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December 13, 2013

Elizabeth Dello Russo  
Senior Assistant Corporate Counsel  
City of Boston, Law Department  
City Hall, Room 615  
Boston, MA 02201

Dear Elizabeth,

I am writing in response to your letter to Wynn Consultant Chris Gordon dated December 6, 2013 titled "*Proposed Wynn Resort in Massachusetts*". In your letter, you cite three dates during which our technical teams met and, for the first time that I am aware since those meetings commenced, expressed concern that certain information has not be provided. Specifically, you overlook the significant volume of information provided by Wynn to the City of Boston during those meetings, including:

- Full briefing and discussion on the ongoing transportation studies with the City of Boston Transportation, Environmental, Planning, and Legal staff on October 22;
- Full briefing and discussion on the Draft Environmental Impact Report with the City of Boston Environmental, Transportation, Planning, and Legal staff on November 19;
- Full briefing and discussion on the most recent transportation studies and proposals with the City of Boston Transportation, Environmental, Planning, and Legal staff on November 19' including detailed discussion of Sullivan Square traffic issues;
- Full briefing and discussion on the proposed water transportation program with the City of Boston water transportation and planning staff on December 3;
- Follow-on collaboration between the traffic consultants working for the City and Wynn on the Sullivan Square traffic studies and issues, including sharing of design information and computer simulations models; and
- PowerPoint slides from the various briefings, as requested by the City, as well as
- Technical transportation memorandums on (1) Trip Generation and (2) Trip Distribution as those documents were developed.

In addition to the specific meetings referenced above with the City of Boston, Wynn's team continues to meet with civic groups such as the Charlestown Mothers Association and Mystic River

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Watershed Association; other Cities including Everett, Somerville, Medford, Malden, and Chelsea; and state agencies including MDOT, DCR, MEPA, and Massport. Our goal is to be fully transparent and cooperative with the City of Boston and all other stakeholders.

In response to your list of requested information, I offer the following:

**Item 1** – The PowerPoint presentation were already provided to you following the briefings.

**Item 2** – As discussed between our respective teams, the detailed traffic analysis will be delivered to your office on Monday December 16 when it is scheduled to be complete. It is important to note, however, that it will be consistent with the briefings and technical memorandums we have already provided to you.

**Item 3** – At this point, we are not aware of any additional information regarding the Sullivan Square traffic studies that we need.

**Items 4-20** – All the listed information will be included in the DEIR that will be delivered to your office on December 16 and is consistent with the briefings and technical memorandums we have already provided to you.

**Item 21** – The features of the shuttle boats will be determined during the design and procurement process so this request is premature.

**Item 22** – As you are likely aware, the Massachusetts Gaming Commission (“Commission”) will utilize the services of researchers and consultants for implementation of a research initiative that establishes a baseline for, among other thing, social impacts. As any actual social impacts resulting from casino gaming cannot be ascertained at this time, Wynn is committed to mitigating actual impacts arising from the operation of its gaming establishment, should it be licensed by the Commission.

**Items 23 – 29** – The Massachusetts Gaming Act and the Commission make clear that a gaming license applicant must demonstrate in its application how it will mitigate actual impacts arising from the development and operation of its gaming establishment. Items 23-29 are not germane to that analysis and will relate instead to the Commission’s evaluation of Wynn’s application submission.

All indications to me over the last three months have suggested a positive, productive working relationship between our respective teams. As you suggest in your letter, we look forward to meeting with the City of Boston again soon and on a regular basis going forward.

Sincerely,



Stephen P. Tocco  
President and CEO, ML Strategies

cc: John Ziemba, Ombudsman, Massachusetts Gaming Commission