Tonight’s Objectives

• A greater understanding of the Wynn Resort project to encourage community engagement
• A collaborative dialogue with Wynn Resorts officials to start the process of working in partnership
• A list of interested residents who want further information and/or want to get involved

2/11/15 Charlestown Community Meeting
Agenda

• Introductions and Some History
• Rules of Engagement
• Interactive Wynn Presentation with Questions and Answers
• Next Steps
Introductions and Some History
This meeting will discuss topics that Wynn Resorts can directly affect.

These include:

• Project update and economic impact
• Environmental review
• Mitigation conditions of MGC license
• Public safety and Responsible Gaming
• MEPA improvements to Sullivan Square

These exclude:

• Lawsuits vs. the MGC
• Boston’s Long-Term Sullivan Square/ Rutherford Avenue Redesign and Construction Project
• Any additional mitigation outside of the enforceable license conditions

2/11/15 Charlestown Community Meeting
Rules of Engagement

• Please respect each other
• To encourage more involvement, please limit questions to one minute
• Constructive questions are most welcome
• You can ask questions or use cards which will be collected during the meeting
• No interruptions (unless by facilitator because of time limits)
Wynn Resorts holds more Forbes Five Stars than any other independent hotel company in the world.
2013 Top Workplace: Wynn Las Vegas

-Las Vegas Review - Journal

Employer of Choice: Wynn Resorts

12th Annual Bristol Associates and Spectrum Gaming Group Executive Satisfaction Survey
Wynn Resorts Is Committed to Our Communities

In 2014, Wynn employees increased their participation in United Way at a rate higher than ever achieved by a Nevada company.

Last year, Wynn employees:

Volunteered more than 4,000 hours.

Donated 11,000 holiday toys to children in eight elementary schools.

Donated $25,000 worth of school supplies to two middle schools lacking funding.

Wynn Resorts is a founder of the new Smith Center for the Performing Arts and the new Gay and Lesbian Community Center of Las Vegas.
OUR PROJECT
FROM INDUSTRIAL SITE TO FIVE-STAR RESORT
A Grand Atrium
Sinatra
Standard Deluxe Room
The Harborwalk, Esplanade, and Park
Living Shoreline

Existing Shoreline Conditions

Proposed Shoreline Conditions
Public Access

Gateway Park Connector and shared use path

20 foot wide waterfront harborwalk

Public gathering area and pavilion

High quality public open space

Water transport and docking facilities
## Project Facts

$1.6$ billion development is the largest single-phase private development in Massachusetts history

<table>
<thead>
<tr>
<th>4,000 permanent employees will make Wynn a top 5 employer in the state</th>
<th>Millions spent on local building materials and Furniture, Fixtures and Equipment</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,000 Construction Jobs</td>
<td>$100 Million in annual vendor spend</td>
</tr>
</tbody>
</table>
Jobs and Business for Charlestown

Wynn will use good faith efforts to create a Boston construction and operations hiring preference - this hiring preference targets Charlestown residents

Wynn will hold annual hiring events in Charlestown

Wynn will use good faith efforts to purchase goods and services from Boston businesses of at least $15 million annually

Wynn will cross-market and promote Boston businesses and attractions
Questions
THE PAST

Wynn Everett
The History of the Site

Owned by three chemical companies since the late 1800’s

Dyes and acids were primary products — primarily sulfuric acid

Monsanto Chemical was the longest owner, from 1929 to 1983

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

THE PRESENT
Waterfront Locked Out
For Over 100 Years
Current Site Situation

Industrial operations contaminated soil, groundwater and the Mystic River

Contaminants continue to leach into the water today

The situation will continue without remediation
## Assessing the Situation

| Comprehensive studies of contamination have been completed in Everett | Contamination found throughout the 33-acre site | Three highly contaminated areas identified |
AREA 3:
Low pH area

AREAS 1 & 2:
Arsenic and lead below surface
Site Remediation

The remediation will be completed before Wynn Everett opens, making it safe for all proposed uses, including the recreational use of open space.

It will include:

- **In-Situ Solidification/Stabilization** in southern portion of site
- **Excavation of soil** in northern and central portion of site
- **Excavation of soil** in area of living shoreline
- **Excavation of soil** in footprint of the garage
- **Placement of uncontaminated soil cap** any areas not covered by buildings or pavement
- **Removal of contaminated sediment** in areas to be determined

During remediation **air monitoring will confirm the continued safety of remediation workers and surrounding community**

Contaminated sediment and soil **will be handled and disposed of at licensed disposal sites in compliance with all applicable laws and regulations**
Remediation Regulations and Safety

Wynn will comply with all applicable federal and state laws and regulations including the Massachusetts Contingency Plan and in continued consultation with the Massachusetts Department of Environmental Protection.

All remedial response actions will be fully documented as required by the MCP.

All remediation activities will be overseen by a Licensed Site Professional authorized by the Commonwealth.
Remediation Regulations and Safety

Current regulations require strict safety standards

All contaminated soil is enclosed before transport and managed in accordance with the Massachusetts Contingency Plan

Truck wheels are washed before leaving site

Dust control procedures include wetting the dirt during excavation
Industrial wheel wash equipment removes debris
Environmental Facts

$30 million anticipated cost — no taxes or public funds used

Wynn is committed to the remediation – whatever the cost

More than a century of waste and neglect can be corrected

A waterfront is returned to Everett and its neighbors

Wynn Everett will be LEED Gold or Greater

Wynn Everett accounts for future sea level rise
Questions
Responsible Gaming

The MGC adopted a Responsible Gaming Framework in the Fall of 2014

The goal is to create a sustainable, measurable, socially responsible and accountable approach to gaming

Key regulatory objectives:

- Promote best practices
- Introduce new and emerging technologies

- Assist customers to enable informed choices
- Provide patrons adversely affected by gambling with timely access to professional resources
Strategies

Commit to corporate social responsibility

Engage in responsible marketing

Provide a test opportunity for play management tools

Comply with all regulations surrounding financial transactions

Offer on-site responsible gaming information center

Engage the community
Wynn Everett

MITIGATION
### Community Mitigation Agreements

<table>
<thead>
<tr>
<th></th>
<th>Pre-Opening Mitigation</th>
<th>Annual Mitigation</th>
<th>Total Mitigation* (15-Year License Period)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Everett</td>
<td>N/A</td>
<td>$5,300,000</td>
<td>$79,500,000</td>
</tr>
<tr>
<td>Boston</td>
<td>$1,750,000</td>
<td>$4.1 – $6.1M**</td>
<td>$50.75M - $70.75M</td>
</tr>
<tr>
<td>Malden</td>
<td>$1,000,000</td>
<td>$1,025,000</td>
<td>$16,375,000</td>
</tr>
<tr>
<td>Medford</td>
<td>$250,000</td>
<td>$1,025,000</td>
<td>$15,625,000</td>
</tr>
<tr>
<td>Somerville</td>
<td>$150,000</td>
<td>$675,000</td>
<td>$10,275,000</td>
</tr>
<tr>
<td>Chelsea</td>
<td>$300,000</td>
<td>$650,000</td>
<td>$10,050,000</td>
</tr>
<tr>
<td>Cambridge</td>
<td>$200,000</td>
<td>$100,000</td>
<td>$1,700,000</td>
</tr>
</tbody>
</table>

* Independent of at least $40 million in MEPA transportation improvements to Sullivan Square in Charlestown and other areas in Chelsea, Everett, Medford, and Somerville.

** Note: Traffic reduction and Sullivan Square payments made over a 10-year period. Payment varies dependent on Wynn traffic through Sullivan Square.
# Boston Mitigation

## Pre-Opening Mitigation

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Fund (1 Time)</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Reimbursement (1 Time)</td>
<td>$750,000</td>
</tr>
<tr>
<td><strong>Sub-Total</strong></td>
<td><strong>$1,750,000</strong></td>
</tr>
</tbody>
</table>

## Post-Opening Mitigation

| Description                                                      | Amount     |
|                                                                |            |
| General Fund (15 years x $1.6 Million)                         | $24,000,000|
| Traffic Reduction Incentive (10 Years x $2 Million)*           | $20,000,000|
| Sullivan Square Infrastructure Fund (10 Years x $2.5 Million)  | $25,000,000|
| **Sub-Total**                                                   | **$49M - $69M** |

**Total** $50.75M - $70.75M

*Traffic Reduction Incentive Payment Varies Dependent on Wynn Traffic Through Sullivan Square*
Boston Mitigation
Supporting people and business

The Conditions required by the MGC incorporate elements from the Best and Final Offer (BAFO) Wynn made to Boston including:

Wynn shall use good faith efforts to purchase goods and services from Boston businesses of at least $15 million annually

Wynn shall use cross-marketing to promote Boston businesses and attractions

Wynn shall use good faith efforts to create a Boston construction and operations hiring preference

This hiring preference targets Charlestown residents and requires Wynn to hold annual hiring events in Charlestown

Wynn shall support Boston funding requests for problem gaming

Wynn shall reimburse Boston’s reasonable consulting costs (up to $750,000) related to impacts

Wynn shall engage in community outreach to Charlestown and report to the Commission of such outreach
# Boston Financial Benefit

## Total Direct Financial Benefit to Boston

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Boston Mitigation Payments*</td>
<td>$50.75 M - $70.75 M</td>
</tr>
<tr>
<td>Short Term Sullivan Square Improvements</td>
<td>$10 M</td>
</tr>
<tr>
<td>Boston Vendor Spend (15 years x $15 million)</td>
<td>$225 M</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$280.75 M – 305.75 M</strong></td>
</tr>
</tbody>
</table>

*Traffic Reduction Incentive Payment Varies Dependent on Wynn Traffic Through Sullivan Square*
# Gaming Tax Allocation

Distribution of Wynn Everett Casino Tax Revenue, First Full Year

<table>
<thead>
<tr>
<th>Fund/Program</th>
<th>Percent Dedicated</th>
<th>Dollar Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>MA Cultural Council</td>
<td>2.0%</td>
<td>$4.02 M</td>
</tr>
<tr>
<td>MA Tourism Fund</td>
<td>1.0%</td>
<td>$2.01 M</td>
</tr>
<tr>
<td><strong>Community Mitigation Fund</strong></td>
<td><strong>6.5%</strong></td>
<td><strong>$13.07 M</strong></td>
</tr>
<tr>
<td>Local Capital Projects Fund</td>
<td>4.5%</td>
<td>$9.05 M</td>
</tr>
<tr>
<td>Gaming Local Aid Fund</td>
<td>20.0%</td>
<td>$40.20 M</td>
</tr>
<tr>
<td>Commonwealth Stabilization Fund</td>
<td>10.0%</td>
<td>$20.10 M</td>
</tr>
<tr>
<td>Education Fund</td>
<td>14.0%</td>
<td>$28.14 M</td>
</tr>
<tr>
<td>Gaming Economic Development Fund</td>
<td>9.5%</td>
<td>$19.10 M</td>
</tr>
<tr>
<td>Debt Reduction Program</td>
<td>10.0%</td>
<td>$20.10 M</td>
</tr>
<tr>
<td><strong>Transportation Infrastructure &amp; Development Fund</strong></td>
<td><strong>15.0%</strong></td>
<td><strong>$30.15 M</strong></td>
</tr>
<tr>
<td>Public Health Trust Fund</td>
<td>5.0%</td>
<td>$10.05 M</td>
</tr>
<tr>
<td>Race Horse Development Fund</td>
<td>2.5%</td>
<td>$5.03 M</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>100%</strong></td>
<td><strong>$201.01 M</strong></td>
</tr>
</tbody>
</table>

Source: Chapter 194 of the Acts of 2011: An Act Establishing Expanded Gaming in the Commonwealth; TMG Consulting Analysis
Questions
TRANSPORTATION
Transportation Plan

$65-85 million in road improvements

Launch Wynn Premium Park and Ride

Robust Water Transportation Plan

Pedestrians and Cyclists

Transportation Demand Management (TDM)

Off-site Employee Parking

MBTA Bus, Rail and Subway Connections
Wynn’s Roadway Improvement Plan
$65-85 Million

Wellington Circle, Medford
Sullivan Square and Cambridge Street, Boston
Santilli Circle, Everett
Sweetser Circle, Everett
Lower Broadway, Everett
# Comparison of Transportation Mitigation Among Large Projects in the Commonwealth

<table>
<thead>
<tr>
<th>Location</th>
<th>Development Area (Million Square Feet)</th>
<th>Developer's Transportation Mitigation ($ Millions)</th>
<th>Public Expenditure ($ Millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seaport Square, South Boston</td>
<td>6.3</td>
<td>$31</td>
<td>$0</td>
</tr>
<tr>
<td>Assembly Row, Somerville</td>
<td>5.7</td>
<td>$20</td>
<td>$100</td>
</tr>
<tr>
<td>NorthPoint, Cambridge</td>
<td>5.2</td>
<td>$1</td>
<td>$120</td>
</tr>
<tr>
<td><strong>Wynn Everett</strong></td>
<td><strong>3.0</strong></td>
<td><strong>$65-85</strong></td>
<td><strong>$0</strong></td>
</tr>
<tr>
<td>Station Landing, Medford*</td>
<td>1.1</td>
<td>$5</td>
<td>$0</td>
</tr>
</tbody>
</table>

*Amount includes improvements to utility infrastructure and open space
Water Taxi and Harbor Ferry
Water Transportation
MBTA Local Bus, the T and Commuter Rail
Premium Park and Ride – Logan Express
Pedestrians and Cyclists
Off-Site Employee Parking

Malden Center

Wellington Station

Lower Broadway/Beacham Street Area

- Malden Center 28%
- Wellington Station 41%
- Beacham Street 31%
## Transportation Demand Management

<table>
<thead>
<tr>
<th>Transportation coordinator on-site</th>
<th>Hubway bike share on-site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Guaranteed ride home</td>
<td>Covered, secure <strong>bicycle parking</strong> in parking garage</td>
</tr>
<tr>
<td>Ride sharing program</td>
<td><strong>Electric vehicle charging stations</strong> in parking garage</td>
</tr>
<tr>
<td><strong>MBTA Charlie Cards</strong> provided for employees and sold on-site for guests</td>
<td><strong>Employee and patron shuttles</strong> to Malden and Wellington stations</td>
</tr>
<tr>
<td>Provide information regarding <strong>public transportation services</strong> to employees and guests</td>
<td><strong>Water shuttle</strong> to downtown Boston</td>
</tr>
<tr>
<td><strong>ZipCar</strong> on-site</td>
<td><strong>Aggressive marketing and incentive plans</strong></td>
</tr>
</tbody>
</table>
ROADWAY IMPROVEMENTS
## Change in Friday P.M. Peak Hours Volumes

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing (2014) Volume (VPH)</th>
<th>No-Building (2023) Volume (VPH)</th>
<th>Project Generated Trips (VPH)</th>
<th>Build (2023) Volume (VPH)</th>
<th>Change in Volume Build to No-Build (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alford Street (Route 99) Bridge, Charlestown</td>
<td>3,077</td>
<td>3,601</td>
<td>523</td>
<td>4,124</td>
<td>15%</td>
</tr>
<tr>
<td>Rutherford Avenue (Route 99), north of City Square, Charlestown</td>
<td>2,765</td>
<td>3,067</td>
<td>191</td>
<td>3,258</td>
<td>6%</td>
</tr>
</tbody>
</table>

Note: Friday p.m. peak hour of roadways is 4:30-5:30 p.m.  
Wynn’s peak hour occurs between 9:00-10:00 p.m. on a Friday night.
Environmental Impact Report Update

EEA Secretary’s Certificate issued in August 2014

Wynn satisfied MEPA requirements with respect to 10 of 11 topics, including wetlands, air quality, greenhouse gas and sustainable development, storm water, waste water, solid and hazardous wastes, historic resources and construction management.

Further transit analysis and consultation with other state agencies was requested.
SFEIR

This filing will contain a materially enhanced transportation analysis for the project

All data has been shared and analyzed with MassDOT

Data relevant to BTD and MBTA has been shared with them
Boston Traffic Department

Wynn has met with BTD 7 times since November 2014
Most recently on January 26

As requested, Wynn Resorts

Completed new traffic counts, sensitivity analysis of transit ridership and analysis of parking utilization

Will install a conduit from Sullivan Square to Austin Street to enhance public safety by connecting the area to the BTD Command Center

Made adjustments to lane geometry along route 99 and reconfigured Sullivan Square to better integrate with the MBTA station

Added improvements to Sullivan Square including the Main Street intersection, Spice Street, D Street, sidewalk upgrades and ADA accessibility
Public Safety Measures

Newly installed traffic signals and cameras will be monitored by the City of Boston’s Traffic Management Center.

The Traffic Management Center monitors hundreds of cameras and traffic signals throughout the city.

MassDOT cameras will monitor I-93 on/off ramps.
Questions
Charlestown Community Meeting
February 11, 2015

*This is the beginning, not the end*

• Next steps