



MASSACHUSETTS AFL-CIO

Today's Unions

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TESTIMONY OF STEVEN TOLMAN, PRESIDENT OF THE MASSACHUSETTS AFL-CIO March 26, 2014

My name is Steve Tolman. I live in Brighton, Massachusetts. I'm the President of the Massachusetts AFL-CIO, which is the state's largest labor umbrella organization. We represent more than 750 local unions and intermediate bodies. Through these affiliates, we represent nearly 400,000 workers across Massachusetts.

I grew up in a union household and joined the Transportation Communication International Union (now TCU-IAM Local 1089) after beginning my job at Amtrak in 1972. Before I was elected to lead the AFL-CIO in 2011, I served for 17 years in the state legislature – the last thirteen years as a State Senator.

As a State Senator, I helped lead the fight for expanded gaming. Then, as now, I believe in its three goals: - revenue for the state, regional economic development, and good jobs. The state share of revenue is mandated by statute. Regional economic development is promoted through mandatory agreements with host communities, surrounding communities and local entertainment venues.

Good jobs are assured by union representation for workers and collective bargaining agreements. Union representation is best achieved through labor harmony agreements, which include neutrality and card check. This is why the statute requires the Commission to determine whether the applicant has "detailed plans for assuring labor harmony during all phases of the construction...and operation of the gaming establishment..."

In your evaluation process, the Commission should make sure:

- That labor harmony agreements for permanent, non-supervisory employees are signed before the license is awarded;
- That the labor harmony agreements cover 100% of the non-supervisory employees; and,
- That the agreements should be comprehensive, with strict enforcement mechanisms.

If an applicant has labor harmony agreements, they should produce them before the licenses are awarded. Otherwise there is no accountability or transparency. It is not enough to have project labor agreements for the construction phase, if an applicant doesn't have agreements that cover 100% of their permanent non-supervisory employees - including gaming dealers - then they should negotiate now with all unions that want them, and sign agreements before the Commission's evaluation process is completed.

Finally, I want to strongly oppose any attempt to amend the pooled tips provision in the gaming statute. This will deny gaming dealers of tips that they have earned. It is nothing short of management's way of not paying a fair wage to other workers.

EVERETT CITY COUNCIL
EVERETT, MASSACHUSETTS 02149



ATTORNEY FRED CAPONE
COUNCILOR - WARD ONE

383 Broadway
Everett, MA, 02149
PHONE: 617-387-9045
E-Mail: fred@caponelaw.net

March 26, 2014

Massachusetts Gaming Commission

Re: Wynn Everett Casino Proposal

Honorable Members of the Massachusetts Gaming Commission:

I am writing to express my support for the Wynn Everett Casino proposal as I am unable to attend the meeting set for today, due to a work commitment. The designation of the "best" location for such an endeavor usually proves difficult. Potential host communities are often bitterly split over such a momentous issue. Fortunately, the residents of Everett have demonstrated their overwhelming support for this proposal with eighty-six (86%) percent voting in favor. In a world where majority vote is generally the course of action to pursue, eighty-six (86 %) percent is practically unheard of and is nothing short of a mandate. As a lifelong Everett resident, and as the city councilor representing Ward 1, my focus for Everett as a community is one of long-term, beneficial development. Ward 1, in large part, borders the City of Boston and is the gateway into the City of Everett. Moreover, this portion of Ward 1 is located directly across from the proposed site and would be the most impacted area of our community.

I am keenly aware of some negative aspects of such a project, for example increased vehicular traffic and a potential increase in criminal activity, etc. However, I am also cognizant of the many favorable aspects of this proposal. Tax revenues are crucial to any community. Without sufficient funding, even the most basic services rendered to residents can be compromised. Clearly, this project would result in a tremendous influx of tax revenues, but that is not my main reason for support. There are several other serious considerations that have led me to support the proposal.

Everett has traditionally been a working-class community with a large presence of heavy commercial and industrial activity. Over the years, many of these locations have become

stagnant. The stimulus the Wynn proposal would have on the local economy, both in and outside the City of Everett, is beyond measure. Stagnant land would become productive once again. Employment opportunities would increase at an unparalleled rate. The beneficial impact not only to the City of Everett, but to the neighboring communities and the entire New England area cannot be overestimated.

Perhaps the main reason for my support, and the single most important factor that demonstrates why Everett is a “better” choice than Revere, is site remediation. Given the nature of the industrial activities that have occurred in Everett, our city constantly experiences issues regarding varying degrees of contamination. It is my understanding that much of the land in question is contaminated. Everett waterfront is a forgotten resource and is currently inaccessible. This proposal would remedy the contamination issues in the designated location and would make much of the Everett waterfront safe and accessible to the public. We have seen a similar rebirth to an adjacent parcel in the City of Everett. Gateway Mall stands on a portion of the former Monsanto Chemical Company site. At the time of the remediation and transformation of that location, I served as an elected official representing that area (Ward 6). Many years later, the project continues to demonstrate that it was in the best interests of the City of Everett and the surrounding communities. This prior experience will prove invaluable throughout every stage of the Wynn project.

If the Wynn proposal does not proceed, it is very likely that the land in question will remain stagnant and contaminated. It is equally likely that the local economy will continue to struggle, rather than flourish. Should the proposal move forward, I understand that this is just the beginning and that there will be many challenging issues to address along the way. The Wynn Corporation has made significant investments in time and other resources to explain its proposal to the residents of Everett. Numerous public hearings have been held to discuss the impact, both positive and negative, of the project on the community and the intended course of action to address the concerns of Everett’s residents and elected officials. At these meetings, and in writing, Wynn has continuously expressed its commitment to the City of Everett. As the city councilor representing Ward 1, I intend to be an ever-present proponent on behalf of the community to ensure that the Wynn Corporation makes good on all it has promised.

For these reasons, I express my support for the Wynn Everett Casino proposal.

Respectfully yours,

Fred Capone
Councilor Ward 1, City of Everett

Testimony to the Massachusetts Gaming Commission on Revere and Everett Casino Applications

Bob Marra

One Everett

Action for Regional Equity

March 26, 2014

Hello, my name is Bob Marra and I work in public health in the region. I am working on the Jobs Not Jails campaign. We are part of the regional coalition convened by Action for Regional Equity so communities across the region can have a voice about the standards and results from this massive development.

Massachusetts made the choice to expand casino gambling in the Commonwealth in part to gain the benefits of good jobs for those in need. At the same time, we are in the midst of a movement to reinvent the justice system to reduce recidivism, which we know requires that people returning from prison be able to work. Without a simple change to the legislation, we will not be able to achieve these goals.

Right now, we have the most restrictive legislation we know of anywhere. There is very little difference in the restrictions on hiring the person running the money counting operations and a dishwasher at a fast food restaurant at the edge of the property. No one can work on the property with a conviction, not only for a felony but even for a misdemeanor for theft or fraud. After 10 years, a person with a misdemeanor conviction can ask that they can prove they have been rehabilitated. Ten years!

We want the maximum number of **non-gaming, service jobs** in new casino developments available to those with past convictions. It is very important to us that there be no pre-emptive disqualification based on CORI history for those applying to work in service jobs. We urge you to separate the standard for the dishwasher in a restaurant from the standard for the head of the counting room. We also urge you continue to work towards the changes that will allow the Gaming Commission to consider rehabilitation for all service workers and so find the appropriate standard that does not paint everyone with a broad brush—that separates unrelated, minor, long past, or misdemeanor convictions from truly relevant CORI history.

We know that this means changing the underlying legislation. We know you take this issue seriously and are reviewing the situation. We want to encourage you to continue on this path.

We also want to mention two other related issues:

- We urge the Gaming Commission to make effective plans for your role in hiring. During the intense start-up period of hiring, it will be critical that the Commission have the staff capacity to carry out their applicant assessments in a timely manner to meet employer needs. We ask that the casino applicants recognize this problem as well and that the final licensee commit to working with us and the Gaming Commission on this issue.
- Finally, we know there are already training programs out there saying they will get people jobs in the new casinos. This is not just here, but across the state. If the program is not clear on these CORI hiring restrictions, these become predatory programs that will take people's money and not produce results people are paying for. Again, we ask that the casino applicants recognize this problem as well.

Thank you. We look forward to further discussions with the Gaming Commission.

March 26, 2014
20 Lawrence Street #3
Charlestown, MA 02129

Thank you very much for holding this hearing.

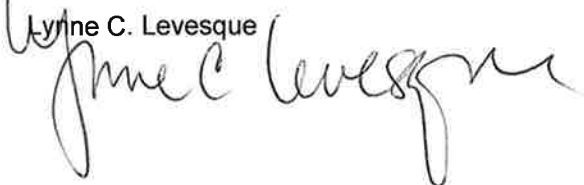
My name is Lynne Levesque. I am a resident of Charlestown, specifically on Austin Street and two blocks from Rutherford Avenue. I frequently use the T and although I believe that age is a figment of the imagination, my birth certificate says I qualify as a senior citizen, even as "elderly."

My concerns with the Wynn Proposal are several:

1. **Traffic and Pollution.** There is already plenty of dirt and pollution from cars on Austin Street and Rutherford Avenue traffic that permeates my home and the air we all breathe in Charlestown. The proponents of the Wynn casino themselves state that there will be a significant increase in traffic going through Charlestown. They project that at least 60% of the traffic going to the casino will go through Charlestown. Such a huge increase in cars, buses and trucks trying to go through Charlestown or being backed up and emitting noxious fumes and pollutants will not only increase the many times I have to clean my condo, but also affect the quality of air and the environment that I and all the other residents of Charlestown share. We already have a high level of asthma in Charlestown, and this traffic increase will only make it worse.
2. **Rutherford Avenue and Sullivan Square Redesign.** Talk of the Rutherford Avenue and Sullivan Square redesign has been percolating ever since I moved into Charlestown 16 years ago. A redesign of both areas, which has had tremendous community input, now appears to be much closer to reality. I am particularly concerned about the Rutherford Avenue redesign, since the proposal includes 50 additional feet of grass and trees that would block traffic pollution and improve the quality of air. It would also make the crossing to the T which is now often quite tricky, much safer and would make Charlestown truly a neighborhood. The Wynn proposal and its increase in traffic will most likely jeopardize these designs and I believe would set the timetable back several years. And from everything I have read and heard, Wynn expects the Commonwealth to pay for all major improvements to Sullivan Square and the Rutherford Avenue corridor. I can't figure out first, how this expectation is acceptable to the taxpayers of the Commonwealth of Massachusetts and secondly, how the revenue stream that they propose for funding such work would fit into anyone's construction schedule.
3. **Impact on Charlestown Businesses.** For several years I was involved in efforts to bring more retail businesses to Charlestown. Progress has been slow, but there is progress. To date, I have seen or heard nothing about how the Wynn proposal would impact our fledgling businesses and, more importantly, how the Wynn representatives would help mitigate any negative impact.
4. **Lack of information.** On several occasions, I have asked for a list of benefits to Charlestown from the Everett major who claims in the Charlestown Patriot Bridge that the proposal is a Win for All and from the Wynn folks with their WynnForAll advertisements, website and Facebook page. I have received nothing in return. The City of Boston has also asked for responses to their many major concerns re air quality, traffic, and construction plans. As far as I know, they also have received nothing in return. I can only assume: 1) there are no satisfactory responses and no benefits to make this a win for Charlestown, or 2) they just don't care about us! Neither response is acceptable in my opinion.

Thank you.

Lynne C. Levesque



Testimony to the Massachusetts Gaming Commission on Revere and Everett Casino Applications

Antonio Amaya

La Comunidad Inc.

One Everett

Action for Regional Equity

March 26, 2014

Hello, my name is Antonio Amaya and I am the Director of La Comunidad in Everett and I live in Revere. We are part of One Everett and also part of the regional coalition convened by Action for Regional Equity so communities across the region can have a voice about the standards and results from this massive development.

We are in the midst of an amazing regional transformation that has made Boston a majority minority city and put our region right up there with New York, San Francisco, Miami, LA, and Chicago as regions with high populations of people born outside the country and non-citizens.

If this casino is going to have the effect we want, we need to make sure that we work together to make the plan we need. We can do this, but we need to start now, together.

Let's look at some information about the towns right around both possible cities. This is recent census data.

| | Speaks language other than English at home | Speaks English less than "very well" |
|---------|--|--------------------------------------|
| Everett | 50% | 29% |
| Revere | 46% | 25% |
| Boston | 36% | 17 % |
| Malden | 52% | 28% |
| Chelsea | 69% | 43% |

What we know is that one of the gateways into a good job is an English program and that it takes time. We know how to do this. Look at who lives here. No matter where the casino is put, we need to start now putting a plan and a program together. We need to do this with the casino operator and the gaming commission and the state, community colleges, workforce Boards and all the local cities, and the unions that have ESL and workplace programs. We need to be practical, and concrete and look for funding together.

We need to coordinate with local communities not just once but in an ongoing way. We are asking the casino applicants to commit to working with us and providing funding to develop a strong pre-placement program. We are asking the Gaming Commission to commit to asking the applicants for their plans and proposals and also to ask if they are willing to work with the regional communities on making this program a success.

From an informal conversation at the diversity presentation by one of the casino applicants, we know that they expect to start their hiring many, many months ahead of hiring. We think the time to start is now, where part of the decision on who gets the license depends of the commitment to this program.

Thank you. We look forward to working together on this.

Testimony to the Massachusetts Gaming Commission on Revere and Everett Casino Applications
Marvin Martin
Greater Four Corners Action Coalition
Action for Regional Equity
March 26, 2014

Hello, my name is Marvin Martin and I am with the Greater Four Corners Action Coalition and Good Jobs Dorchester-Roxbury. We are part of a regional coalition convened by Action for Regional Equity that extends from Somerville across the river to Malden, Everett, Chelsea, Revere to East Boston, Roxbury, and Dorchester, convened so communities can have a voice about the standards and results from this proposed massive development. We know that people from the whole region will be the workforce of the new casino—not just the host cities, so all of us want a voice.

Regardless of where a casino is sited, low income and diverse communities face particular impacts but we know we can also receive huge benefits from a project of this magnitude. But we will need shared commitment and careful planning.

I am here today to talk about the permanent jobs and job quality we need if we are to have true equity benefits.

More than a third of all jobs in the Commonwealth can't support a family—such as most of those in the kinds of occupations that will be at the new casino. About 40% of all food service, front line retail, and cleaning jobs do not pay enough.

But it is about more than wages. We see companies are moving from full time jobs to two part-times to save the cost of benefits.

Unstable and unpredictable work schedules are also increasingly the norm—changes with just a week's notice, sometimes just a day!

You can't get a second job. You can't plan your child care or go to school. And what happens to the whole community when there are too many bad jobs? Poor health, foreclosures, worse educational outcomes for our children, violence.

Massachusetts is spending \$760 million a year for health insurance for employees of workers of large companies who do not pay health benefits or high enough wages for workers to buy their own. Over half of fast food workers receive public benefits like food stamps. The public—us taxpayers—subsidize employers who provide low wage, unstable jobs. And this is not just about the casino itself and their direct employees. This is about the contracted workers and sub-contracted workers who are now a large part of our economy.

We believe it is well within the intent of the gaming law to support a strong economy—not lead to a downward spiral of bad jobs and problems in our communities. Whether it is through the Gaming Commission goal setting or an enforceable community benefit agreement, we are calling for there to be job quality standards for all the jobs.

What should the wages be you ask? In Cambridge, Living Wage is set at \$14.51 an hour. Boston's is \$13.76. But are either enough to support a family? And what about benefits?

What do we want? We want the jobs that are created by the casino license—all the jobs, low end restaurants and retail, direct, contracted, and tipped employees—to be good jobs. More than this, we want the Gaming Commission to ask the casino applicants about their standards for jobs that they are willing to put into contracts with tenants and contractors as well as follow themselves.

We want the casino applicants to be judged on whether they will provide these jobs. We want the casino operator to commit to working with the communities to implement and monitor hiring and then what comes after. While many jobs will be covered by a collective bargaining agreement, not all of them will be. We care about all the jobs—regardless of whether there is a collective bargaining agreement.

We want jobs that are:

- Paid a family and community sustaining wage with benefits—including workers who receive tips
- At least 75% of them full time
- Stable, predictable shifts
- Contracted workers must have the right to retain their jobs for 90 days if a contractor changes
- Rights to have a union without retaliation if workers want one
- Fair access to these jobs for people now in low wage, unstable jobs and people of color and women who are not thought of for certain jobs and for people with barriers such as people with limited English

We also know that having goals and standards requires a continuing programmatic and enforcement effort. We are proposing a set of practices that ensure effective implementation. These include:

- An ongoing “Access and Opportunities Committee” representing developer and casino operator, employers, labor unions, Gaming Commission and community organizations to monitor access and enforcement of both job access and job standards. The participation in the committee can change as the site moves from construction to operations.
- Goals and standards need to be in all commercial contracts, so the obligations flow out through contractors and subcontractors.
- Procedures for reporting, workplace education if there is no union, penalties, and private right of action.

We look forward to sitting down with each applicant and having a further discussion of equitable goals and standards.

Thank you. We look forward to continuing conversations.



PLDW

PANNONE LOPES DEVEREAUX & WEST LLC

counselors at law

Testimony of:

Bruce Tobey

Partner

Pannone Lopes Devereaux & West LLC

Boston, MA

BEFORE THE

MASSACHUSETTS GAMING COMMISSION

PUBLIC INPUT HEARING ON THE REVERE PROPOSAL

BOSTON CONVENTION AND EXHIBITION CENTER

415 SUMMER STREET, ROOM 104, BOSTON, MA

MARCH 25, 2014

Good afternoon, Commissioners. My name is Bruce Tobey and I am a Partner with the law firm of Pannone Lopes Devereaux & West. We serve as Special Counsel to the Town of Winthrop in the matter of the challenges it faces from the proposed Mohegan Sun casino at Suffolk Downs. Thank you for the opportunity to speak this afternoon.

I will use my time for three purposes:

1. To describe the Town to you;
2. To share some of the key concerns the Town has with this proposal; and
3. To tell you what the Town asks of the commission.

First, the Town: Winthrop, isolated on a small peninsula, is home to just over 18,000 people. But it shares its borders with some powerful neighbors:

- The Atlantic Ocean to the east;
- MWRA's Deer Island Wastewater Treatment Plant, to its south, which serves 2.5 million people in 43 communities;
- MassPort's Logan Airport, to its west, which serves many millions more as a primary gateway to the Boston area and New England; and
- Suffolk Downs to its north.

The Town is at 100% build-out and only 6% of its property is commercial. Median household income is \$53,122, lower than the statewide average of \$66,658; per capita income is lower too, just \$27,374, as against a statewide average of \$35,485. The Town's 2013 budget was approximately \$46,000,000, about 5% of the estimated gross annual revenue of the proposed casino. Winthrop is not a wealthy town, but it is emerging successfully from the recent economic downturn with a more fiscally stabilized local government.

Second, some of Winthrop's key concerns, and know that they all reflect the statutory matters you must consider and mitigate: first and foremost is traffic and the significant transportation challenges the proposed project poses to its residents. As it is, this "surrounded" surrounding community, with only two ways in and out, is cut-off from the outer world of Boston and beyond by the walls of existing traffic, both on Route 1A and Route 60 and on the network of adjoining local streets. On any given weekday, during morning and evening rush hour (which we know is really more like two and one-half hours of rush hour), one spends twenty minutes in traffic on Saratoga Street in order to exit or enter Winthrop. This project will exacerbate the current traffic challenges and only make a bad situation worse for Winthrop residents.

The proponent's multiple options for change to Route 1A may or may not enhance the flow of north and south bound traffic; we have our doubts given the likelihood it will create, for example, new chokepoints at Bell Circle. But they offer only increased delays to Winthrop residents commuting to and from work or travelling to seek the necessities of life (ranging from groceries to emergency services and health care). Moreover, none of the analysis performed by the traffic engineers for the proponent speaks to or adequately addresses the traffic challenges for Winthrop residents.

And Mohegan Sun has paid no attention at all to their project's traffic impacts along the Boardman Street/Saratoga Street and Winthrop Avenue corridors, and there will be impacts: the inevitable

addition of just a handful of cars per hour to those already inadequate roadways and intersections will further harm Winthrop residents.

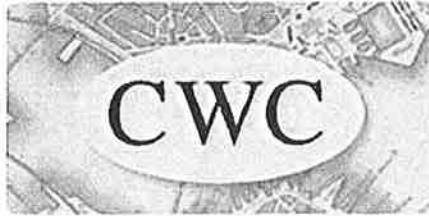
That harm is not measured just in time wasted – it comes at a serious public safety cost. That cost is measured in longer ambulance run times, and delayed responses, too – remember, Winthrop has no hospital or primary care health center. And it is measured in increased demands on already maxed-out police and fire resources which will require locally-based supplementing if current levels of Town public safety services are to continue.

This project brings no prospect for economic growth to Winthrop, either, since the town is already fully built-out. In other words, there is no future commercial development “upside” for Winthrop as there may be for other surrounding communities. But worse is the threat this project poses to Winthrop’s existing commercial base, specifically its fledgling restaurants and eateries. As gambling operations become more local in nature, disposal income is diverted from the support of home town businesses to the neighboring casino. Casino corporate consultants may tell you otherwise, but please don’t fall for it.

There are no clocks or windows in every casino for a reason. They want the money spent at the casino, not elsewhere. You only need to look up the coast to Gloucester, which involuntarily hosted casino boats in the mid-1990s. They brought with them only traffic jams, as people came to gamble and then went home, and there was no spill-over benefit to the local community. How do I know? I was Gloucester’s Mayor during that ordeal. And don’t let those so-called experts tell you this is a distinguishable example – it is one of many pieces of evidence, gathered by unbiased analysts, of the economic harm these facilities cause to local economies. Winthrop’s local economy will need help.

Finally, what does Winthrop ask of you? The Town asks for fairness as this process races to a finish line seemingly driven only by a statutory time-frame. The town asks for assurances that its needs will be met, that its local services will be sustainable, that its meager commercial base will remain intact, and that the town will be on the whole a beneficiary of good judgment and not forsaken in a rush to judgment that trumps its legitimate concerns. The town has already been denied study assistance and financial help from Mohegan Sun, sought so MAPC could assess the town’s concerns regarding this still-fluid proposal and its impacts, but the Town has dug deep in its own pocket to pool the monies needed to conduct that assessment on its own.

Winthrop is small, it is not wealthy and it is struggling to find its proper place in the regional economic alliance. Our efforts to hold it free from harm should be neither pyrrhic nor misconstrued as opposition to the project – our efforts should be seen as sincere and sustaining, so the communities in this sub region are better off for the decisions that the Commission will make. To do this right, we need your help in that effort. We ask you to please provide that help.



*Charlestown Waterfront Coalition
P O Box 290533
Charlestown, Massachusetts 02129*

Commissioner Stephen Crosby, Chair
Commissioner Gayle Cameron
Commissioner James McHugh
Commissioner Bruce Stebbins
Commissioner Enrique Zuniga
Commissioner Rick Day, Executive Director
Ombudsman John Ziemba

Re: Wynn Everett Casino Application,

Wednesday, March 26th, 2014

Dear Madam & Sirs:

The Charlestown Waterfront Coalition (CWC) is an advocacy group whose mission is to enhance, protect and ensure public access to our waterfront, which runs from the Somerville- Everett borders to the Cambridge line and includes the shores of the Charles & Miller's Rivers, Boston Harbor and the Mystic River. Over the last 20 years we have worked hard to protect our shorelines from inappropriate heights, densities and uses. As the Charlestown Navy Yard build-out has been substantially completed, we have turned our attention to repairing and restoring the Lower Mystic River. Although one third of Charlestown's shoreline is along the Mystic, for the last century we have had limited access to it, due to industrial uses and MBTA yards.

It was natural, therefore, for CWC to join as a charter member, EPA's initiative to bring attention, recognition and repair to one of Massachusetts most industrialized rivers. The Mystic River Watershed Steering Committee has examined the Monsanto site, and proposed it as an excellent candidate to be reclaimed and made part of the DCR Mystic River Reservation. That Steering Committee is well aware of the level of contaminants on the site and in the riverbed. The site itself already has an Activities & Use Limitation filed, making it unfit for any recreational use.

For that reason, CWC is very concerned about Wynn Everett's plans to remediate, excavate and build on the site, plus dredge the riverbed for its marina and oyster bed planting. Both activities will release contaminants which will drift to other parts of the riverbed and to surrounding landscapes and communities. We encourage the Commission to study carefully the Wynn Everett Final EIR, and to evaluate whether or not Wynn has demonstrated full disclosure and a willingness to follow careful, disciplined and closely monitored procedures at the site and in the river. The potential for contaminant drift is significant and substantial.

CWC has a second concern. The recently completed Rutherford Avenue/Sullivan Square Redesign (RA/SS Redesign), developed over two years of community meetings, and approved by former Mayor Menino in March of 2013, reduces the width of Rutherford from eight to four lanes, and creates a 50 to 55 foot green space between Charlestown residences and the rebuilt roadway. It is designed to run from City Square to the Mystic River, and provides our first opportunity in three centuries to connect the Charles River and its shore to the Mystic River.

The reconstruction of the Central Artery and its suppression into a tunnel brought us Paul Revere Park, plus its adjacent North Point Park in Cambridge, both fronting on the Charles. With the eventual consolidation of MBTA yards, we will have an opportunity to create a new Sullivan Square- Mystic River park linking Charlestown directly to the DCR Mystic River Reservation which begins at Somerville's Draw 7 Park and continues to Arlington's Alewife Brook.

The Wynn Everett Casino project will devastate the RA/SS Redesign with its traffic lodes. Preliminary estimates of 20,000 additional vehicle trips through Charlestown, when mitigated by as yet unpublished infrastructure changes, will put the 50 to 55 foot green space at risk and make pedestrian crossings at important intersections virtually impossible. The lodes anticipated by Wynn's development will create 300 to 700 foot queues according to the City of Boston's traffic consultant. Queue lines of that length make pedestrian crossings high risk. For the elderly and handicapped, crossing will be virtually impossible.

Charlestown and the adjacent communities are dense urban communities; fitting in a casino/resort/convention center of the size Wynn proposes is an unconscionable burden on local residents and businesses. We urge the Commission to carefully examine the basis for award to Wynn Everett.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "L. Paul Sullivan", written over a horizontal line.

L. Paul Sullivan

Charlestown Waterfront Coalition Steering Committee

Gardens for Charlestown, Inc.
P.O. Box 290044
Charlestown, MA 02129

March 26, 2014

Re: Wynn Everett Casino

Chairman Stephen Crosby, Commissioners Gayle Cameron, James McHugh, Bruce Stebbins,
and Enrique Zuniga:

Gardens for Charlestown, Inc. (GFC) is a volunteer community garden in Charlestown, MA that has been in continuous operation for 37 years, formed by a committed group of residents in 1976 for the purpose of promoting community pride and gardening, and to encourage the beautification of Charlestown. The garden is located at the intersection of Main and Bunker Hill Streets in Charlestown adjacent to Sullivan Square. We are including two photographs with this letter to illustrate the appearance of the location 'before' and 'after' the development of the garden.

We have two serious concerns about the potential environmental impacts of the Wynn Casino project and associated negative health impacts on our community garden and its patrons. Our first concern is the increase in traffic that will be using the local streets of Charlestown and the Sullivan Square area immediately adjacent to our garden. According to one expert opinion by a City of Boston consultant, there will be significant queues of idling vehicles along the streets which border the garden; this will result in an increased amount of pollutants emitted into the air. No mitigation measures have been presented to improve this condition.

Our second concern is the significant amount of contaminated soils that will be transported off the site during the construction of the Wynn project. If these soils are transported over local roads there are potentially significant negative impacts from the release of noxious chemicals into the air and ultimately impacting the soil of the community garden. Many of our gardeners use their garden plots to grow vegetables for their family's consumption. There is the potential for the GFC to become unusable for such purposes due to the impacts of the Wynn project.

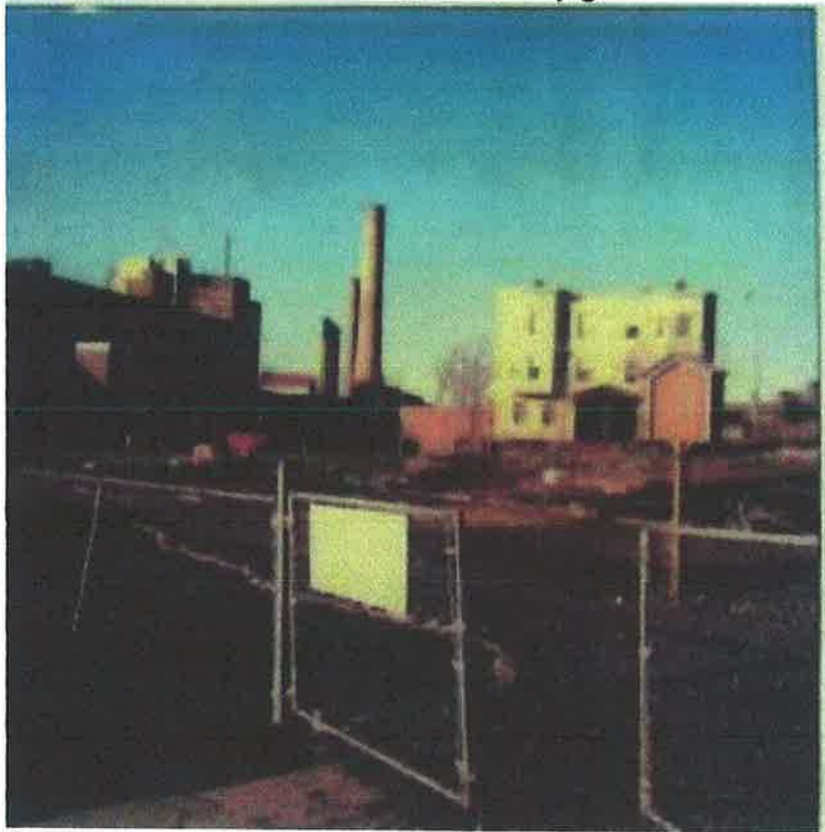
The GFC is used not only by participating gardeners but by local residents as a urban oasis, a park-like place to relax and enjoy the atmosphere of a healthy green space in the city. We urge you to take these concerns under consideration as you review the appropriateness of situating the Wynn Casino in the vicinity of the Charlestown neighborhood without having received an effective mitigation plan from the proponent to address these important health and environment issues.

Respectfully submitted,
Gardens for Charlestown, Inc.

Board of Directors:

Roberta McCarthy, Penny Carlhian, Toini Jaffe, Irene Kochevar, Shannon Devens, Cathy Shanks, Christine Downing, Evelyn Addante

Site of Gardens for Charlestown community garden 1970's



Gardens for Charlestown community garden 2011



PETITION

Over the past twenty years . . .

. . .The City of Somerville, Massachusetts has been working tirelessly to improve the social and economic conditions in Somerville;

. . .The City of Somerville, Massachusetts has been working closely with state and federal officials to develop the Assembly Square area as well as other areas in the city as "Smart Growth / Transit Oriented" development sites as so desired by the State and Federal governments.

. . .The small businesses located in the lower Broadway area of East Somerville have been working and investing in the betterment of their community by improving their "store fronts" and other property modifications and are just now starting to realize the fruits of those investments and that hard work.

. . .The residents of East Somerville have been working tirelessly to improve pedestrian safety as well as the traffic and parking conditions in the lower Broadway area of East Somerville.

Therefore, we the undersigned, vehemently state our opposition to the licensing or permitting of any casino within one (1) mile of the Somerville, Massachusetts city limits.

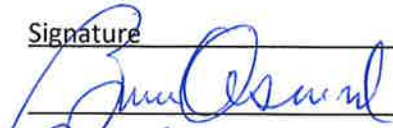
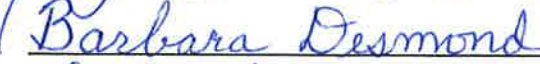



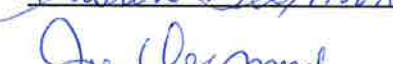
We believe that any casino located within 1 mile of the Somerville city limits will have an extremely negative socio and economic impact on all Somerville businesses but particularly businesses located in the Assembly Sq. district and the lower Broadway area of East Somerville, thereby undoing twenty years of planning, hard work, cooperation, and financial investment toward the betterment of the City of Somerville and its residents.

We also object to the Public Hearing scheduled for 4:00PM on Wednesday, March 26, 2014 at the Convention Center in Boston. The time and place discourages and prohibits the public from attending and therefore is not in good faith with the Massachusetts Open Meeting Law.

Signature

Printed Name

Address

| | | |
|---|-----------------|----------------------|
|  | Bruce Desmond | 220A Summer St Som. |
|  | Barbara Desmond | 220A Summer St. Som. |
|  | Seamus Desmond | 220A Summer St Som. |
|  | Matt Desmond | 70 Highland ave Som. |
|  | Kristen Desmond | 70 Highland ave Som |
|  | Joe Desmond | 220 A Summer St. Som |

| Signature | Printed Name | Address |
|----------------------|----------------------|------------------------------|
| Rene Anderson | Rene Anderson | 13 Orchard St Somerville |
| Brian Anderson | Brian Anderson | 13 Orchard St. Somerville |
| Christine Albertelli | Christine Albertelli | 18 Benton Rd. Som |
| Paul Gallagher | Paul Gallagher | 18 Benton Rd. Som |
| Guy Amara | Guy Amara | 220 Summer St Somerville |
| Susan Amara | Susan Amara | " " |
| Ed Sherman | Ed Sherman | 222 Summer St Somerville |
| Brian Sherman | Brian Sherman | 222 Summer St. Som |
| Jay Vroom | Jay Vroom | 11 Everett Ave Somerville |
| Norman Stone | Norman Stone | 11 Otis St. Somerville |
| Don Baxter | Don Baxter | 101 Central St Somerville |
| Marie Baxter | Marie Baxter | 101 Central St Somerville |
| Steve Iovanni | Steve Iovanni | 230 Summer Street Somerville |
| Linda Iovanni | Linda Iovanni | " |
| Lori Pino | Lori Pino | 3 Everett Ave. Somerville |
| Masud Mohammed | Masud Mohammed | 12 Otis St. Somerville |
| Alex Rivera | Alex Rivera | 11 Otis St. Somerville |
| Phil Barry | Phil Barry | 3 Broadway Somerville Ma. |
| Jake Detar | Jake Detar | 17 Oxford St. Somerville Ma. |
| Bob Ardolino | Bob Ardolino | 1 Carver St. Somerville |
| Vigo Conte | Vigo Conte | 84 Bartlett St. |
| Ellen Conte | Ellen Conte | 84 Bartlett St. |
| Steve Higgins | Steve Higgins | 9 Granite Ave |
| Deby Higgins | Deby Higgins | Granite Ave |

Signature

Printed Name

Address

| Signature | Printed Name | Address |
|------------------|------------------|----------------------------------|
| Mary Canty | Mary Canty | 84 Bartlett Street Somerville |
| Joanne O'Leary | Joanne O'Leary | Shore Dr. Somerville |
| Charlie O' | Charlie O'Leary | Shore Dr. Somerville Ma |
| Edna Hogan | Edna Hogan | 252 Medford St. Som |
| Mildred Donahue | Millie Donahue | 252 Medford St. Som |
| Katherine Post | Katherine Post | 15 Weston Ave |
| Julie Curtis | Julie Curtis | 11 Hall Ave |
| Joyce Curtis | Joyce Curtis | 11 Hall Ave |
| Caitlin Desmond | Caitlin Desmond | 220A Summer St. Som |
| Jim Halloran | Jim Halloran | 242 Powderhouse Blvd. Som |
| Paul Pratt | Paul Pratt | 82 Porter St. Som |
| Leo Martini | Leo Martini | 92 Oak Winthrop Rd Som |
| Janet Martini | Janet Martini | 92 Oak Winthrop Rd Som |
| Bob Keenan | Bob Keenan | 42 Oak Winthrop Rd Som |
| Robert Hardy | Robert Hardy | 201 Summer St Som |
| Theresa Hardy | Theresa Hardy | 201 Summer St Somerville |
| Jill Ardolino | Jill Ardolino | 16 Woodbine St. Som |
| Mark Ardolino | Mark Ardolino | 16 Woodbine St. Som |
| Maureen Bastardi | Maureen Bastardi | 1 Franklin St. Som |
| Tyler Anderson | Tyler Anderson | 13 Orchard St Som |
| Edward Walsh | | 111 Ossipee Rd Somerville |
| Kara Stone | | 11 OTIS St Somerville Kara Stone |
| Matt Ardolino | | 1 Carver Somerville |
| Jessie Ardolino | | 1 Carver St. Somerville Ma |

Signature

Printed Name

Address

| | | |
|----------------|----------------|----------------------------------|
| Paul Craven | Paul Craven | 37 Benton Rd Som |
| Troy Martini | Troy Martini | 92 Gov. Winthrop Rd Som |
| Sandy Rego | Sandy Rego | 7 Autumn St Som |
| Anthony Rego | Anthony Rego | 7 Autumn St Som |
| DAN Johnson | DAN Johnson | 13 Webster St. Som |
| Lee Williams | Lee Williams | 3 Wisconsin Ave |
| Karl Williams | Karl Williams | 3 Wisconsin Ave |
| Nancy Barci | Nancy Barci | 99 Central St. Som |
| MAT McLaughlin | MAT McLaughlin | 184 Broadway allendale ward 1 |



Design Review

John Benson
Peggy Bradley
Jack Glassman
Dan Kovacevic
Nick Kraman
Bill Lamb
Mark Spaulding
Annette Tecce

Charlestown Preservation Society Design Review Committee
P. O. Box 290201
Charlestown, MA 02129

Re: Wynn Casino Proposal, Everett, Massachusetts

March 26, 2014

Sullivan Square - Recent Planning History - Comments to the Mass. Gaming Commission

My name is William Lamb. I am an architect, long time Charlestown resident, member of the Rutherford Corridor Improvement Coalition, and Chair of the Charlestown Preservation Society Design Review Committee, for whom I speak today.

At this time the Design Review Committee is opposed to the selection of Wynn MA, LLC (Wynn) to build a Resort Casino in Everett. As you know, the proposed Casino is dependent on the transportation of the majority of its patrons through Sullivan Square, and on Rutherford Avenue in Charlestown. The resulting increase in traffic will adversely affect everything that we have been planning for over a period of 16 years. Wynn has proposed no workable solution to handle the additional traffic flow in a way that conforms to the plans that the City of Boston has approved and many of us in Charlestown have worked so long to achieve.

The current Rutherford Avenue/Sullivan Square planning began in 1998. The Charlestown community, the Boston Transportation Department, its consultants, and many state agencies participated in this process. The discussions were stimulating and multiple design options were examined. The study goals articulated along the way set most of the parameters adopted for the City's current development plans for the area.

Now, more than a decade later and again with the participation of municipal and state agencies, consultants, and the community, we have just concluded schematic transportation design for the mile-long Rutherford Avenue/Sullivan Square corridor. Along Rutherford Avenue the plans provide a green buffer with a shared-use path from the Mystic River to City Square. We have also developed a parcel disposition study with the Boston Redevelopment Authority for the new Sullivan Square. Together, these plans propose a very practical surface street layout with a grid-like pattern to accommodate anticipated vehicular traffic for year 2030 by spreading out the traffic over alternative streets.

The plans meet our community goals by providing safe and convenient pedestrian access to the Sullivan Square MBTA station and access to proposed and existing building sites in Sullivan Square and along the full length of Rutherford Avenue. In Sullivan Square the plans lay out design guidelines for office space, affordable and market rate housing, and ground level commercial uses to serve the new residents of the area and people using the MBTA station. They even create a new Sullivan Square Park lined on two sides with shops. The new park will replace the High Victorian style park that was wiped out when the viaduct over Sullivan Square was built in the 1950's. You can see why we like the new plans and wish to protect them.

We oppose the construction of Wynn's exceedingly large casino and hotel complex unless the developer substantially mitigates the traffic issues and reconciles them with the concepts of the current designs for Charlestown.

In particular, we oppose any design solution that would require a roadway underpass or overpass. Use of an overpass viaduct was rejected in our 1998 plans because the viaduct existing at the time was a barrier within the new Sullivan Square area that we were trying to create. Use of a Route 99/Rutherford Avenue underpass in its current location has been rejected in the current plans, in part because it would block crossings that provide convenient access to the Hood Business Park and to potential development sites in the Arlington Avenue MBTA bus yards adjacent to the Mystic River. By contrast, the surface streets in the current plans allow pedestrian and vehicular crossings where they are most useful and will tie the community together.

Wynn MA, LLC proposed in its December 2013 DEIR to fund a study and 25% design for the surface alternative as its long term solution to traffic issues in Charlestown. This completely inadequate mitigation would occur after Wynn wins the Area A license, were that to happen. This is outrageous! We should not be asked to gamble that Wynn will respect our community goals once he receives a license.

So now we ask that you not award a license to Wynn unless the applicant has first obtained City of Boston agreement on specific and detailed mitigation of the Casino's traffic impacts on Charlestown.

Thank you,



William P. Lamb, Chair



CHARLESTOWN NEIGHBORHOOD COUNCIL

PO Box 397

Charlestown, MA

March 25, 2014

Stephen Crosby, Chair

Gayle Cameron, James McHugh, Bruce Stebbins, and Enrique Zuniga, Commissioners

Rick Day, Executive Director

John Ziemba, Ombudsman

Massachusetts Gaming Commission

84 State Street, 10th Floor

Boston, MA 02109

[via email to: mgccomments@state.ma.us]

Re: Charlestown and the proposed Wynn Casino/Resort in Everett

Dear Commissioners;

We the Charlestown Neighborhood Council (CNC) write to oppose the Wynn/Everett casino project as currently proposed. Since 1987 as designated by the Mayor of Boston, our organization has worked with the citizens of Charlestown and government agencies on issues affecting our community including real estate development, the environment, traffic, and quality of life concerns. The majority of our members are elected by Charlestown residents with the remainder representing local non-profit organizations active in civic affairs. It is imperative that our constituents' voices be heard in this proposed development, which is within a mile of our neighborhood. The proposed hotel and casino resort severely impacts our Sullivan Square access, increasing vehicular traffic by more than 14,500 trips daily, raises serious environmental issues, and negatively affects our safety and quality of life.

We, along with the City of Boston and other neighborhood advocacy groups, have presented our concerns to the developer with no acceptable response to date. The following issues have been largely ignored by Wynn Resort.

Traffic Concerns

Charlestown is a peninsula with only three points of access: south at City Square and the North Washington Street Bridge to Boston, west at Austin Street and the Gilmore Bridge to Cambridge, and north at Sullivan Square to Cambridge, Somerville, and the Alford Street Bridge to Everett. Charlestown is a major corridor for commuters from Boston and Cambridge who access routes I-95, I-93, and Mass-99. There is currently significant gridlock at connecting intersections, especially Sullivan Square. Our community has-worked since 1990 to address these traffic impacts as they relate to the Central Artery North and the Central Artery/Tunnel projects. We have spent the last four years specifically redesigning our through roadways and the three access points, with major proposals for changes in Sullivan Square. Our goal has been to reclaim land that has been previously dedicated to traffic islands, parking lots, and wasteland. Our plan is to disperse traffic and recover developable parcels in the community for housing, businesses and recreation.

Addition of a casino resort in the adjacent town of Everett with over 50% of its customers passing through our community via Sullivan Square and the Alford Street Bridge was not in our plans. Also, our carefully designed improvements along this route are only partially funded and will not be completed for many years, out of phase with the proposed casino development. Representatives of the

Wynn Resort have responded by saying that the added traffic will have “minimal” impact and the state can address our traffic concerns when they arise. In response to Wynn’s Draft Environmental Impact Review (DEIR), the City of Boston outlined several inaccuracies and misjudgments of traffic volume and overall impact, especially with respect to Sullivan Square and Rutherford Avenue. We know from long experience that backups of traffic at Sullivan Square result in vehicle travel through the neighborhoods and more congestion at our other two access points creating more traffic problems with the unplanned and increased use of the traffic corridor as the casino is built and then becomes fully operational.

Environmental Impacts

On February 10, 2014, the CNC sent a letter to the Massachusetts Department of Environmental Protection in response to the DEIR presented by Wynn Resorts. Again, representatives from the City of Boston cited there is no adequate roadway or public transit system to support this project. Residents and businesses of Charlestown would be greatly impacted by exhaust fumes associated with increased and delayed traffic. With investment of over one billion dollars, this is a huge undertaking and in our letter we urged that much more dialog was needed with all stakeholders to promote informed decision making for a project with such significant ramifications. We have been all but ignored.

There will be at least a 13% increase in air pollutants from cars and other traffic traveling to and from the casino through Charlestown and passing Ryan Field, the largest green space used continuously in our area. Extra traffic will make it difficult to access, exposing children daily to exhaust, dust, and dirt from heavier and more delayed traffic.

Although Wynn development proposes the benefits of their cleanup of the contaminated site in Everett, they have not produced adequate plans on how that will occur. Their officials have admitted that 120,000 cubic yards of toxic fill will be transported away from the site over three years, but the routes of waste removal have not been identified. From a traffic perspective, this additional trucking is unacceptable. This route currently accommodates wind turbine blade transport and large automobile transporters. Trucks spilling their waste, potentially spreading contaminated materials onto our streets, the Mystic River and the tidal waters of the inner harbor is equally unacceptable. Much has been done to recover these waterways from industrial waste, and we do not feel confident that our concerns for the future have been taken seriously.

Public Health and Safety

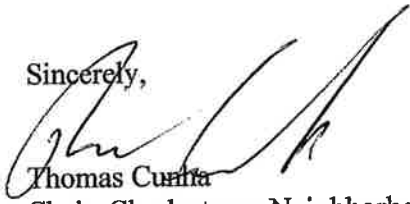
Delayed ambulance, police and fire response due to traffic flow failure is a perpetual concern of our community. Additionally, state and local authorities have designated Route 99 from Rutherford Avenue to Sullivan Square through Charlestown to Everett as the Metropolitan Boston Evacuation Route. With a proposed casino located on Route 99, it appears that these traffic and safety concerns have been completely ignored. Our public health and safety would be further compromised by increased traffic.

Conclusion

Charlestown will be impacted by both the construction and operation of the Wynn casino as much if not more than the host city, Everett, yet the developers have not acknowledged or addressed our concerns. Many in our community who were originally in support of the casino have reconsidered their position. Charlestown is a vibrant, largely-residential, family-oriented and densely populated neighborhood of about 16,000 residents. We have a long and active history and are dedicated to maintaining the advances we have made in recent years improving infrastructure, reducing pollution, and creating a livable community. Discussions with Wynn are, at the very least, incomplete. Construction impacts have been ignored. Potential mitigation plans are non-existent. Road widening and traffic light adjustments are not the answer to the progressively degrading quality of life produced

by the construction and operation of this casino. Therefore, the CNC does NOT support construction or operation of a casino in Everett.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Cunha', written over the printed name.

Thomas Cunha
Chair, Charlestown Neighborhood Council

CC:

Martin Walsh, Mayor City of Boston
Salvatore LaMattina, City Councillor D1
Sal N. DiDomenico, Senator State of Massachusetts Middlesex and Suffolk
Bill Linehan, President City Council
Michael Flaherty, City Councillor At-Large
Stephen J. Murphy, City Councillor At-Large
Ayanna Pressley, City Councillor At-Large
Michelle Wu, City Councillor At-Large
Editor, Charlestown Patriot-Bridge

Bresilla, Colette (MGC)

From: MGC Website <website@massgaming.com>
Sent: Thursday, March 20, 2014 2:00 PM
To: MGCcomments (MGC)
Subject: Contact the Commissioner Form Submission

Name

William Frederick

Email

wfreder123@gmail.com

Phone

(617)294-5266

Subject

Boston's Whinig

Questions or Comments

For the record I am a lifetime citizen of Everett, and I find it totally inappropriate that Boston's "Host Community Status" should even be address.

As it stands the Revere proposed Casino was untimely and should not have been allowed to even apply. Boston is trying an 11 hour approach to capitalizing the the work and integrity of the Citizens of Everett.

Please dismiss Boston with prejudice.

Sincerely,

William Frederick

March 13, 2014

To Whom It May Concern:

I have read that for six years in a row, Fortune Magazine has named Wynn "One of The World's Most Admired Companies". Is that not exactly the sort of company we want running one of our gaming facilities? There is no question that it is. If we are going to allow for casino gambling, let us have it done by the best. It is that simple. Please support Wynn and its Everett proposal.

Yours Truly -

Dene Lepore

RE.
MAR 26 2014
BY: _____

Bresilla, Colette (MGC)

From: Ken Gesualdo <kengesualdo@msn.com>
Sent: Thursday, March 20, 2014 10:41 PM
To: MGCcomments (MGC)
Subject: Marty Walsh Host Community

To May Concern,

I am concerned that this political grand standing by the mayor of Boston is not in the best interest for the people of Massachusetts. Granting host community status because of traffic concerns in Boston or additional infrastructure concerns is not an augment that should be entertained. To me Revere or Everett could pose the same augment based on the infrastructure issues caused by Red Sox, Celtics, Bruins and any other event held in Boston. Please do not delay this much needed revenue for the commonwealth.

Sincerely
Ken Gesualdo

Sent from my iPhone

KAREN DEAN-SMITH

Attorney at Law

To the Massachusetts Gaming Commission

Commissioner Stephen Crosby, Chair
Commissioner Gayle Cameron
Commissioner James McHugh
Commissioner Bruce Stebbins
Commissioner Enrique Zuniga
Commissioner Rick Day, Executive Director
Ombudsman John Ziemba

Re: Wynn Casino Proposal, Everett, Massachusetts

March 24, 2014

I am a Charlestown resident (20 years) and member of the Rutherford Corridor Improvement Coalition and am on the board of the Friends of Doherty Park in Charlestown. I am writing to express my strong opposition to the selection of Wynn MA, LLC (Wynn) to build a resort casino in Everett.

Along with many others, I have worked very hard for the last two years on the Rutherford Avenue/Sullivan Square schematic roadway design and parcel disposition for the revitalization of Sullivan Square. These proposed plans will provide safe and convenient pedestrian access to Sullivan Square as well as green space and will serve to unify a bifurcated community. The design guidelines for office space, affordable housing, and commercial uses took note of the necessity that buildings be scaled to integrate with existing and often historic Charlestown buildings.

All of this planning will be eviscerated with Wynn's monstrous building and the increased traffic through this area, not to mention the health concerns with that increase as well as serious concerns about the removal of the contaminants on the property. Wynn has not addressed these concerns in any but the most cursory fashion which serves to obfuscate rather than enlighten and certainly does not further the community goals.

I hope the Commission will seriously consider the opposition to the Wynn proposal from several different sources and I urge you not to award the Area A Resort Casino license to Wynn.

Thank you,

Karen Dean-Smith

Bresilla, Colette (MGC)

From: Elisa <Elisa.Corra@verizon.net>
Sent: Tuesday, March 25, 2014 7:56 PM
To: MGCcomments (MGC)
Subject: Charlestown

I am writing to express my extreme concern over the Wynn Casino Project. I am a tax payer from Charlestown and I am fearful of the negative impact a casino would have on my property value and overall quality of live in Charlestown and Boston as a whole.

I cannot make the **Wynn Casino Hearing on Wednesday, March 26th 4 PM**

Personally I think holding a hearing of such importance during business hours is wrong. It does not give people the opportunity for fair representation.

Charlestown does not want a casino as a neighbor.

Thank you

Elisa Corra

Sent from my iPad

Bresilla, Colette (MGC)

From: Toby3040@aol.com
Sent: Tuesday, March 25, 2014 7:08 PM
To: MGCcomments (MGC)
Subject: Everett casino and impact on Charlestown

To the MGC:

I will be brief since I expect to attend tomorrow's hearing, but I need to add my voice to the chorus in Charlestown who see the Wynn casino as a negative. I have lived and loved Charlestown for 26 years and find it a very livable neighborhood of Boston. Quality of life is amazing; however, one square mile ringed by traffic and its attendant pollutants changes it all. I don't need to quote the traffic projections; the facts speak for themselves.

In addition, jobs in Everett (many low-paying) do not balance out issues of addiction, crime, family disruption, vice, etc. Would you want a casino a mile from your residence?

Thank you for your time and attention to this important matter.

Toby Goldstein/18 Lawrence Street/Charlestown, Ma 02129

6 Saint Martin Street
Charlestown, MA 02129



March 25th, 2014

Mr. Stephen Crosby
Chair
Massachusetts Gaming Commission
84 State Street
10th Floor
Boston, MA 02109

RE: Wynn Casino Everett, MA

Dear Mr. Crosby,

I just read on line that there is a hearing this afternoon on the Wynn Casino with the Gaming Commission. Since the notice was so short I am unable to attend.

However, I felt it critical to let you know that I am opposed to the Wynn Casino in Everett in any form, and my reasons.

1. I live in Charlestown. The estimates of traffic going to the Wynn Casino are that over 60% of the traffic going to the Wynn Casino will go thru Sullivan Sq. in Charlestown.

As things stand now, most of the residents in Charlestown stay away from Sullivan Sq. whenever possible. The morning and afternoon traffic is horrendous. There is only one bridge into the area of the casino thru Sullivan Square. It is continually backed up with traffic.

It stops residents from coming and going into the local area. I personally stopped going to a class I was taking in Medford MA, because some evenings I would be stuck for as much as 30 minutes at rush hour trying to get thru Sullivan Square, to my residence only four blocks away.

2. The Contamination of the site of the proposed Casino is a nightmare. Who is picking up the cost of it? I hope not the residents of Massachusetts or Boston. We already are among the highest taxed in the country.

6 Saint Martin Street
Charlestown, MA 02129



Also, once you start digging up the contaminants, can you guarantee that we who live just across the river are not going to be impacted. We already have much higher cancer rates in the area, and nobody wants to touch that issue, because of all the industries we have had in the Charlestown area over the years.

3. Everett never did anything to include Charlestown in the discussions about the proposed Casino. Now they are starting to advertise in our local paper. The Charlestown/Boston community should have been part of the discussion from the start with Wynn.

Where was our Mayor – getting ready to take a job at BU and on the Board of various other businesses. He lives in Roslindale and doesn't have to deal with the traffic that we do.

My sister and I actually tried one Friday evening to cross Rutherford Avenue to go to East Boston for dinner at 4:45. We could not get across Rutherford Avenue because it was completely jammed up with traffic that wasn't moving.

We attempted to head toward Sullivan Square to see if we could go thru Everett or Medford (round about, but an alternative). However, the traffic was so backed up on Rutherford Avenue and the tunnel to Sullivan Sq. (which my the way is being removed) a whole other issue, that we finally gave up – and returned home.

4. There is a whole new large shopping and residential complex opening in Somerville in May of this year at Assembly Square. Again, the traffic has to go thru Sullivan Square.

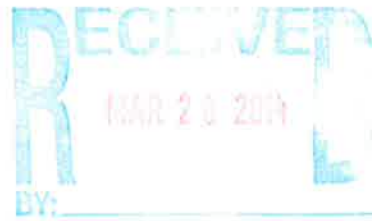
For all of these reasons, I think the Wynn Casino should be rejected by the Massachusetts Gaming Commission.

Thank you for your serious consideration of this matter.

Sincerely,

Judith M. Lawler
Charlestown Resident

Commissioners;



I would like to take a moment of your valuable time to urge you to support Wynn Resort's Everett, MA resort casino proposal.

Wynn is promising a world-class, 5-star destination resort. We can believe him because we know he has never done anything less and I've seen it with my own eyes. Wynn properties are beyond exceptional, operating at a level of comfort and service found at a precious few resorts the world over.

Now, I have been to Mohegan Sun. I would not say it was a terrible experience, nor would I say I had a fantastic stay. Words that comes to mind for Mohegan Sun? Ordinary, middling, uninspired, unremarkable and pedestrian; and that's perhaps being a bit to complimentary.

As commissioners, you have been charged with bringing a world class destination resort/casino to the greater Boston region. Wynn will do just that.

Yours Truly -

Theresa Shalser



TO: The Massachusetts Gaming Commission

RE: Region A Casino License

March 2014

I take this time to strongly register my support for Wynn Resort's proposal for Everett, Massachusetts. I do so as Wynn is clearly the best choice financially, environmentally (the Monsanto site **MUST** be cleaned up and this may be the one chance to do it) and with regard to your want of a "wow" factor. Look at Mr. Wynn's resume'... he basically invented the word "wow". I urge you to join me in this support.

Yours Truly

March 13, 2014



Dear Commissioners;

I do not make a habit of gambling but support the casino law for the revenue and jobs it promises the Commonwealth of Massachusetts. I have done some research into the two contending proposal for a greater Boston gaming license and have concluded that, by any fair assessment, Steve Wynn and his proposal for Everett, Massachusetts is clearly the best choice. I do so for the following reasons:

1. Wynn is financially rock-solid and would be the sole owner and operator of his facility. Mohegan has seen a steady decline in profits and the ownership of a Revere casino is still unclear to me. Is it Mohegan Sun? Suffolk Downs? Brigade Capitol? Who would be ultimately responsible? Do we really know?
2. Research shows that Wynn has been voted the "Number 1" employer in Las Vegas year after year (Las Vegas Review-Journal runs a poll) and they do because of the wages paid, the work environment and opportunities for advancement. In contrast, Mohegan Sun has laid off 3,200 employees since 2007.
3. Lastly, though not related to revenue or jobs, the prospect of cleaning up Monsanto's toxic waste and thus putting an end to pollution of the Mystic River is a factor which must not be overlooked. The site will certainly not be cleaned otherwise. In truth, Wynn is literally a once in a lifetime opportunity to restore the Mystic.

Thank you for your time and consideration.

Sincerely –

Handwritten signature of Louise Lizzano in blue ink.



March 2014

To the Members of the Massachusetts Gaming
Commissions -

I strongly believe that Steve Wynn's Everett proposal is far and away the best choice for Massachusetts. Wynn has a proven track-record of attracting the visitors to his resorts from the entire world. The Revere Racino? I cannot imagine anyone from beyond Saugus making a point of visiting; and what's the point of that? We want casinos in Massachusetts to produce not only new revenue from gambling but new revenue in general; sales tax for example. Wynn's proposal will bring people here. Revere will bring people who are already here. It's that simple. Please join me in supporting Wynn Everett; A Wynn for ALL of us!

Thank you -

Richard L. Rosanne

To the Members of the Massachusetts Gaming Commission:

I am writing to you today in full support of Mr. Steve Wynn's proposal for a world class, 5-star casino in Everett, MA. While there are hundreds of reasons for supporting Wynn's Resort over the Revere racino, I believe that that the most important and easiest to understand is this; Five Stars over 3.

As Mr. Wynn related during his last appearance before you, his properties, his casinos, his restaurants have all been designated as 5-star operations, world class. What does that mean? To me that means Wynn is world renown. It means Wynn will bring individuals of great wealth to the greater Boston area, individuals who will spend beyond the casino, individuals who might otherwise not visit Massachusetts. Wynn will create exactly what it is you want a DESTINATION Resort Casino. After all, last year Wynn Resorts brought in \$5.5 billion in gaming revenue from their international customers while Mohegan's gaming revenue from ALL sources barely compared in comparison.

Mohegan has stated they are building a 3-star hotel (and might build a second, 4-star hotel IF they can find an operator). I took a moment to review travel websites to ascertain for myself what a 3-star hotel entails. Here's one review of one such hotel as gathered from www.tripadvisor.com:

I really wanted to like this place and give them the benefit of the doubt, but my stay there was down-right atrocious.

The Problems:

- 1. I checked into a DIRTY room. The bed was made and the bathroom appeared clean, but there was a dirty pizza box and several half-full glasses from the previous guest all over the tables. After 3 COMPLAINTS, they sent up the "head of housekeeping" who informed me that housekeepers "aren't responsible for removing glasses from the room." So who's responsibility is it... mine? No apology, mind you. Just excuses.**
- 2. Front desk found it appropriate to call my boss at 3 in the morning to inform her of a gift bag. They then came up to her room... AT 3 IN THE MORING... to deliver it. Not sure how that even crossed someone's mind as an okay thing to do. Couldn't they have waited until morning?**
- 3. Neither during check-in or check-out did I receive any help from the bellhop. No problem... just let us carry our own bags and show ourselves to our rooms!**
- 4. And this is the icing on the cake... when I came home, I started to feel an itchy and painful sensation on my hands and feet, only to realize that I have been attacked BY BED BUGS. I'd like to give Mohegan the benefit of the doubt but I didn't have them when I left and I didn't leave the hotel all weekend. DISGUSTING.**

Stayed January 2014, traveled on business

The hotel? **Mohegan Sun, Ct.** Commissioners, the choice is clear. We need Wynn. Anything else is well below the standards we MUST demand.



Sincerely –

Rose Marie Russo



To the members of the Gaming Commission:

I strongly support the Wynn Everett proposal for the following reasons:

- \$29 million in annual taxes to the City of Everett.
- \$267 Million in annual local & state taxes.
- \$183 Million in one-time state and local taxes during resort development.
- 6,000 direct and indirect long-term jobs for Massachusetts residents of all ages.
- Industry leading benefits and perks for employees.
- 4,000 union-labor construction jobs.
- Built completely in one phase and entirely managed by one owner & operator.
- 7 million tourists drawn in per year.
- A \$1.6 BILLION investment in Massachusetts
- Cleanup of a disastrously polluted industrial site & rebirth of an abandoned waterfront
- A world-class attraction for a world-class city and state.

I strongly urge you to vote in favor of the Wynn proposal. Thank you.

Sincerely –

Ronise Lepore



To the Massachusetts Gaming Commissioners:

I recently read where Mohegan Sun claims it will bring more money to the state than a resort run by Steve Wynn. Please tell me you find this as laughable as I. Wynn has a market valuation of \$21 billion and nearly \$3 billion in cash; 40-times more cash on hand than Mohegan and 20-times more annual free cash flow than Mohegan. So, the casino ownership likely to make the most money for the commonwealth? My money is on the one that actually knows how to make money.

Thank you for your time –

A handwritten signature in blue ink, appearing to read 'John J. Pally', written below the typed text 'Thank you for your time –'.



To the MA Gaming Commission:

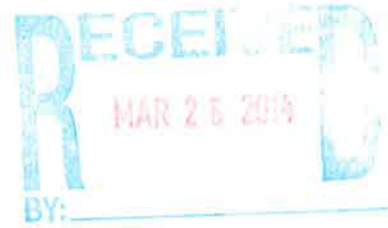
I would like to state for the record I strongly support the Wynn proposal. I do so mainly because Wynn will clean up an environmentally toxic parcel of land that will otherwise never be cleaned of the poison which currently seeps into the great Mystic River. Thank you.

Sincerely-

Deborah Pally

To the Gaming Commissioners:

**Stephen Crosby
Gayle Cameron
James F. McHugh
Enrique Zuniga
Bruce Stebbins**



VS



How this is even a question in anyone's mind is beyond me.

Sincerely -

Spete Bergman
73 Chelsea St #107
Charlestown, MA
02129

To the Gaming Commissioners:

**Stephen Crosby
Gayle Cameron
James F. McHugh
Enrique Zuniga
Bruce Stebbins**



VS



How this is even a question in anyone's mind is beyond me.

Sincerely –

Paul R. Ryan
73 Chestnut St
Charlestown, Ma.

Bresilla, Colette (MGC)

From: Lulette Bourne <lubourne@verizon.net>
Sent: Wednesday, March 26, 2014 10:00 AM
To: MGCcomments (MGC)
Subject: Winn Casino, Everett

TO THE MASSACHUSETTS GAMING COMMISSION:

I AM DEFINITELY AGAINST WINN CASINO COMING TO EVERETT! IF BUILT, IT WILL HAVE A TREMENDOUS EFFECT ON CHARLESTOWN AS MORE

THAN 1,000 CARS WILL BE COMING THROUGH SULLIVAN SQUARE, DOWN MAIN STREET, RUTHERFORD AVENUE OR BUNKER HILL STREET. AIR

POLLUTION WILL BE GREATLY INCREASED. CHARLESTOWN ALREADY HAS MORE ASTHMA CASES THAN MANY OTHER PARTS OF

MASSACHUSETTS. MORE THAN 2,500,000 SQUARE FEET OF STORES, OFFICES, GARAGES, AND HOUSING ARE BEING BUILT IN ASSEMBLY

SQUARE. ANOTHER HOTEL, MANY OFFICE BUILDINGS AND HOUSING ARE PLANNED FOR SULLIVAN SQUARE. THERE IS NO WAY TO GET TO 93

SOUTH WITHOUT GOING THROUGH CHARLESTOWN.

LUETTE C. BOURNE
22 ELM ST.
CHARLESTOWN

Bresilla, Colette (MGC)

From: Patricia Desmond <padesmond@yahoo.com>
Sent: Wednesday, March 26, 2014 11:25 AM
To: MGCcomments (MGC)
Subject: Fw: Wynn casino in Everett

----- Forwarded Message -----

From: Patricia Desmond <padesmond@yahoo.com>
To: "mgcomments@state.ma.us" <mgcomments@state.ma.us>
Sent: Wednesday, March 26, 2014 11:10 AM
Subject: Wynn casino in Everett

I live in the Navy Yard and would like to register my dismay over the proposed casino on Route 99, Everett. This whole area, including Sullivan Square, has become impossible to traverse under current condition and adding 1,000 cars per day to the mix would be a disaster.
Please do not approve the Wynn plan.

Patricia Desmond

Lynne McLaughlin
1 Pleasant Street #5
Charlestown, MA 02129
617-242-4298

March 26, 2014

Massachusetts Gaming Commission
84 State Street, 10th Floor
Boston, MA 02109

MA Gaming Commission,

Thank you for considering my comments and concerns over the **Wynn Casino in Everett**. Unfortunately, I am unable to attend the meeting tonight due to a work trip but very much want my voice to be heard. I have attended two presentations by Wynn Casino to the neighborhood of Charlestown and have some serious concerns about their proposal and its impact on Charlestown.

- **Traffic congestion.** 65-75% of the traffic will be traveling through Charlestown, most specifically Sullivan Square. This area is already heavily congested and a projected 3,000 more cars a day just during casino rush hour periods will back it up even further. Currently there are backups on Rt. 99, Main Street, Bunker Hill Street and Rutherford Avenue. Wynn had their transportation expert speak at the last meeting but she just pointed out congestion spots in Sullivan Square, Sweetser Circle, and Wellington Circle and did not address solutions to the additional traffic. To date I have only seen one drawing for changes at Sweetser Circle in Everett. I have not seen anything proposed for Sullivan Square. However, Wynn did imply at both meetings that they would provide some funding to redo Sullivan Square but without a plausible solution and cost estimate, I am not sure what that means? I also listened to the Boston traffic consultant on Mayor Walsh's team and he expressed grave concerns that Sullivan Square can handle the traffic and said even if we added a lane to what we currently have the area could not handle the volume. The recommendations for updating Sullivan Square approved by the neighborhood would also not accommodate the increased traffic. With no plausible traffic solution on the table, Charlestown will be overrun with backups and idling vehicles.
- **Neighborhood Lifestyle.** Charlestown has worked hard over the last few years to come up with a solution for Sullivan Square/Rutherford Avenue with the goals being: safety (to get across the street), more green space, bike lanes, making both sides of Rutherford Ave accessible, and a road that will slow down traffic and discourage travelers from using our neighborhood as a cut-through to other places. With the amount of new casino traffic projected, the plan that took years for the neighborhood to approve for a new configuration of Sullivan Square/Rutherford Ave into a surface street/boulevard, will no longer work. I will be so disappointed if the goals we laid out for our neighborhood get tossed aside because of traffic to a casino.

- **Public Transportation.** Currently, I believe there is only one bus line that would serve the casino. There will never be a T station there because of the location and Wellington Station/Assembly Row being so close. Wynn has proposed a boat to help with public transportation but they are anticipating 3% of the guests to use it so it has little impact on the overall traffic. I do not believe a casino should be put in a crowded, urban area without public transportation. Wynn did offer to buy all their employees a T pass and park them remotely but that still means they will be running vans to and from Sullivan Square Station on a regular basis and therefore be part of the traffic issue in the area.
- **Air pollution.** One of the new things I learned at the last meeting that I had not considered is the air pollution. The Mayor's consultants brought up the fact that the increased traffic congestion will add more idling cars trying to get through Sullivan Square and therefore increase the air pollution in the immediate area causing it to potentially go up by 26%. That is a large increase that will primarily impact the residents of Charlestown. Wynn offered no solution to this other than to give a general air pollution model. Their model looked at the overall area but didn't note the heavier impact in Charlestown or what they could do to fix it.
- **Cleaning up the contaminated site.** I am pleased to have someone clean up a contaminated site. What I am concerned about is the hauling of the materials off the site and how the dust and vehicles could drag contaminated soil to other areas in both Charlestown and Everett. I am most concerned about the kids that play in the ballpark right across the river and the fact that I run on streets very close to there. How does Wynn keep the contaminated soil from blowing in the air? I think they did have some ideas here about washing vehicle tires and covering truck loads but I think they need to go further to ensure the safety of the community.
- **Social issues.** I am not sure what the impact will be in increased gambling addiction, thefts and robberies, etc. but I have not heard Wynn present any initiatives for our neighborhood to address these social concerns. In the first meeting when a neighbor commented on the potential for increased crime, Wynn responded by saying they have Ex-Navy Seals running the security onsite. They didn't understand that we are not concerned with the security at the casino, as I am sure they will protect their asset, we were talking about potential crime in our neighborhood. What is the plan if we do see an increase in crime or need to address gambling addictions?
- **Process evaluation.** I am very concerned about a process that excludes our neighborhood from voting because the casino is technically not on our land but just very close. Our neighborhood will be impacted more than Everett by this project. The majority of the traffic and pollution issues will impact the residents of Charlestown whereas the residents of Everett are much further away. I understand why Everett wants to casino. For them it is a win/win. They get annual money for the city, clean up contaminated land, develop an industrial area that has been vacant, get new roads built in Sweetser Circle and they get limited exposure to the negatives, traffic and pollution. For Charlestown, it means giving up the dream for more green space around Rutherford Ave, giving up air quality, adding traffic and receiving none of financial benefits to assist with social issues, roads, etc. that will come with this project.

In conclusion, I am opposed to the Wynn Casino because I do not feel they have provided adequate information or solutions on how they are going to address the problems that come with being in a congested, urban area. I love living in Charlestown and the vision this neighborhood has for its future

and I hope it can still come to be. I appreciate your consideration of my thoughts and hope the MA Gaming Commission considers both the Wynn and Mohegan Sun proposals carefully. I also hope that if neither offers a viable solution that works in their respective areas that the MA Gaming Commission has the ability to walk away and does not feel obligated to award one license to the lesser of two evils by default.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lynne McLaughlin', with a long, sweeping horizontal line extending to the right.

Lynne McLaughlin
Resident of Charlestown

Bresilla, Colette (MGC)

From: Suzanne Crowther <msuzannecrowther@gmail.com>
Sent: Wednesday, March 26, 2014 12:33 PM
To: MGCcomments (MGC)
Subject: Wynn Casino Impacts on Charlestown

Hello,

In advance of the hearing tonight, I am writing to express my concern about the potential of a casino to be located in Everett, bordering and (in small part) extending into Charlestown. There are several reasons that I, like so many other Charlestown residents are concerned about this:

- The massive impact it will have on traffic – 60 percent of the casino's estimated traffic would come by way of Sullivan Square. Not only will this cause the proposed redesign of Sullivan Square to fail, it completely discounts years of time and taxpayer money already spent on planning by the Boston Transportation Department.
- More importantly, I am concerned about the effects on my family's health from two sources:
 - Dust leftover from trucks carrying dirt laced with arsenic, lead and petroleum hydrocarbons from years of sulfur manufacturing on what was once a Monsanto chemical site would likely blow from west to east toward Boston.
 - The air pollution from all the extra traffic will have a significant impact on asthma, which is already above the state average in Charlestown.
- The inevitable collateral issues that accompany gambling including prostitution, excessive drinking, drug use and theft.
- The impact of all of the above issues on property values, but more importantly, on the desire of families to stay and raise their kids in our community.

Of greatest concern are the impact of all of the above on our kids. Who will represent their interests and protect their future health? I hope that you, the member of the Gaming Commission will.

Sincerely,
Suzanne Crowther
32 Concord Street
Charlestown, MA 02129

Balcom, Darian (MGC)

From: MGC Website <website@massgaming.com>
Sent: Wednesday, March 26, 2014 1:55 PM
To: MGCComments (MGC)
Subject: Contact the Commissioner Form Submission

Name

Lynne Levesque

Email

lynnelevesque@gmail.com

Phone

(617)242-7801

Subject

Wynn Casino Proposal Impacts on Charlestown

Questions or Comments

March 26, 2014
20 Lawrence Street #3
Charlestown, MA 02129

Thank you very much for holding this hearing (on March 26, 2014) at which I may or may not get a chance to speak. My name is Lynne Levesque. I am a resident of Charlestown, specifically on Austin Street and two blocks from Rutherford Avenue. I frequently use the T and although I believe that age is a figment of the imagination, my birth certificate says I qualify as a senior citizen, even as "elderly."

My concerns with the Wynn Proposal are several:

1. Traffic and Pollution. There is already plenty of dirt and pollution from cars on Austin Street and Rutherford Avenue traffic that permeates my home and the air we all breathe in Charlestown. The proponents of the Wynn casino themselves state that there will be a significant increase in traffic going through Charlestown. They project that at least 60% of the traffic going to the casino will go through Charlestown. Such a huge increase in cars, buses and trucks trying to go through Charlestown or being backed up and emitting noxious fumes and pollutants will not only increase the many times I have to clean my condo, but also affect the quality of air and the environment that I and all the other residents of Charlestown share. We already have a high level of asthma in Charlestown, and this traffic increase will only make it worse.

2. Rutherford Avenue and Sullivan Square Redesign. Talk of the Rutherford Avenue and Sullivan Square redesign has been percolating ever since I moved into Charlestown 16 years ago. A redesign of both areas, which has had tremendous community input, now appears to be much closer to reality. I am particularly concerned about the Rutherford Avenue redesign, since the proposal includes 50 additional feet of grass and trees that would block traffic pollution and improve the quality of air. It would also make the crossing to the T which is now often quite tricky, much safer and would make Charlestown truly a neighborhood. The Wynn proposal and its increase in traffic will most likely jeopardize these designs and I believe would set the timetable back several years. And from everything I have read and heard, Wynn expects the Commonwealth to pay for all major improvements to Sullivan Square and the Rutherford Avenue corridor. I can't figure out first, how this expectation ! is acceptable to the taxpayers of the Commonwealth of Massachusetts and secondly, how the revenue stream that they propose for funding such work would fit into anyone's construction schedule.

3. Impact on Charlestown Businesses. For several years I was involved in efforts to bring more retail businesses to Charlestown. Progress has been slow, but there is progress. To date, I have seen or heard nothing about how the Wynn proposal would impact our fledgling businesses and, more importantly, how the Wynn representatives would help mitigate any negative impact.

4. Lack of information. On several occasions, I have asked for a list of benefits to Charlestown from the Everett major who claims in the Charlestown Patriot Bridge that the proposal is a Win for All and from the Wynn folks with their WynnForAll advertisements, website and Facebook page. I have received nothing in return. The City of Boston has also asked for responses to their many major concerns re air quality, traffic, and construction plans. As far as I know, they also have received nothing in return. I can only assume: 1) there are no satisfactory responses and no benefits to make this a win for Charlestown, or 2) they just don't care about us! Neither response is acceptable in my opinion.

Thank you.

Lynne C. Levesque

Bresilla, Colette (MGC)

From: rkverek@verizon.net
Sent: Wednesday, March 26, 2014 9:50 PM
To: MGCcomments (MGC)
Subject: Hearing on the proposed casino in Everett

Thank you for conducting the hearing on the proposed casino in Everett earlier today. As a Charlestown resident my concerns are traffic, pollution and public safety. With the 2,500,000 sq. ft. of buildings being built in Assembly Square, and the many buildings (including a hotel) proposed for Sullivan Square it will be very difficult with all the traffic going through Charlestown. Now we have heard that there are plans for a Lego store (Legoland???) being built also. Robert Kraft has recently announced his plans to build a stadium for the Revolution in the Sullivan Square area.

The traffic solution could be lessened if there were a way to get onto Route 93 South from Sullivan Square or somewhere near it....

Thanks again and best wishes in all of your endeavors on behalf of all of us.

Rosemary Kverek 55 Main Street Charlestown

Bresilla, Colette (MGC)

From: Linda Johnson <lcj638@comcast.net>
Sent: Wednesday, March 26, 2014 12:20 PM
To: MGCcomments (MGC)
Subject: proposed casino

I live in Charlestown and it's a delightful place to live. We have been her almost 6 years. I am totally opposed to the proposed Winn casino in Everett. I travel through Sullivan Square on a regular basis to reach shopping areas in Everett, Summerville, etc. The traffic is already a challenge at certain times of day. Adding all the extra traffic would make those areas completely unreachable for us. To say nothing of the air pollution and the traffic it would bring to the streets of Charlestown.

Please put this issue on the ballet so that we, who will be affected, have a chance to express our opinion.
Thank you.

Bresilla, Colette (MGC)

From: rkverek@verizon.net
Sent: Wednesday, March 26, 2014 8:07 AM
To: MGCcomments (MGC)
Subject: Casino Comments

Dear Members of the Gaming Commission:

I am writing you with my points of opposition to the proposed Winn Casino in Everett, Ma. Charlestown is only 1 mile in size and is a peninsula. Thousands of cars will go to and from the casino and 60 per cent of them will go through Sullivan Square. As you know, there will be 2,500,000 square feet of stores, offices, condos, apartments and parking garages now under construction the Assembly Mall. Legos is also hoping to build there and there will be a movie theater and now Robert Kraft hopes to have a stadium for the Revolution in Sullivan Square. A hotel is also being planned for Sullivan Square as well as many buildings with commercial spaces on the lower floors.

The congestion, and the exhaust fumes will make Sullivan Square impassable. In order to proceed onto Route 93 south, people will have to go on Rutherford Avenue, Main Street or Bunker Hill Street and these are all busy roads now. Public safety is very important to Charlestown's residents....Patrons coming through Charlestown after an evening at the casino may be intoxicated or under the influence of a night of drinking. The residents of Charlestown enjoy the town's history (since 1629) and living there should not be changed by all the negative events connected with casinos. Charlestown will be more impacted than Everett.

There are 5 nursery schools, 2 elementary schools, 1 middle school and 1 high school located in the one mile area of Charlestown. We have a large number of students with asthma because of the pollution from cars. Our citizens deserve good health and safety and a casino in Everett (on the border of Charlestown) will negatively effect these two needs for our people.

Thank you for your attention to this matter and best wishes in all of your decisions for the residents of Massachusetts..

Sincerely,

Rosemary Kverek
55 Main Street
Charlestown, Ma. 02129

Bresilla, Colette (MGC)

From: Cecilia Gerard <cecilia.gerard@gmail.com>
Sent: Wednesday, March 26, 2014 2:18 PM
To: MGCcomments (MGC)
Subject: Everett casino

Hello,

I'm a resident of Charlestown and vote in Boston. I am highly concerned about the pollution risks associated with the construction and operation of the Everett Casino.

I plan to attend today's public meeting where I hope these issues will be addressed, specifically:

I am requesting that the Gaming Commission address the risk to public health of contaminants in the soil at the former Monsanto site that will serve as the new site for the Everett Casino.

Please discuss the results of risk assessments that have been done to date on the site as is vs. under construction and any future studies.

Please also cover what monitoring and evaluation would be in place if the project moves forward.

Thank you,
Cecilia Gerard

Bresilla, Colette (MGC)

From: Kim Molino <kmolino8@gmail.com>
Sent: Wednesday, March 26, 2014 9:50 PM
To: MGCcomments (MGC)
Subject: Wynn Casino Hearing

Dear Massachusetts Gaming Commission,

I regret that I wasn't able to attend the hearing today but I do want to make you aware of my deep concern over the prospect of a casino going into Everett. I have lived in Charlestown since 1990, during which time I have seen it go through a wonderful transformation with parks being added, people taking pride in where they live by investing in their homes and hundreds of families move to the city to raise their children. We love the historical nature of our town so you can appreciate how appalling it is to try to envision what life would look like with a casino in our backyard!!

As you are probably already aware, traffic is a huge issue in Charlestown, which lacks adequate infrastructure to accommodate traffic as it exists today. A neighboring casino would lead to traffic jams and related issues that arise when over 100,000 people came through on an daily basis as we all know there are only two ways into Everett and Charlestown is one of them -it is estimated that 60% of casino traffic would pass through Charlestown. As taxpayers, we have been funding years of planning by the Boston Transportation Department to reduce traffic on Route 99 by redesigning the Rutherford Ave and Sullivan Square corridor, which would all go to waste as the changes that our taxes have funded were not designed with the addition of a casino nearby in mind. This would be a tremendous waste of our financial resources.

Real estate values, which have appreciated nicely over the past 15 years to reflect the desirability of living in Charlestown would head south as people would no longer clamor to live in Charlestown knowing that pollutants are running rampant in the air and water due to the fact that a casino was built on a former hazardous chemical plant site. Pollution, which is already an issue for us given the plants in Everett and the proximity to Routes 93 and 1, will increase exponentially and to a level that will put all residents at risk. It is estimated that there would be an increase in pollutants by 13% from the increase in traffic in the area alone and this is before one takes into account the toxins that would be airborne due to the increased traffic in and out of a chemical wasteland.

Life as we know it would be a part of the past and sadly we would likely contemplate moving out of the area. We are urging you to vote against building a casino in Everett!

We greatly appreciate your consideration.

Best regards,

Kim Molino

Bresilla, Colette (MGC)

From: Elise Williams <elisewilliams711@gmail.com>
Sent: Wednesday, March 26, 2014 9:51 PM
To: MGCcomments (MGC)
Subject: Everett Casino

I want to give my input for the hearing regarding the casinos, one potentially near my neighborhood. I have a number of concerns that I feel have not been heard or addressed:

- The massive impact it will have on local traffic – 60 percent of the casino's estimated traffic would come by way of Sullivan Square. Not only will this cause the proposed redesign of Sullivan Square to fail, it completely discounts years of time and taxpayer money already spent on planning by the Boston Transportation Department. There was a lot of input and time spent on the new surface option for Rutherford Avenue, and this will be jeopardized by the casino project.
- Health issues:
 - Dust leftover from trucks carrying dirt laced with arsenic, lead and petroleum hydrocarbons from years of sulfur manufacturing on what was once a Monsanto chemical site would likely blow from west to east toward Boston.
 - The air pollution from all the extra traffic will have a significant impact on asthma, which is already above the state average in Charlestown.
- The inevitable collateral issues that accompany gambling including prostitution, excessive drinking, drug use and theft.
- The impact of all of the above issues on property values, but more importantly, on the desire of current residents and families to remain here and continue to improve our community.

I am very active in my community and in local politics and will vote against the urban casinos and politicians that support them. I hope that you will listen to my input and the input of the many others in my neighborhood with the same concerns.

Sincerely,

Elise Williams

Bresilla, Colette (MGC)

From: Bill Stefanowicz <stefanowicz@hotmail.com>
Sent: Wednesday, March 26, 2014 11:02 PM
To: MGCcomments (MGC)
Subject: comments on the Region A applications from an informed citizen

Hello.

I am a resident of Burlington, Massachusetts, and I would like to provide the Gaming Commission with my comments on the Region A casino applications.

First, some important points about my background:

- For the past 11 years, through my employer Epsilon, I have delivered marketing services to Ameristar Casinos, a casino company which was recently acquired by Pinnacle Entertainment. Neither Ameristar nor Pinnacle has ever directly competed with the Region A applicants. Through the work that I have done for Ameristar, I have become very familiar with the casino gaming industry and its pursuit of customers.
- I am a native of Connecticut who lived there when the Foxwoods casino opened and when the Mohegan Sun casino was first proposed.
- I have lived in Massachusetts for more than 20 years, but I have no family or friends in Everett, Revere, or East Boston.
- I have traveled to Mohegan Sun many times to attend music performances.
- I have business degrees from Boston College (BS in Operations Management and Information Systems) and Bentley University (MS in Information Systems).

For the following reasons, I have concluded that the Wynn proposal in Everett is a better choice for Massachusetts than the Mohegan Sun proposal in Revere:

- A primary goal of the casino legislation is to reverse the existing imbalance in which Massachusetts residents generate casino revenue in Connecticut and social costs in Massachusetts. The Gaming Commission should work to maximize casino revenues in Massachusetts and minimize the resulting social costs.
- Mohegan Sun already operates a gigantic, costly facility in Connecticut that is within driving distance of the Region A sites. Mohegan Sun's marketing department will have no incentive at all to redirect existing customers from its Connecticut facility to its Massachusetts facility if the customers live in the southernmost parts of Massachusetts, in Rhode Island, in Connecticut, or in the (by some measures, 20-million-person) New York City area.
- The Wynn casino in Everett will have no geographic limitations to its marketing. The Wynn company's only facility east of Nevada would draw people from the entirety of New England and from the New York City area. Wynn's global reputation for luxury will also generate new trips to the Boston area -- trips that would not otherwise happen -- from wealthy visitors around the world.

- The Revere site (which can be reached with the Boston subway system) and the Mohegan Sun brand (which is not nearly as upscale as the Wynn brand) would maximize social costs in Massachusetts by drawing lower-income individuals to its slot machines and table games. People in this economic category are more inclined to damage their own lifestyles because so little of their income is disposable. Their financial problems are also more likely to kick off a downward spiral involving family issues, substance abuse, and/or criminal activity. Besides increasing social costs, revenue from Mohegan Sun in Revere is much more likely to cannibalize the lucrative Massachusetts State Lottery than revenue from Wynn in Everett.

- An overwhelming 86.5% of Everett voters approved the Wynn casino, while only 63% of Revere voters approved the Mohegan Sun casino.

- The people of East Boston voted with a 56% majority against a casino being located on the Suffolk Downs property that crosses into their community. If they were given the opportunity to vote on the later proposal that shifted the casino to another part of the property and severely limited casino payments to their municipal government, their vote against the proposal would be a landslide.

- The Commonwealth has already done more than enough to prop up the horse racing industry, and it does not need to do any more by favoring the Suffolk Downs racing operation that would serve as Mohegan Sun's landlord, next-door neighbor, and virtual partner. Horse racing is a dying industry that will eventually disappear as a result of either its continually shrinking customer base or legislation similar to our ban on dog racing. The Commonwealth should not be putting any more effort into preserving jobs at Suffolk Downs than the effort it put into preserving jobs at Blockbuster Video stores or Borders Books stores in recent years.

- The Suffolk Downs complex in East Boston and Revere is more valuable to Region A communities and the Commonwealth if it is used for other purposes. One example would be the location for an Olympic facility, if Boston chooses to pursue a bid for the Summer Olympics or Winter Olympics. More realistically, the complex would be an obvious site for a new stadium for the New England Revolution soccer team that currently plays at the New England Patriots football stadium in suburban Foxboro. The Kraft family -- the owners of both teams -- would surely be thrilled to relocate the soccer team to a stadium (1) that is not primarily designed for enormous, 8-times-a-year football crowds, (2) that is very close to the region's population center, (3) that is surrounded by citizens and immigrants with heritage in the soccer-loving parts of the world, and (4) that is accessible via the Boston subway system. The ratio of soccer fans to horse racing fans -- in Greater Boston and in the world -- will never stop growing.

I sincerely hope that the Gaming Commission makes the right choice by approving the Wynn casino in Everett.

Thank you for the opportunity to express my views.

William Stefanowicz
6 Laurel Lane
Burlington, MA 01803

email: stefanowicz@hotmail.com
daytime phone: 781-685-6746

Bresilla, Colette (MGC)

From: Megan Popp <meganpopp@gmail.com>
Sent: Wednesday, March 26, 2014 8:57 PM
To: MGCcomments (MGC)
Subject: Charlestown

By: Email at mgccomments@state.ma.us

To the Members of the Massachusetts Gaming Commission:

I am writing as a resident of Charlestown and parent of three young children to express my opposition to the Wynn casino proposal in its current form. I have lived in Charlestown for the past eight years and am committed to raising my family here. During my time here, I have seen more and more families who are also choosing to stay and raise their families in Charlestown because, in part, of its walkability, easy access to other parts of the city, and strong community.

The Wynn casino, as currently proposed, will hurt the Charlestown community in several important ways.

The most troubling impact on our community is the projected increase in traffic through Charlestown, especially through Sullivan Square and Rutherford Avenue. At this point, Wynn has been silent as to how this area will accommodate the huge increase in traffic generated by their casino. As I am sure you are aware, the community has just concluded a multi-year process to redesign Sullivan Square and Rutherford Avenue to better integrate them with the existing community. I cannot see how the redesign will survive the addition of 1,000 cars an hour, and Wynn's suggestion that they will figure it out once they have the license in hand is far from reassuring.

My second concern is the degradation in air quality likely to result both from the increased traffic on our streets and from the trucking of contaminated earth from the proposed site. As the parent of a child with asthma, I am especially concerned about the toll that any increase in air pollution will have on the health and wellbeing, not just of my own family, but of all the children in our community. Public health studies have shown that traffic-related air pollution is linked to asthma in urban children. Given the relatively high rate of asthma in our community, any increase in air pollution will have a serious negative impact on the lives and health of our children and families.

Until Wynn can provide detailed mitigation plans addressing these concerns, I cannot support their application.
Sincerely,

Megan Popp

Bresilla, Colette (MGC)

From: Rosanne Spinali Walsh <rspinali@hotmail.com>
Sent: Wednesday, March 26, 2014 8:31 PM
To: MGCcomments (MGC)
Subject: Comments on Casino

I am writing to express my concern about the potential of a casino to be located in Everett, bordering and (in small part) extending into Charlestown. There are several reasons that I, like so many other Charlestown residents are concerned about this:

- The massive impact it will have on traffic – 60 percent of the casino's estimated traffic would come by way of Sullivan Square. Not only will this cause the proposed redesign of Sullivan Square to fail, it completely discounts years of time and taxpayer money already spent on planning by the Boston Transportation Department.
- More importantly, I am concerned about the effects on my family's health from two sources:
 - Dust leftover from trucks carrying dirt laced with arsenic, lead and petroleum hydrocarbons from years of sulfur manufacturing on what was once a Monsanto chemical site would likely blow from west to east toward Boston.
 - The air pollution from all the extra traffic will have a significant impact on asthma, which is already above the state average in Charlestown.
- The inevitable collateral issues that accompany gambling including prostitution, excessive drinking, drug use and theft.
- The impact of all of the above issues on property values, but more importantly, on the desire of families to stay and raise their kids in our community.

Of greatest concern are the impact of all of the above on our kids. Who will represent their interests and protect their future health? I hope that you, the member of the Gaming Commission will.

Bresilla, Colette (MGC)

From: Clarke, Marcie <mclarke@mccarter.com>
Sent: Thursday, March 27, 2014 8:43 AM
To: MGCcomments (MGC)
Subject: Wynn Casino Effect on Charlestown

Hello,

My name is Marcie Clarke, and I live in Charlestown. I am very concerned about the negative effect that the potential Wynn Casino will have on the traffic for the residents of Charlestown.

It is my understanding that, based on a study by Jeffrey Dirk of Vanasse & Associates, roughly sixty percent (60%) of the traffic travelling to the hotel and casino is expected to travel *through Charlestown's Sullivan Square*. According to Mr. Dirk, traffic through Sullivan Square will increase in both directions by 1,300 cars on Fridays after 7pm and by 1,700 cars on Saturdays after 7pm if the casino is built, not to mention general impact on work days and commuting.

As you know, traffic is already a major problem in this area, even without the potential Casino's additional traffic.

The additional traffic from the potential Wynn Casino would have a negative impact both on traffic through Charlestown, as well as a negative impact on the quality of life for residents in a mostly walkable community. Traffic could easily be backed up throughout Charlestown, adding to noise, nuisance and pollution for its residents. Moreover, such bad traffic could result in decreased property values in a neighborhood that is just beginning to turn over into a safe and lovely place to live.

Accordingly, I believe that, at the very least, the Gaming Commission needs to take into account the extremely negative effect that the traffic from the potential Wynn Casino would have on the residents of Charlestown.

Thank you for your time.

Best regards,
Marcie B. Clarke, J.D., Ph.D.

Resident of Charlestown
mclarke@mccarter.com



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Bresilla, Colette (MGC)

From: Jenna Carroll <skigal@gmail.com>
Sent: Thursday, March 27, 2014 7:16 AM
To: MGCcomments (MGC)
Cc: Tracy Hoeger; Dean Hoeger; Sarah Walters; Drew Shimomura; Miriam Walsh; Trup Banda; Scott Banda; Dianna Cronin; Michael Carroll
Subject: Charlestown needs a say, there is only one way to Everett and it's through our rotary

Please allow Charlestown to have a vote. There is only one way into Everett off the Mass pike and 93 South, Exit 26 Sullivan Square or Downtown crossing/surface road.

The Northend, Charlestown bridge and Rutherford Ave. will be gridlocked all the time. Then people will try to cut through and use Main Street.

Either way we will be locked in our own town, by traffic. We know what this is like on a Friday afternoon and we avoid it. This will be every night and weekends.

Charlestown needs a vote, this could crush our already stressed traffic patterns.

Jenna Carroll
8 Concord Street

Bresilla, Colette (MGC)

From: Nicholas Newlin <newlin@gmail.com>
Sent: Thursday, March 27, 2014 10:19 AM
To: MGCcomments (MGC)
Subject: Opposition to the Wynn Casino - Everett

Dear MA Gaming Commission,

I am writing to inform you of my opposition to the Wynn Casino development proposal for Everett. As a Charlestown resident and homeowner, I feel very strongly that a casino development at the Everett site will be detrimental to my community. While I sincerely hope that the development will not be approved, if it is, it is imperative that Charlestown, along with the other surrounding communities, have a seat at the table moving forward.

We have been largely left out of the discussion, and this is not right given the significant impact, particularly with regard to traffic flow, that will be felt in Charlestown. Please make note of my opposition.

Sincerely,

Nicholas Newlin
72 Pearl Street
Charlestown, MA 02129
617-398-6393

Bresilla, Colette (MGC)

From: Clarke, Daniel <DClarke@edwardswildman.com>
Sent: Thursday, March 27, 2014 10:18 AM
To: MGCcomments (MGC)
Subject: Wynn Casino Effect on Charlestown

Hello,

My name is Dan Clarke, and I live in Charlestown. I am very concerned about the negative effect that the potential Wynn Casino will have on the traffic for the residents of Charlestown.

It is my understanding that, based on a study by Jeffrey Dirk of Vanasse & Associates, roughly sixty percent (60%) of the traffic travelling to the hotel and casino is expected to travel *through Charlestown's Sullivan Square*. According to Mr. Dirk, traffic through Sullivan Square will increase in both directions by 1,300 cars on Fridays after 7pm and by 1,700 cars on Saturdays after 7pm if the casino is built, not to mention general impact on work days and commuting.

As you know, traffic is already a major problem in this area, even without the potential Casino's additional traffic.

The additional traffic from the potential Wynn Casino would have a negative impact both on traffic through Charlestown, as well as a negative impact on the quality of life for residents in a mostly walkable community. Traffic could easily be backed up throughout Charlestown, adding to noise, nuisance and pollution for its residents. Moreover, such bad traffic could result in decreased property values in a neighborhood that is just beginning to turn over into a safe and lovely place to live.

Accordingly, I believe that, at the very least, the Gaming Commission needs to take into account the extremely negative effect that the traffic from the potential Wynn Casino would have on the residents of Charlestown.

Thank you for your time.

Best regards,
Dan Clarke

Resident of Charlestown

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dclarke@edwardswildman.com



Bresilla, Colette (MGC)

From: Sarah Newlin <sarah.newlin@gmail.com>
Sent: Thursday, March 27, 2014 10:07 AM
To: MGCcomments (MGC)
Subject: Wynn Casino Proposal in Everett

Dear MGC,

Unfortunately I was unable to attend yesterday's meeting to discuss the proposed gaming casino. While I am quite passionately OPPOSED to a casino anywhere in Massachusetts and, especially, in a location that adds so significantly to the traffic problems in and around Charlestown, I was unable to attend a 4pm meeting.

I have three young children and am a homeowner in Charlestown where I have lived for the past 5.5 years. My family is committed to Boston and Charlestown and hope to be long-time residents. Whatever happens with the casino development, it is imperative that the surrounding communities, especially Somerville and Charlestown, have the opportunity to provide input into any development of this site. In many respects, the effect on these neighborhoods will be more drastic (and primarily negative) than the effect will be on Everett. While development of this site may be great for Everett (clean-up of polluted site, development of derelict property, public access to waterfront for Everett citizens, directed capital investment by Wynn into the community is the most positive interpretation), it is less so for Somerville and Charlestown.

What does Charlestown gain? Nothing in my opinion, except perhaps some Wynn "scraps".

What does Charlestown lose? A lot.

- Significantly worse traffic in an already overtaxed Sullivan Square.
- A need to revisit, AGAIN, the surface option choice of the Rutherford Corridor. We've already debated this ad nauseum in our community, but now the choice may need to be reviewed in light of new traffic estimates. UGH.
- Exposure to gambling to our young population. High-end or not, gambling is not "just entertainment". Yes I'm making a value judgment, but why can't we invest in something with societal benefit. Casinos bring low-wage part-time jobs. Construction jobs are transient and would exist with another kind of development. Charlestown already has issues with addictions of other kinds, let's not increase access to another.
- A blight on the horizon, literally. This development will loom over the Mystic waterfront. Why make Boston/Everett/Somerville look like Las Vegas?

Please let us, at the very least, have a seat at the table. The families who have invested in Charlestown (and Somerville) and love their communities deserve it.

Sincerely,

Sarah Newlin
72 Pearl Street
Charlestown, MA 02129
617-398-6393