

Wynn BOSTON HARBOR.

Wynn Boston Harbor

SECTION 61 PRESENTATION

MARCH 22, 2016

Section 61 State Agency Findings

| Agency | 61 Findings | Date | Env. Monitor |
|-----------------------|-------------|---------|--------------|
| MWRA | Final | 1/12/16 | 1/20/16 |
| Massport | Final | 1/21/16 | 2/10/16 |
| MassDEP | Final | 1/22/16 | |
| MassDOT, MBTA and DCR | Draft | 1/22/16 | |
| MGC | Draft | 3/17/16 | |

Wynn Boston Harbor

THE PROJECT

Everett, MA, USA

Everett Waterfront Location



History of the Site

Owned by three chemical companies since the late 1800's

Dyes and acids were primary products — primarily sulfuric acid

Monsanto Chemical was the longest owner, from 1929 to 1983

The site was the original source of oysters for the Union Oyster House

Monsanto operations in the 1920s

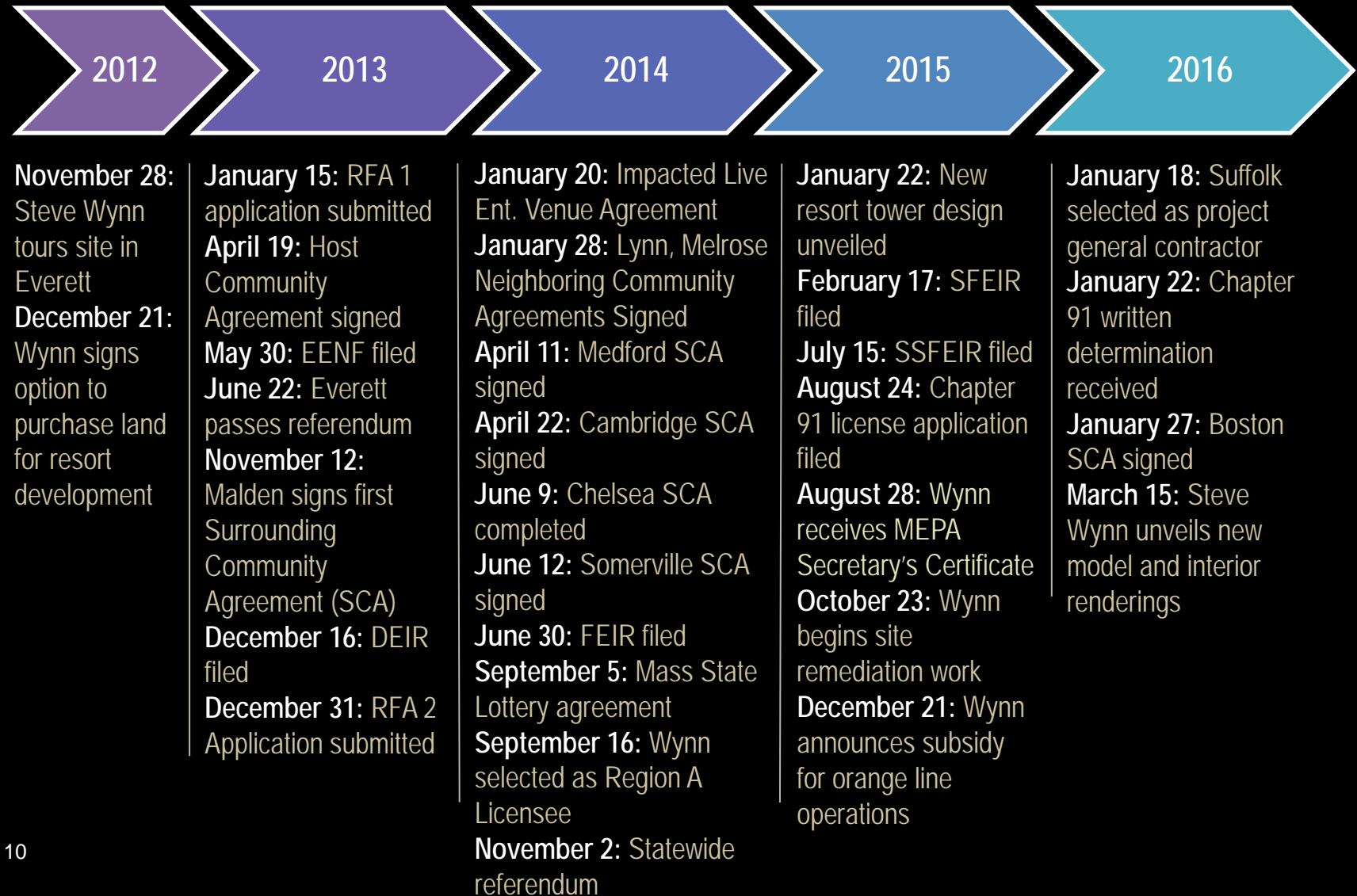




Site Condition Prior to Remediation



Development History



Program

33.9 acre site | 3.1 million square foot facility | 2,930 parking spaces

| Amenity | Gaming Positions | Rooms | Square Feet |
|---|------------------|-------|-------------|
| Gaming Area | 4,580 | | 190,461 |
| Hotel | | 629 | 621,774 |
| Retail | | | 52,632 |
| Food & Beverage | | | 54,680 |
| Lobbies, lounge, atrium garden and other "front of house" areas | | | 58,548 |
| Back of house facilities | | | 411,058 |
| Spa and gym | | | 15,405 |
| Convention and meeting space | | | 37,068 |



Project Facts

\$2 billion development is the largest single-phase private development in Massachusetts history

4,000 permanent employees will make Wynn a top 5 employer in the state

4,000 Construction Jobs

Millions spent on local building materials and Furniture Fixture and Equipment

\$100 Million in annual vendor spend

Gaming Tax Allocation

Annual Distribution of Wynn Everett Casino Tax Revenue

| Fund/Program | Percent Dedicated | Dollar Value |
|--|-------------------|------------------|
| MA Cultural Council | 2.0% | \$4.2 M |
| MA Tourism Fund | 1.0% | \$2.1 M |
| Community Mitigation Fund | 6.5% | \$13.6 M |
| Local Capital Projects Fund | 4.5% | \$9.4 M |
| Gaming Local Aid Fund | 20.0% | \$41.8 M |
| Commonwealth Stabilization Fund | 10.0% | \$20.9 M |
| Education Fund | 14.0% | \$29.3 M |
| Gaming Economic Development Fund | 9.5% | \$19.9 M |
| Debt Reduction Program | 10.0% | \$20.9 M |
| Transportation Infrastructure & Development Fund | 15.0% | \$31.4 M |
| Public Health Trust Fund | 5.0% | \$10.5 M |
| Race Horse Development Fund | 2.5% | \$5.2 M |
| TOTAL | 100% | \$209.2 M |

Source: Chapter 194 of the Acts of 2011: An Act Establishing Expanded Gaming in the Commonwealth; Wynn MA Projections









LEED Gold: Construction

Cleanup and restoration of brownfield site

114 KW of installed rooftop solar capacity

Plantings and building materials designed to minimize heat island effects, including vegetated rooftops with local plant species

Certified sustainable wood products used wherever possible

Building designed to meet a minimum of LEED Gold standards

Construction waste management program expected to lead to a minimum of 75% recycling rate for construction waste materials (i.e. wood and metal)

Two on-site energy co-generation systems totaling approximately 3 MW of energy capacity. Waste heat energy used to generate hot water for other uses.

High efficiency water systems designed for 35% reduction in water use over conventional buildings utilizing low flow toilets and plumbing fixtures.

Green Roof



Co-Generation Facility



LEED Gold: Operations

10% of energy generated from green sources

Optimized energy performance systems will be installed, targeting 30% reduction in energy use compared to conventional new build

Energy efficiency measures include efficient lighting and optimized building management systems

Electric Vehicles – 210 priority parking spots allocated for electric and high efficiency vehicles

Compost program for organic food waste

Local food sourcing program for all restaurants

50,000 gallon stormwater harvesting system for irrigation use

Wynn Boston Harbor

MEPA HISTORY

Overview

SSFEIR is the 5th filing over a two-year period

Over 10,000 pages of detailed analysis

275 comment letters from agencies, elected officials, municipalities, organizations and individuals including:

- Cities of Everett, Malden, Medford, Melrose, Revere, Somerville and Boston
- Massachusetts Department of Transportation (MassDOT)
- Massachusetts Department of Environmental Protection (DEP)
- Massachusetts Port Authority (MassPort)
- Massachusetts Department of Conservation and Recreation (DCR)
- Massachusetts Water Resources Authority (MWRA)
- Massachusetts Office of Coastal Zone Management (CZM)
- Metropolitan Area Planning Council (MAPC)
- Division of Marine Fisheries (DMF) SFEIR SSFEIR

Responded to over 1,500 comments

Overview

Wynn has agreed to make approximately \$840 million in community and mitigation payments over 15 years:

Community Payments:

\$574 million to our Host and Surrounding Communities

Road Infrastructure Improvements:

\$58 million

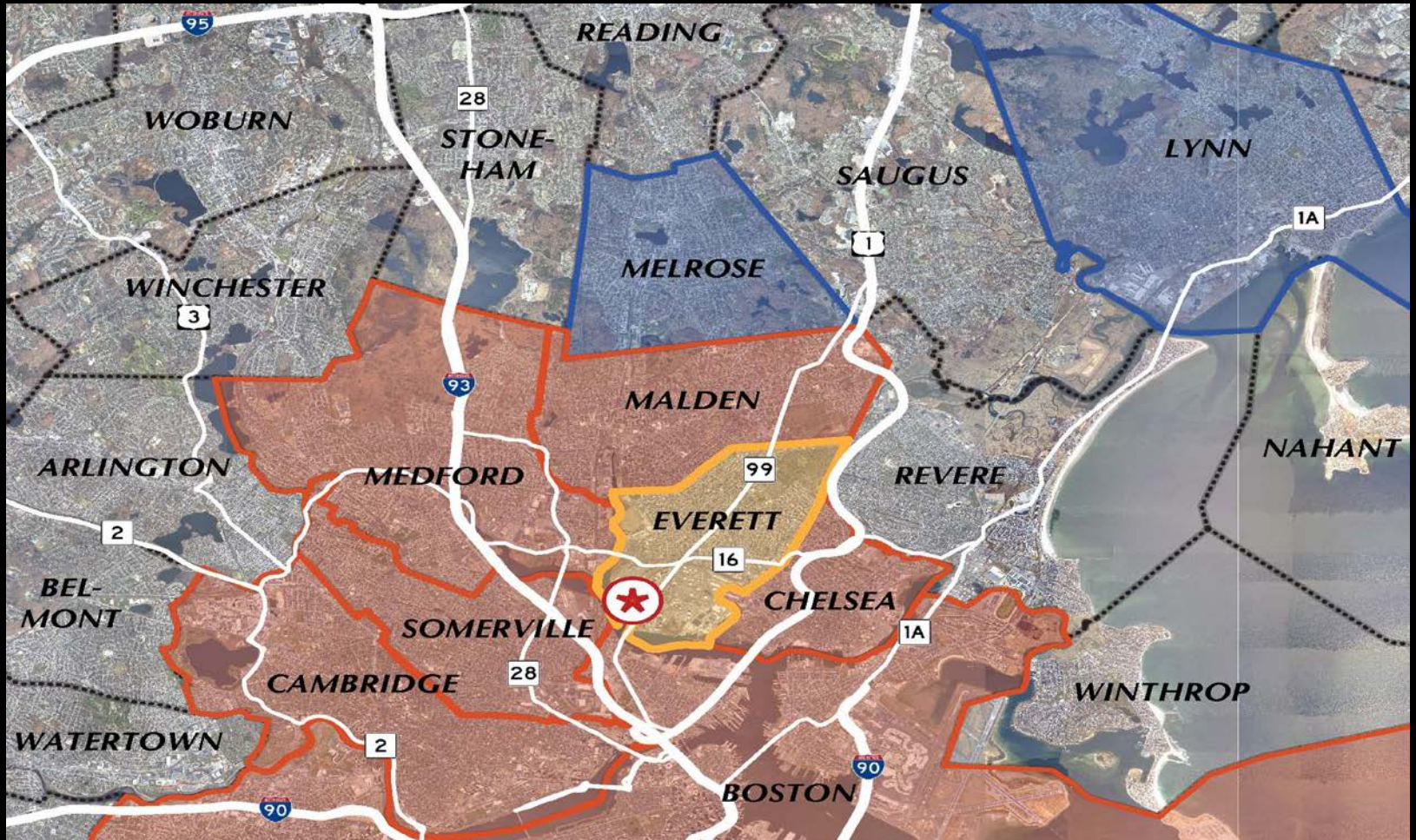
Transportation Demand Management Programs:

\$208 million (Orange Line subsidy, water shuttle service and employee and customer shuttle)

Wynn Boston Harbor

HOST & SURROUNDING COMMUNITY MITIGATION

Host, Surrounding and Neighboring Communities



Everett - Host Community Agreement

April 19, 2013 – Execution of Host Community Agreement with the City of Everett

\$30 million in advance payments for a Community Enhancement Fund

\$25,250,000 annually following opening

- \$20 million for real estate taxes
- \$5 million Community Impact Fee
- \$250,000 to Everett Citizens Foundation

Job Preference

Transportation and Infrastructure Improvements

June 22, 2013 – Ballot Question Election
– 86.5% Approval

CITY OF EVERETT CASINO REFERENDUM

June 22, 2013

| TOTAL VOTE | VOTE | WARD PREC | QUESTION YES | QUESTION NO | BLANKS |
|---------------|------|--------------|-----------------|----------------|--------|
| 500 | 500 | 1-1 | 430 | 70 | 0 |
| 432 | 432 | 1-2 | 362 | 70 | 0 |
| 476 | 476 | 2-1 | 424 | 52 | 0 |
| 412 | 412 | 2-2 | 357 | 54 | 1 |
| 665 | 665 | 3-1 | 587 | 78 | 0 |
| 509 | 509 | 3-2 | 444 | 65 | 0 |
| 611 | 611 | 4-1 | 541 | 70 | 0 |
| 531 | 531 | 4-2 | 450 | 81 | 0 |
| 520 | 520 | 5-1 | 452 | 68 | 0 |
| 467 | 467 | 5-2 | 405 | 61 | 1 |
| 531 | 531 | 6-1 | 456 | 75 | 0 |
| 501 | 501 | 6-2 | 412 | 89 | 0 |
| 6155 | 6155 | | 5320 | 833 | 2 |

Community Payments

| | Pre-Opening | Annual | 15 Year* | Total |
|-----------------|--------------------|-------------------|--------------------|--------------------|
| | Payment (\$) | Payment (\$) | Payment (\$) | Payment (\$) |
| Everett - PILOT | - | 20,000,000 | 358,638,533 | 358,638,533 |
| Everett | 30,000,000 | 5,250,000 | 94,142,615 | 124,142,615 |
| Boston | 2,000,000 | 2,000,000 | 32,193,791 | 34,193,791 |
| Malden | 1,000,000 | 1,000,000 | 18,820,589 | 19,820,589 |
| Medford | 250,000 | 1,000,000 | 15,000,000 | 15,250,000 |
| Somerville | 150,000 | 650,000 | 9,750,000 | 9,900,000 |
| Chelsea | 300,000 | 650,000 | 9,750,000 | 10,050,000 |
| Cambridge | 200,000 | 100,000 | 1,500,000 | 1,700,000 |
| TOTAL | 33,900,000 | 30,650,000 | 539,795,528 | 573,695,528 |

*Majority of payments subject to 2.5% annual inflator, CPI or 15 year term increases after first 15 year term.

Boston Surrounding Community Agreement

\$25 million for long-term Sullivan Square infrastructure improvements

\$11 million for transportation mitigation

\$250,000 payment to fund the Sullivan Square regional working group

Continuing obligation to monitor operational deficiencies leading to excess traffic, responsibility for additional mitigation measures if necessary

Annual traffic reporting

Commitment to ongoing community outreach

\$2 million per year Community Impact Payment

Good faith efforts to purchase \$20 million annually from Boston-based businesses

Hiring preference for Boston residents for construction and operations jobs



Other Benefits

Construction and Operations Job Preferences (Vendor and Job Fairs)

Commitment to vendor spending

Support for local businesses (gift certificates)

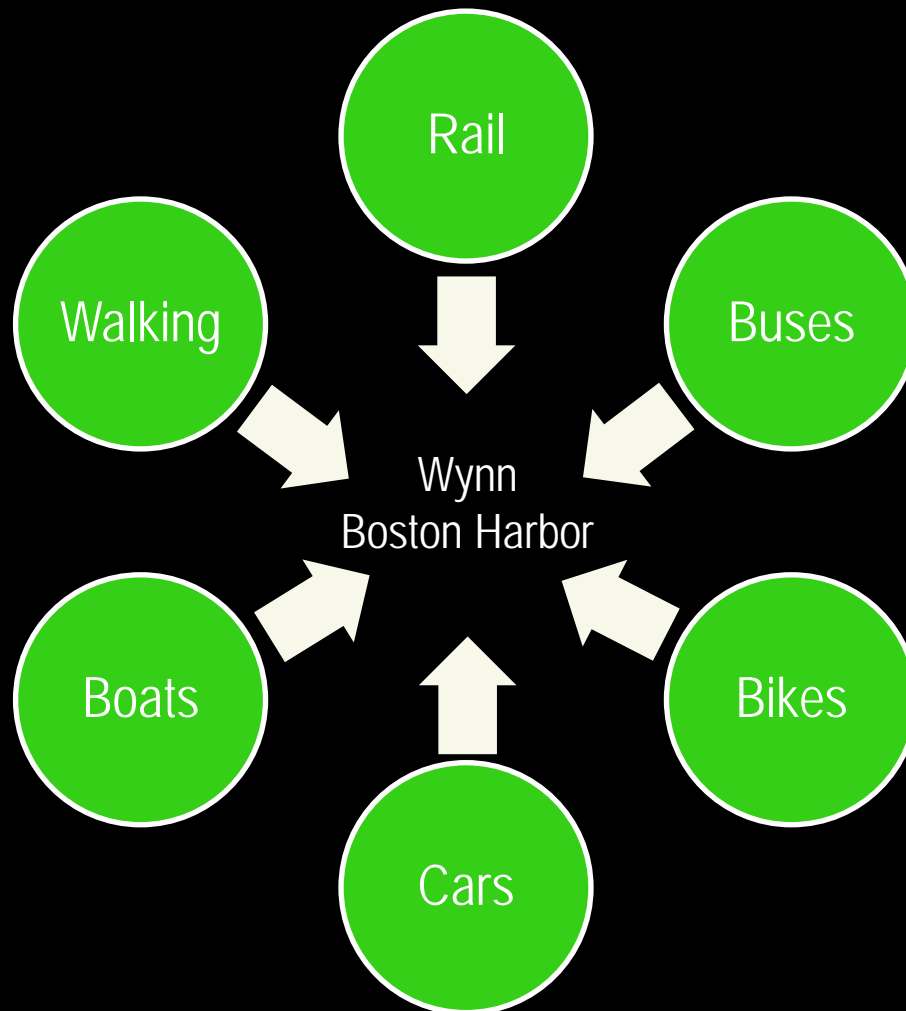
Concierge Program



Wynn Boston Harbor

TRANSPORTATION MITIGATION

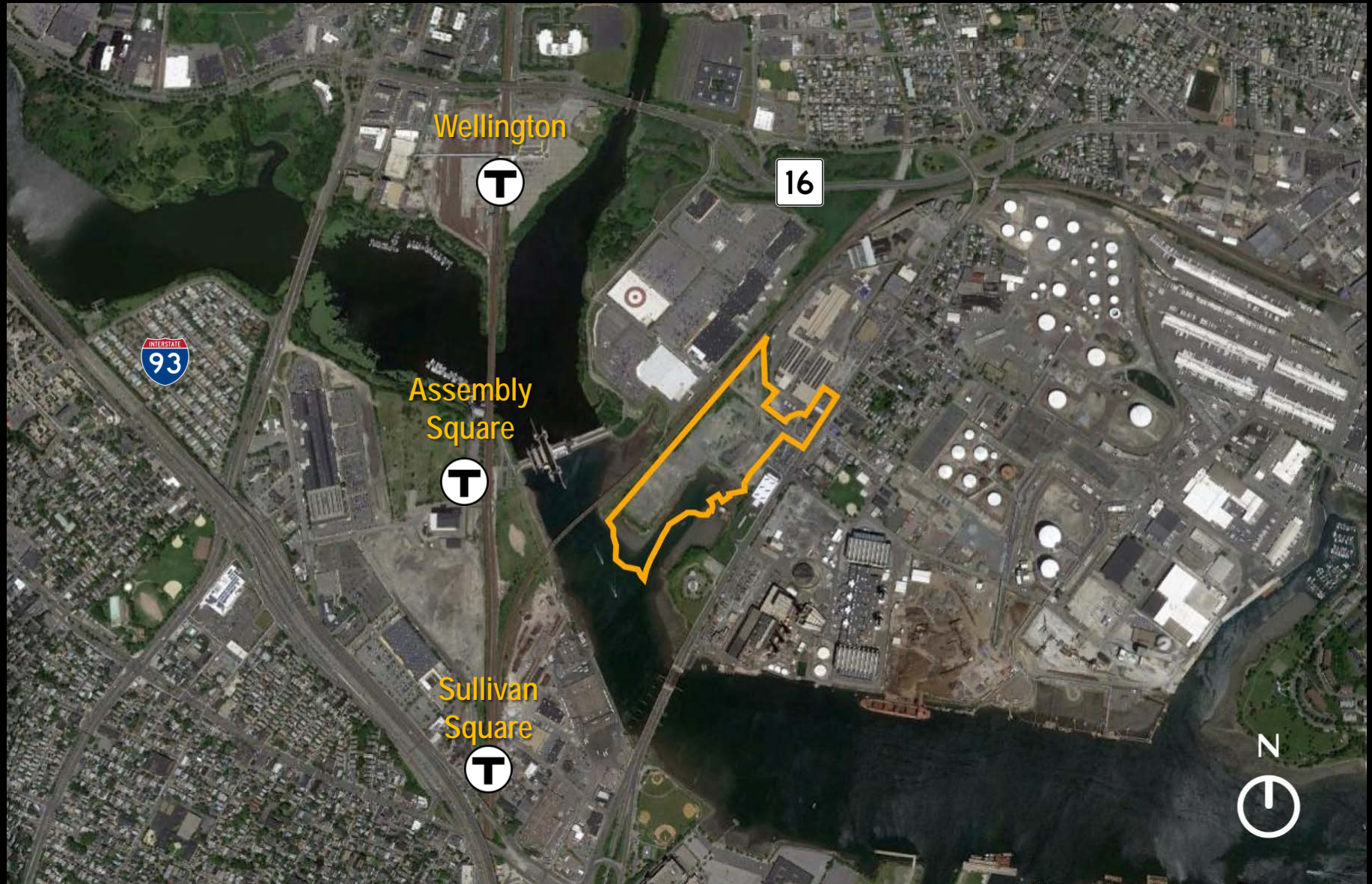
Holistic, Multi-Modal, Sustainable Transportation Strategy



Section 61 Transportation Mitigation

| | Pre-Opening | Annual | 15 Year | Total |
|---------------------------------------|-------------------|-------------------|--------------------|--------------------|
| | Payment (\$) | Payment (\$) | Payment (\$) | Payment (\$) |
| Road Infrastructure | 32,510,000 | 2,500,000 | 25,000,000 | 57,510,000 |
| Water Transportation | 8,600,000 | 3,303,000 | 49,545,000 | 58,145,000 |
| Orange Line Subsidy | - | 410,188 | 7,355,455 | 7,355,455 |
| Patron Orange Line Shuttle Service | - | 3,285,000 | 49,275,000 | 49,275,000 |
| Employee Shuttle Service | - | 2,400,000 | 36,000,000 | 36,000,000 |
| Premium Park and Ride Shuttle Service | - | 1,934,500 | 29,017,500 | 29,017,500 |
| Neighborhood Shuttle Service | - | 1,100,000 | 16,500,000 | 16,500,000 |
| Employee MBTA Pass Subsidy | - | 400,000 | 6,000,000 | 6,000,000 |
| Electric Vehicle Charging Stations | - | 166,500 | 2,497,500 | 2,497,500 |
| Annual Monitoring and Reporting | - | 50,000 | 650,000 | 650,000 |
| Transportation Coordinator | - | 50,000 | 750,000 | 750,000 |
| Improvements to Wellington Station | 550,000 | - | - | 550,000 |
| On-site MBTA Fare Vending Machine | - | 35,000 | 525,000 | 525,000 |
| DCR Funding For Pedestrian Bridge | 250,000 | - | - | 250,000 |
| Transp. Mgmt. Assoc. Membership Fee | - | 10,000 | 150,000 | 150,000 |
| Guaranteed Ride Home Program | - | 10,000 | 150,000 | 150,000 |
| Improvements to Malden Station | 25,000 | - | - | 25,000 |
| TOTAL | 41,935,000 | 15,654,188 | 223,415,455 | 265,350,455 |

Project Site – Public Transportation Access



Premium Park and Ride



Pedestrian and Bicycle Facilities



Transportation Demand Management

Transportation coordinator on-site

Guaranteed ride home

Ride sharing program

MBTA Charlie Cards provided for employees and sold on-site for guests

Provide information regarding public transportation services to employees and guests

ZipCar on-site

Hubway bike share on-site

Covered, secure **bicycle parking** in parking garage

Electric vehicle charging stations in parking garage

Employee and patron shuttles to Malden and Wellington stations

Water shuttle to downtown Boston

Aggressive marketing and incentive plans

Transportation Monitoring

Goals of the Program:

1. Reduce the number of vehicles traveling to and from the Project Site;
2. Encourage the use of alternative modes of transportation to reach the Project Site;
3. Better management and mitigation of traffic generated by the Project.

Wynn shall engage and pay for an independent organization approved by the Commission to design and implement the monitoring program over 10 years.

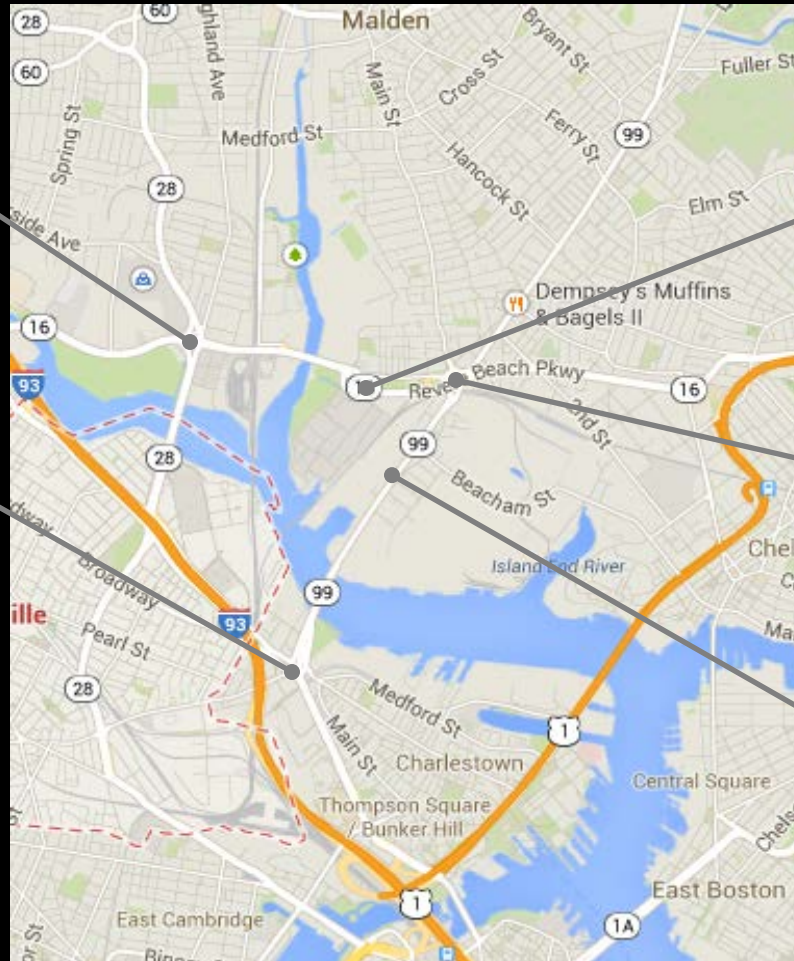
If the measured traffic volumes for the Project exceed projections by 10% or more, Wynn will pay for additional mitigation, including:

1. Retiming and optimizing traffic signal coordination
2. Additional incentives and amenities to promote public transit use, including increasing parking prices
3. Increased bicycle parking
4. Expanded electric vehicle charging stations and car/vanpool parking spaces
5. Expanded local and regional shuttle program for employees and patrons

Wynn's \$58 Million Roadway Improvement Plan

Wellington Circle,
Medford

Sullivan Square and
Cambridge Street,
Boston



Santilli Circle,
Everett

Sweetser Circle,
Everett

Lower Broadway
Everett

Road Infrastructure Detail

City of Everett

Location

Dollar Value

| | |
|---|-----------|
| Revere Beach Parkway (Route 16/Mystic View Road / Santilli Highway) | 4,100,000 |
| Sweetser Circle (Route 16/Broadway / Main Street) | 2,000,000 |
| Lower Broadway, Bow and Beecham Streets | 4,000,000 |
| Broadway, Norwood and Chelsea Streets (traffic signal optimization) | 75,000 |
| Lower Broadway Truck Route (Robin and Dexter Street) | 4,300,000 |
| Ferry Street and Broadway (traffic signal optimization) | 20,000 |

TOTAL

\$14,495,000

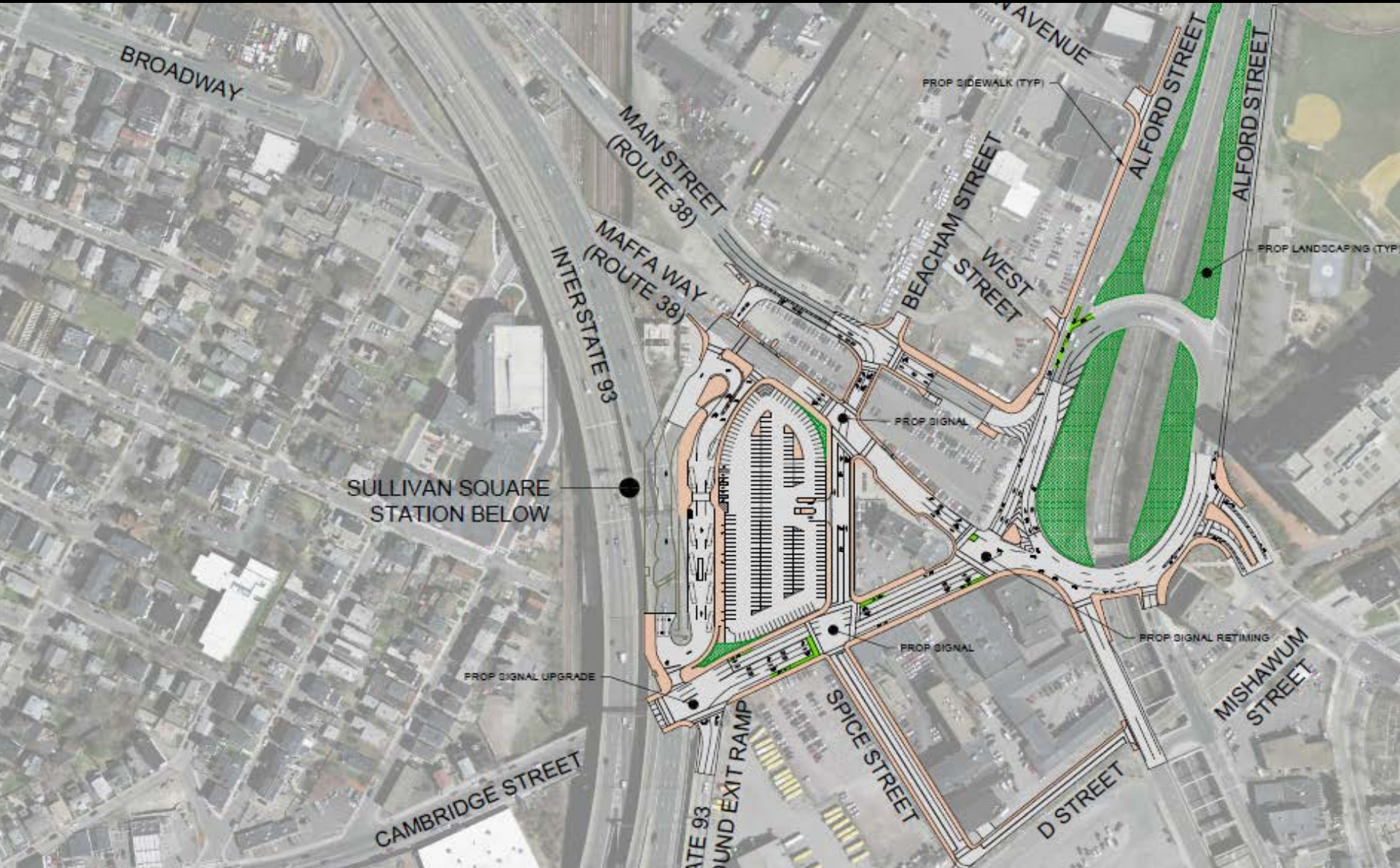


Road Infrastructure Detail

City of Boston

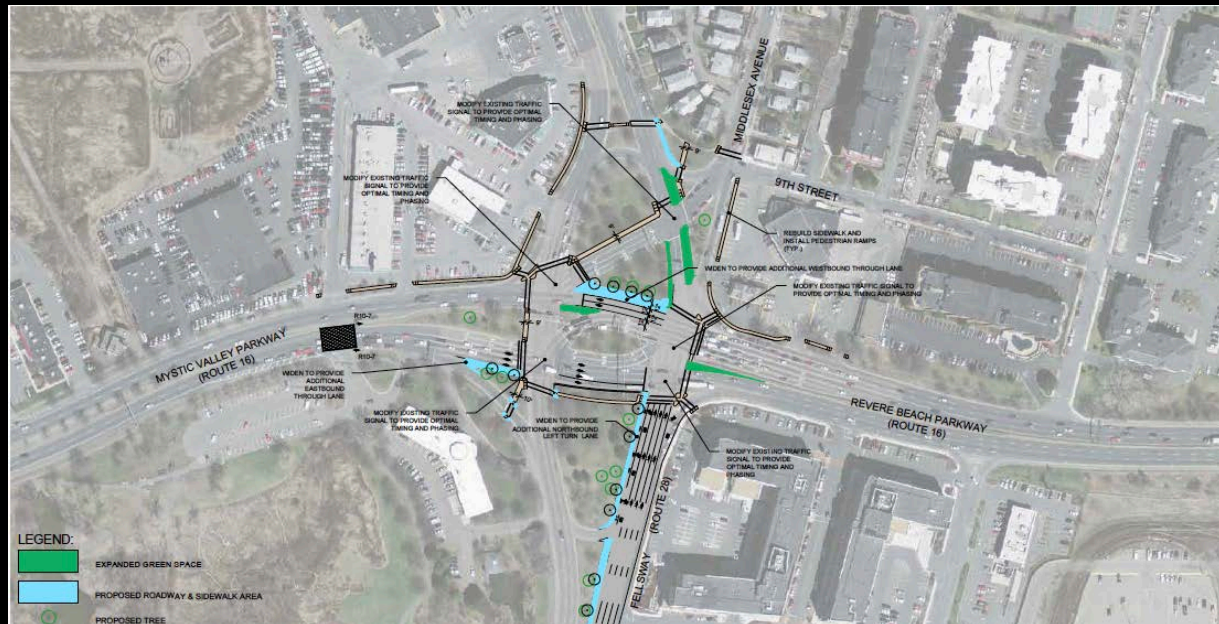
| Location | Dollar Value |
|--|---------------------|
| Sullivan Square (Alford, Sever, Main, Cambridge, I-93 Ramp) | 10,000,000 |
| Traffic Signal Interconnect (Sullivan Square to Austin Street) | 525,000 |
| Rutherford Ave and Route 1 Ramp (Traffic Signal Optimization) | 20,000 |
| Sullivan Square Landscaping | 350,000 |
| Sullivan Square Mitigation Fund | 25,000,000 |
| Lower Mystic Regional Study | 250,000 |
| TOTAL | \$36,145,000 |

Sullivan Square



City of Medford

| Location | Dollar Value |
|---|--------------------|
| Wellington Circle | 4,000,000 |
| Mystic Valley Parkway, Route 16 connector, Mystic Ave (traffic signal, ADA) | 500,000 |
| Road Safety Audit | 15,000 |
| Wellington Circle Study | 1,500,000 |
| TOTAL | \$6,015,000 |



Road Infrastructure Detail

City of Revere

| Location | Dollar Value |
|------------------------------------|------------------|
| Bell Circle (traffic optimization) | 550,000 |
| TOTAL | \$550,000 |

Road Infrastructure Detail

City of Chelsea

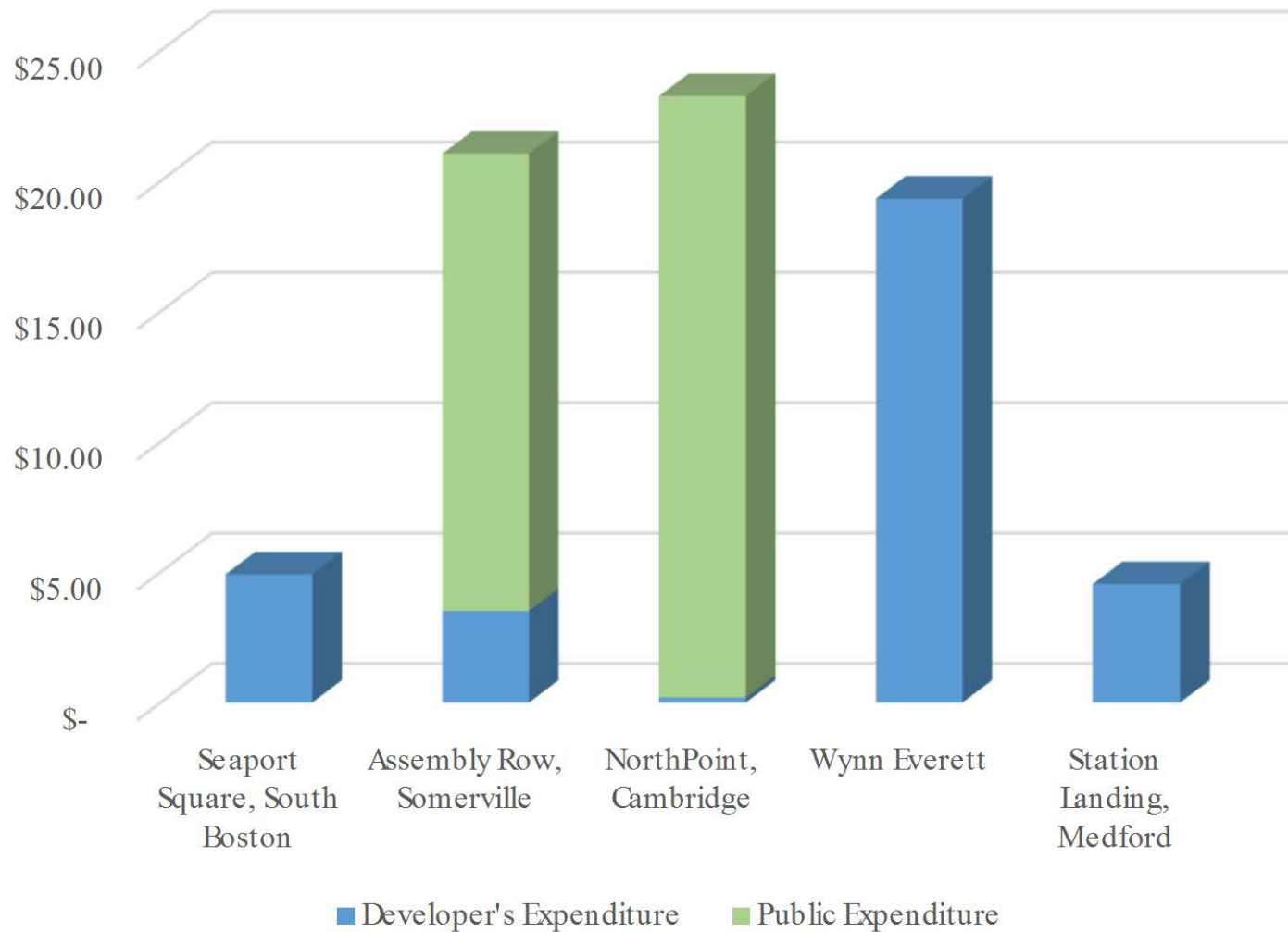
| Location | Dollar Value |
|--|------------------|
| Route 16/Washington Ave. (traffic Signal Optimization) | 275,000 |
| Route 16/Everett Ave/Webster Ave | 30,000 |
| TOTAL | \$305,000 |

Comparison of Transportation Mitigation Among Large Projects in the Commonwealth

| Location | Development Area (Million Square Feet) | Developer's Transportation Mitigation (\$ Millions) | Public Expenditure (\$ Millions) |
|------------------------------|--|---|--|
| Seaport Square, South Boston | 6.3 | \$31 | \$0 |
| Assembly Row, Somerville | 5.7 | \$20 | \$100 |
| North Point, Cambridge | 5.2 | \$1 | \$120 |
| Wynn Boston Harbor | 3.0 | \$265 | \$0 |
| Station Landing, Medford* | 1.1 | \$5 | \$0 |

*Amount includes improvements to utility infrastructure and open space

Roadway Mitigation per SF of Development



Wynn Boston Harbor

SITE REMEDIATION

Site Remediation

Charter Contracting Company

- Selected as remediation contractor in August 2015

Remediation Commenced

- October 2015

Phase I Completed

- March 2016

Petition for Public Involvement Plan

Designated on April 28, 2015 and filed on August 12, 2015

Public Meeting held on June 2, 2015

Comment Periods ended on July 13, 2015 (PIP) and July 22, 2015 (RAM Plan)

Dewatering and Soil Classification

Copyright David Mussina



Excavators in Area 3 (low pH)

Copyright David Mussina



Supportive structures (Area 2)

Copyright David Mussina



Supportive structures (Area 2)

Copyright David Mussina



PCB Removal

Copyright David Mussina



Soil Removal

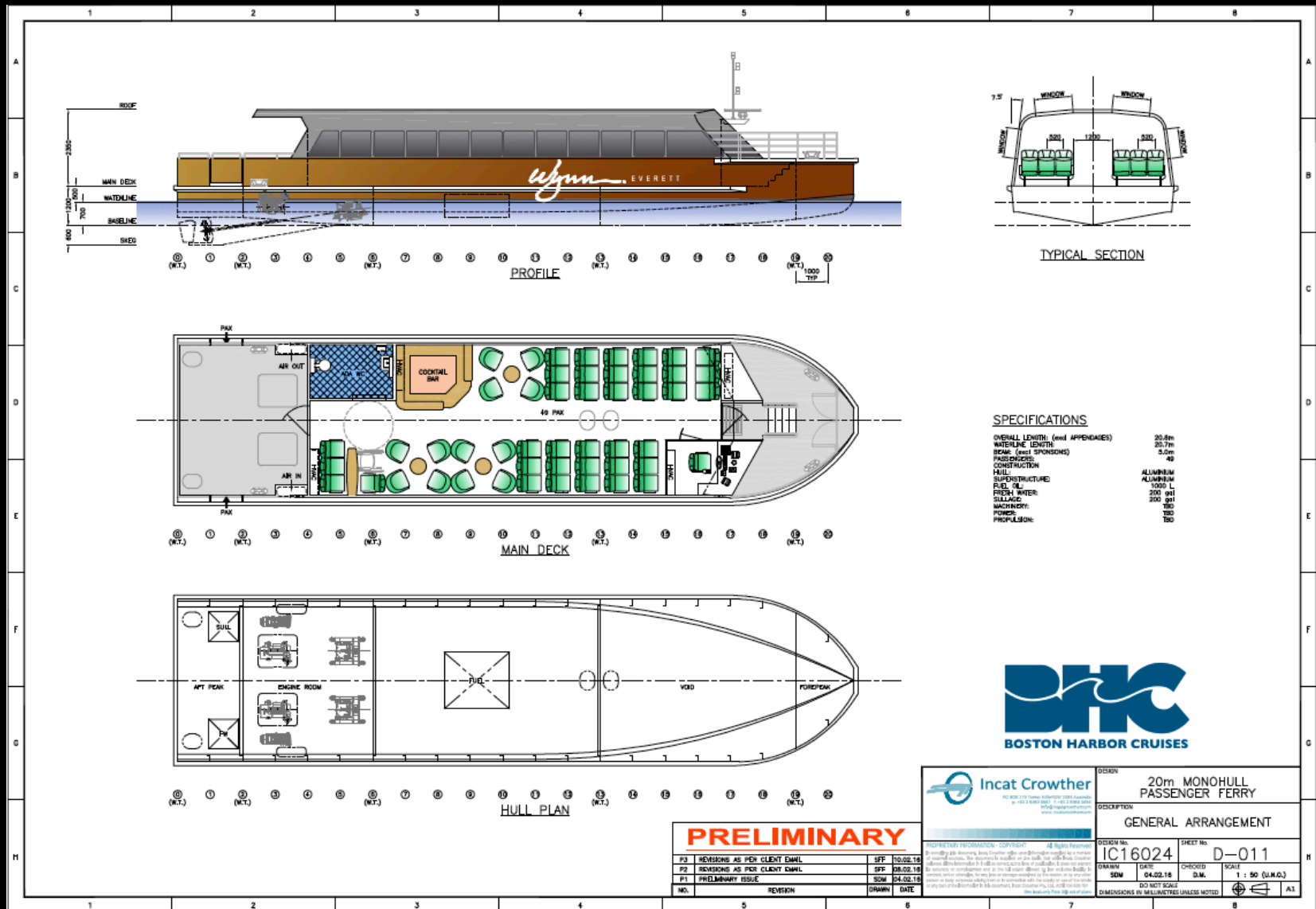
Copyright David Mussina



Water Transportation



Water Transportation



Water Transportation



PROPOSED WYNN RESORT SCHEDULE

PEAK SEASON (MAY 15 - OCT 15)

VESSEL #1

VESSEL #2

| DEPART PIER 4 - S. BOSTON | ARRIVE LONG WHARF - NORTH | DEPART LONG WHARF - NORTH | ARRIVE WYNN RESORT | DEPART WYNN RESORT | ARRIVE PIER 4 - S. BOSTON |
|------------------------------|------------------------------|------------------------------|-----------------------|-----------------------|------------------------------|
| 10:00am | 10:10am | 10:15am | 10:35am | 10:45am | 11:15am |
| 11:30am | 11:40am | 11:45am | 12:05pm | 12:15pm | 12:45pm |
| 1:00pm | 1:10pm | 1:15pm | 1:35pm | 1:45pm | 2:15pm |
| 1:45pm | 1:55pm | 2:00pm | 2:20pm | 2:30pm | 3:00pm |
| 2:30pm | 2:40pm | 2:45pm | 3:05pm | 3:15pm | 3:45pm |
| 3:15pm | 3:25pm | 3:30pm | 3:50pm | 4:00pm | 4:30pm |
| 4:00pm | 4:10pm | 4:15pm | 4:35pm | 4:45pm | 5:15pm |
| 4:45pm | 4:55pm | 5:00pm | 5:20pm | 5:30pm | 6:00pm |
| 5:30pm | 5:40pm | 5:45pm | 6:05pm | 6:15pm | 6:45pm |
| 6:15pm | 6:25pm | 6:30pm | 6:50pm | 7:00pm | 7:30pm |
| 7:00pm | 7:10pm | 7:15pm | 7:35pm | 7:45pm | 8:15pm |
| 7:45pm | 7:55pm | 8:00pm | 8:20pm | 8:30pm | 9:00pm |
| 8:30pm | 8:40pm | 8:45pm | 9:05pm | 9:15pm | 9:45pm |
| 9:15pm | 9:25pm | 9:30pm | 9:50pm | 10:00pm | 10:30pm |
| 10:00pm | 10:10pm | 10:15pm | 10:35pm | 10:45pm | 11:15pm |
| *10:45pm | *10:55pm | *11:00pm | *11:20pm | *11:30pm | *12:00am |
| 11:30pm | 11:40pm | 11:45pm | 12:05am | 12:15am | 12:45am |

*Additional trip (Fridays & Saturdays)

OFF PEAK SEASON (OCT 16 - MAY 14)

VESSEL #1

| DEPART PIER 4 - S. BOSTON | ARRIVE LONG WHARF - NORTH | DEPART LONG WHARF - NORTH | ARRIVE WYNN RESORT | DEPART WYNN RESORT | ARRIVE PIER 4 - S. BOSTON |
|------------------------------|------------------------------|------------------------------|-----------------------|-----------------------|------------------------------|
| 10:00am | 10:10am | 10:15am | 10:35am | 10:45am | 11:15am |
| 11:30am | 11:40am | 11:45am | 12:05pm | 12:15pm | 12:45pm |
| 1:00pm | 1:10pm | 1:15pm | 1:35pm | 1:45pm | 2:15pm |
| 2:30pm | 2:40pm | 2:45pm | 3:05pm | 3:15pm | 3:45pm |
| 4:00pm | 4:10pm | 4:15pm | 4:35pm | 4:45pm | 5:15pm |
| 5:30pm | 5:40pm | 5:45pm | 6:05pm | 6:15pm | 6:45pm |
| 7:00pm | 7:10pm | 7:15pm | 7:35pm | 7:45pm | 8:15pm |
| 8:30pm | 8:40pm | 8:45pm | 9:05pm | 9:15pm | 9:45pm |
| 10:00pm | 10:10pm | 10:15pm | 10:35pm | 10:45pm | 11:15pm |
| 11:30pm | 11:40pm | 11:45pm | 12:05am | 12:15am | 12:45am |

*During Off-Peak Season BHC will conduct annual maintenance on each service vessel and bi-annual haul out and hull exams.

Summary

The largest private development in the history of Massachusetts — 4,000 union jobs, 4,000 operational jobs, \$660 million generated a year in taxes, fees, wages and operational costs

LEED Gold

\$840 million in community and mitigation payments over 15 years (\$574 million to Host and Surrounding Communities, \$266 million in road infrastructure and traffic demand management)

\$58 million roadway improvement plan

Holistic, multi-model, sustainable transportation strategy that includes public transportation and a robust water transportation system

\$30 million site remediation

100% privately funded

Wynn BOSTON HARBOR.