



September 17, 2013

The Honorable Joseph A. Curtatone
City of Somerville
City Hall
93 Highland Avenue
Somerville, MA 02143

Re: Funding of Impact Analyses for City of Somerville

Dear Mayor Curtatone:

We are in receipt of your letter dated September 3, 2013. First, in response to your request that we designate the City of Somerville as a “surrounding community” (as defined in M.G.L. c. 23K and corresponding regulations in 205 CMR 125.00 (the “Regulations”)), as discussed during our initial meeting on July 8, 2013, we are still in the process of determining which communities are “surrounding communities.” As you are aware, the Regulations provide factors for determining whether a community constitutes a “surrounding community,” including impacts to the community by the proposed gaming establishment.

To facilitate our determination, we have commissioned an economic impact study from a reputable consulting firm. We would be pleased to meet with you and your representatives to deliver the report and to discuss the impacts, the vast majority of which are positive. Following your receipt of this report and as our discussions progress, both parties will be better situated to determine whether the City of Somerville is a “surrounding community” as defined in the Regulations. In addition, our outside traffic and environmental consultants have previously met with your office and are ready and available to meet with again to discuss our proposed project, the traffic studies that we have undertaken and our proposed solutions, and any questions or concerns that you may have as a result of reviewing our Expanded Environmental Notification Form (EENF) filed with the Massachusetts Executive office of Energy and Environmental Affairs (EOEEA) in accordance with Massachusetts Environmental Policy Acts (MEPA) regulations on May 31, 2013, a copy of which we delivered to your office. Our EENF contains extensive information regarding the proposed project including a detailed project description, site planning and regulatory information, the results of preliminary transportation studies, a description and analysis of wetlands and waterways considerations, a description and analysis of the proposed project’s environmental effects, and a summary of mitigation measures.

Second, In response to your request for funding, as the Regulations provide, an applicant may make funds available to communities for the purpose of evaluating potential impacts and to potentially negotiate a surrounding community agreement prior to a “surrounding community” designation. In your letter, you advised that the City of Somerville would require \$150,000 for such purposes. In an effort to move this process forward efficiently and responsibly, as set forth



above, we will provide you with a copy of our economic impact study and access to any of our consultants for the purpose of enabling your analyses. In doing so, we hope to avoid duplication of efforts and the incurrence of unnecessary expenses. Of course, we appreciate that the City of Somerville will need to evaluate the materials that we provide, but with our offer of transparency and access to our studies and consultants, we are confident that this approach will allow Somerville to more efficiently accomplish its objectives.

Finally, in response to your request with respect to the boundaries of the site, please be assured that no portion of our proposed "gaming establishment," as defined in the Massachusetts Gaming Act (Chapter 194 of the Acts 2011: An Act Establishing Expanded Gaming in the Commonwealth) is outside the boundaries of the City of Everett. Attached please find a copy of the site map, which clearly delineates the boundaries of the proposed gaming establishment. We would also be pleased to share a copy of the property survey at our next meeting. As we have previously conveyed to other neighboring communities, the site on which the gaming establishment would be located has significant environmental contamination. We anticipate that the necessary clean-up may benefit property and/or portions of the waterfront that fall outside the City of Everett. Clearly, environmental clean-up does not fall within the definition of "gaming establishment." In the case of Somerville specifically, which is located across the river from the gaming establishment site, we hope that any "spill-over" benefits resulting from the clean-up will not be misconstrued.

To that end, we are willing to meet again to discuss how we can best provide you the relevant information so that you can determine what additional work, if any, you will need to undertake.

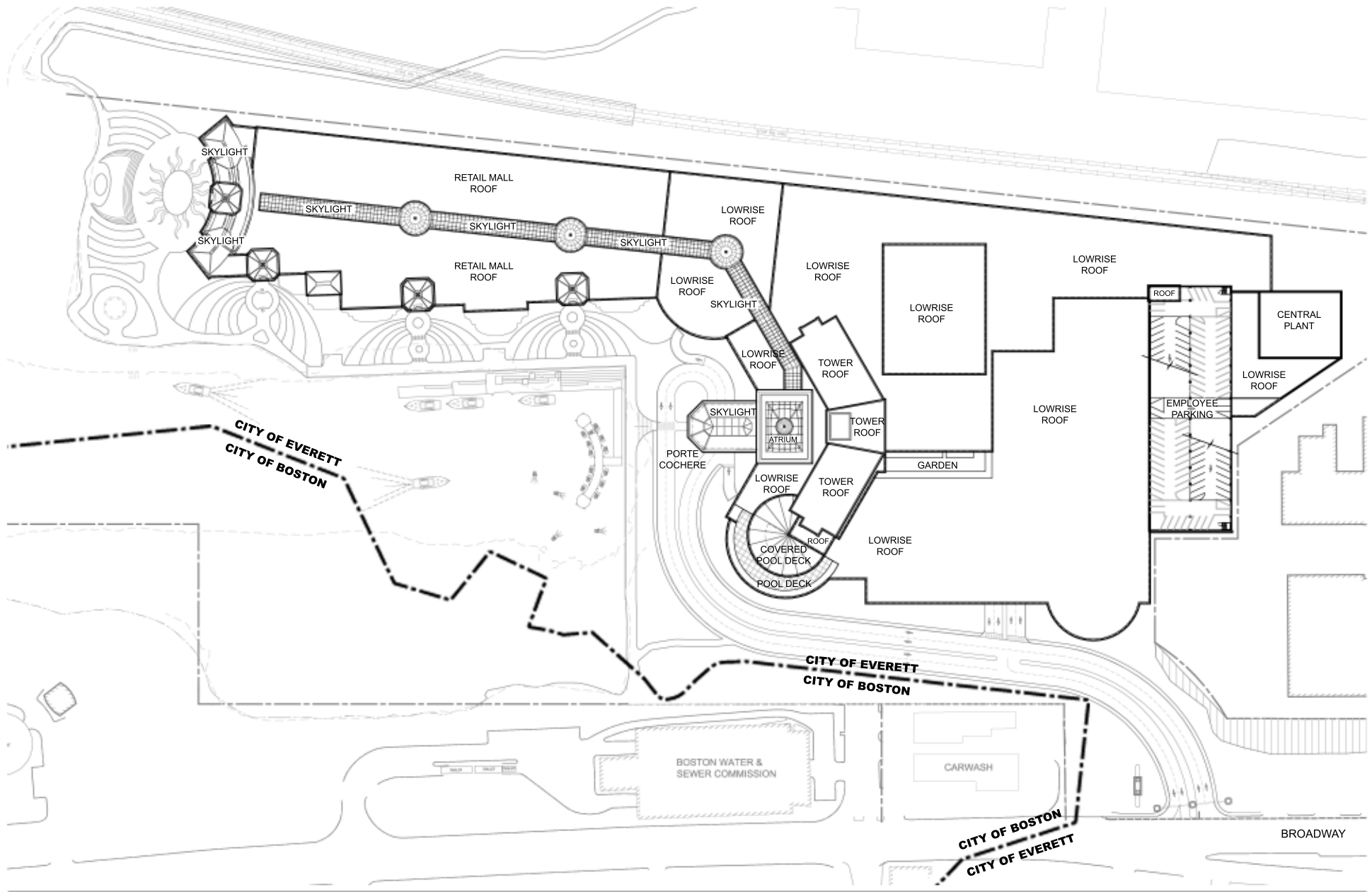
We look forward to hearing from you.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Jacqui Krum', written in a fluid, cursive style.

Jacqui Krum
Senior Vice President and General Counsel

cc: John Ziemba, Ombudsman, MGC
Marc Draisen, Executive Director, MAPC
Carlo DeMaria, Mayor, City of Everett



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