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BY EMAIL AND U.S. MAIL

August 13, 2013

Elizabeth Dello Russo
Executive Director
Assistant Corporation Counsel
Host Community Advisory Committee
City Hall, Room 615
Boston, MA 02201

Re: Wynn Everett

Dear Ms. Dello Russo,

In furtherance of our August 9, 2013, letter to you, and the request set forth in your letter dated August 6, 2013, to Stephen P. Tocco of ML Strategies, the purpose of this letter is to (i) confirm your receipt of the studies and reports previously delivered to you and (ii) provide you with some additional information regarding the Wynn Everett proposed project that we have developed to provide a definitive confirmation that the City of Boston is not a host community.

First, we understand that you are in receipt of the Wynn Everett Expanded Environmental Notification Form dated May 31, 2013, which sets forth extensive project information compiled to date, including a detailed project description, site planning and regulatory information which describes the proposed project's consistency with local and regional long-range planning efforts, the results of preliminary transportation studies and analysis, a description and analysis of wetlands and waterways considerations, a description and analysis of the project's environmental effects, and a summary of mitigation measures. Our study and analysis of the project's impacts is continuing and, as you may know, the EENF will be followed by a Draft Environmental Impact Report (DEIR) and a Final Environmental Impact Report (FEIR), which will more fully describe the project and its environmental impacts and mitigation measures on the basis of completed studies and reports. We would be pleased to share the DEIR and FEIR, as well as the underlying traffic studies, with you when they are complete.

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Also, as we informed you in my letter dated August 9, 2013, we have commissioned an impact study from a reputable consulting firm to study the impact of the proposed gaming establishment on surrounding communities, and we would also be pleased to share that with you when it is complete, in the context of surrounding community negotiations.

We have attempted to be forthcoming with you at all times, including by having our representatives Chris Gordon, Steve Tocco and Bob Havern convene meetings with you, at our request, on April 17, 2013 and June 12, 2013, to describe and discuss our project and answer your questions. In addition, because we felt the need to share information with Charlestown, we took the initiative to hold a public meeting in Charlestown to present our proposed plans, address any concerns and to answer questions. I am pleased to report that the event was well attended and the audience was engaged and positive about our proposed development.

With respect to your question as to whether the City of Boston is a host or surrounding community and in furtherance to Mr. Tocco's letter to you dated July 19, 2013, attached is site map which clearly delineates the boundaries of the proposed "gaming establishment," as defined in the Massachusetts Gaming Act (Chapter 194 of the Acts of 2011: An Act Establishing Expanded Gaming in the Commonwealth). As demonstrated, the boundaries of the proposed project are extremely clear, and no part of the gaming establishment falls within the boundaries of the City of Boston.

As you know, 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 within the City of Boston. While we believe that this is within the best interest of the residents and businesses of the City of the Boston, it has been insinuated that this remedial activity would confer host community status to the City of Boston. Clearly, environmental clean-up does not fall within the statutory definition of "gaming establishment," and we hope that this benefit will not be misconstrued.

In conclusion, while we are confident that the residents and business owners of the City of Boston will benefit from our proposed project, please be assured that no portion of the gaming establishment falls within the City of Boston. Due to prior commitments, we will not be able to attend a meeting on August 14, 2013; however, we would be pleased to schedule some time to come to Boston for the expressed purpose to commence surrounding community discussions.

Very truly yours,



Jacqui Krum

cc: John S. Ziembra
Ombudsman
Massachusetts Gaming Commission

