



CITY OF SOMERVILLE, MASSACHUSETTS
JOSEPH A. CURTATONE
MAYOR

September 3, 2013

Matt Maddox, CFO & Treasurer
Wynn Resorts, Ltd.
3131 Las Vegas Boulevard South
Las Vegas, NV 89109

Kim Sinatra, Sr. VP & General Counsel
c/o Wynn Resorts, Ltd.
3131 Las Vegas Boulevard South
Las Vegas, NV 89109

RE: Applicant Funding of Impact Analyses for City of Somerville as a Surrounding Community

Dear Mr. Maddox and Ms. Sinatra:

In line with the procedures provided for in MGL Chapter 23K and corresponding regulations established in 205 CMR 125.00, the City of Somerville hereby respectfully requests consideration by the applicant for funding for a regional planning agency facilitated process for technical assistance related to potential impacts from the development and operation of the facility known as Wynn Everett.

As a community that would be severely impacted by the proposed gaming facility and resort complex, we understand the necessity to seek funds to perform all necessary review of project reports and other documents and filings associated with the project and to identify potential impacts to our city. The scope of impacts we are interested in are outlined in 205 CMR 125.01(2)(b) and include, but are not limited to, such criteria related to both construction of the facility and subsequent operations. These include impacts on traffic and transportation infrastructure, environmental impacts and nuisances such as noise and vibration, public safety, impacts to housing stock, values, and markets, economic impacts including impacts on the ongoing redevelopment activities at Assembly Square, fiscal impacts including impact to city services, staffing, and processes, impact on water and sewer systems and capacities, impact on storm water runoff and flooding, and impact on land use, zoning, and housing issues.



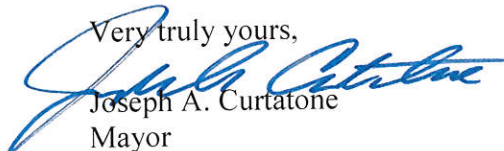


By utilizing the expert services of The Metropolitan Area Planning Council (MAPC), the Regional Planning Agency serving the people who live and work in the 101 cities and towns of Metro Boston, the City feels that we can more efficiently and cost-effectively assess the anticipated impacts of the proposed development. The Massachusetts Gaming Commission (MGC) has approved a model RPA process as an optional best practice. In order to satisfactorily conduct these analyses and develop appropriate mitigation for the likely community impacts that are identified, we believe that a figure of not less than \$150,000.00 shall be needed to address a) the hours necessary for MAPC to conduct the level of review that would cover all of the criteria identified in the regulations and which will need to be accounted for in an RFA-2 application to the gaming commission, b) review all possible Chapter 91 implications related to the project proposal, c) allow additional funding for Somerville to delve into particular impacts specific to us as an individual community, including evaluating the potential adverse economic impacts of reduced or impaired roadway access and d) retain legal assistance for the surrounding community agreement negotiations. Further, the boundary of the site needs to be fully researched and documented to establish whether any of the project land area resides in Somerville. Thus, we respectfully request your consideration of this request for funding an RPA centered technical review process and to formally recognize Somerville as, at the very least, a Surrounding Community for the purpose of this review.

We invite you to meet with us at a date and time convenient for you, ideally within the next two weeks. At this meeting we can discuss in detail how we would like to approach a scope of services and budget. We would be happy to include the MGC so that they may facilitate the formal agreement to initiate the process. Please notify us of your willingness to meet and consider this request within ten (10) business days. A failure to respond may be considered a denial of this request for funds for the purposes of 205 CMR 114.03. Notwithstanding this request, the City reserves all of its legal rights relating in any way to the proposed gaming establishment.

Ultimately, we believe that this method of assisting communities to assemble the necessary information in which to make an informed decision on Surrounding Community agreements is the most fair, efficient, and cost effective for both you and the surrounding communities. Thank you for your consideration.

Very truly yours,


Joseph A. Curtatone
Mayor

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