this project over the goal line. And
13 we'd like to bring this wonderful Wynn Resort
14 here to Everett.

15 So, we're asking for your vote and
16 say thank you for everything you've done.

17 COMMISSIONER MCHUGH: Thank you, Mr.
18 DeSalvio. All right. That concludes all of
19 the presentations and we'll take everything
20 we've heard into consideration, think
21 carefully about it. As I said when we began,
22 our deliberations begin on September 8th, and
23 we'll proceed from day to day until we reach
24 the conclusion, which we hope to do shortly

1 thereafter.

2 So, with that I would --

3 COMMISSIONER CAMERON: Move to
4 adjourn?

5 COMMISSIONER MCHUGH: Is there a
6 second to that motion?

7 COMMISSIONER ZUNIGA: Second.

8 COMMISSIONER MCHUGH: Any discussion
9 of that motion? All in favor?

10 COMMISSIONER CAMERON: Aye.

11 COMMISSIONER ZUNIGA: Aye.

12 COMMISSIONER STEBBINS: Aye.

13 COMMISSIONER MCHUGH: Aye. We're
14 adjourned. Thank you all very much.

15

16 (Meeting adjourned at 6:36 p.m.)

17

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1 WYNN RESORTS:

2 Robert DeSalvio Senior Vice President

3

4 GUEST SPEAKERS:

5 The Honorable Carlo DeMaria, Mayor of Everett

6 Wayne Matewsky, State Representative

7 Frank Parker, Vice Chairman, Everett School

8 Committee

9 Councilor Joe McGonagle

10 Councilor Richard Dell Isola

11 Councilor Mike Marchese

12 Councilor Stephen Simonelli

13 Councilor Peter Napolitano

14 Senator Sal DiDomenico

15 Vincent Ragucci

16 Ivey St. John

17 Liz Levin

18 Jay Campbell

19 Anthony DiPierro

20 Marlene Zizza

21 William Lamb

22 Michael Mangan

23 Michael McLaughlin

24 Daniel Skeritt

1 GUEST SPEAKERS:
2 Richie Alafaris
3 James Massone
4 Paul Dobbins
5 Edward Lucas
6 Rob Goulding
7 Jackerson St. Jean
8 Mikal Smith
9 Joanne Jaxtimer
10 Barry Hock
11 Robert Rowley
12 Stephen Rocco
13 Phil Romeo
14 Robert LePage
15 John Hanlon
16 James Sachetta
17 Joseph Sachetta
18 Patricia Gentilli
19 Jeffrey Smith
20 Peter Cocciardi
21 Bruce Desmond
22 Ralph D'Agostino
23
24

C E R T I F I C A T E

I, Pauline L. Bailey, an Approved Court Reporter, do hereby certify that the foregoing is a true and accurate transcript from the record of the proceedings.

I, Pauline L. Bailey, further certify that the foregoing is in compliance with the Administrative Office of the Trial Court Directive on Transcript Format.

I, Pauline L. Bailey, further certify that I neither am counsel for, related to, nor employed by any of the parties to the action in which this hearing was taken and further that I am not financially nor otherwise interested in the outcome of this action.

Proceedings recorded by Verbatim means, and transcript produced from computer.

WITNESS MY HAND THIS 14th day of August, 2014.

PAULINE L. BAILEY
Notary Public

My Commission expires:
Pauline L. Bailey
November 7, 2014

