

Host Community Agreement

Where can we see a copy of the Host Community Agreement?

A copy of the Host Community Agreement and a Summary of the Host Community Agreement are available on the City's website and in hard copy at the City Clerk's office.

Site and Location

Why was Brockton chosen as a location for the proposed Resort Casino?

Brockton's geographic location provides superior advantages over any other location in Region C. There is a population of 2.5 million residents of legal gaming age within a 45-minute drive. Brockton is located 30 miles south of the Region A Casino (Wynn Everett), 104 miles east of the Region B Casino (MGM Springfield), and 18 miles north of a proposed Indian gaming facility in Taunton (First Light). These conditions provide an optimal Resort Casino location.

Why the Brockton Fairgrounds?

The Brockton Fairgrounds is the largest single parcel of land (45 acres), under the control of one ownership entity, and would generate the least surface traffic in residential neighborhoods, that is available for redevelopment in Brockton. There are no other locations of this size in the immediate region. Any other location in the Brockton market would require a lengthy acquisition process with multiple owners, relocation of hundreds of existing jobs and businesses, and increase surface traffic through residential neighborhoods. Furthermore, the location, just off of Route 24, provides easy access to the largest potential gaming market in southeast New England, through connections to I 93, Rte. 128/I 94, and the Mass Pike.

What is being done to reduce or eliminate the impact of the development on the residential neighborhood just to the east of the proposed Resort Casino?

- The entrance to the Resort Casino will be on Forest Avenue, there will be no access to the Resort Casino from the residential street abutting the site.
- There will be an employee only access drive off of Belmont Street at Kenilworth Avenue.
- There will be ample surface and structured parking on site to eliminating the need for visitors from parking on residential streets.
- There will be a large, on site, well landscaped, park like area between the Resort Casino and the adjacent homes.
- Signage will be designed and placed to prevent its view from the homes on Thurber Avenue and Othello Street.

Traffic

How will the traffic of the proposed Resort Casino affect the area?

A preliminary traffic study for Mass Gaming & Entertainment's (RUSH Street Gaming) proposed Resort Casino was recently completed by MDM Transportation Consultants, Inc. The preliminary study will be submitted to the Commonwealth's Executive Office of Energy and Environmental Affairs (EOEEA) as a requirement of the Environmental Notification Form (ENF) under the Massachusetts Environmental Policy Act (MEPA). (More on the MEPA process below)

The study finds that a series of projects, including two already funded by MassDOT, will greatly improve the flow of traffic and provide a safer environment for drivers, pedestrians and cyclists.

MassDOT has designed and funded two projects on Rte. 123/Belmont Street that will be completed before the Resort Casino opens.

Belmont Street between Manley Street and the Veterans Administration Hospital Drive: The project realigns and widens Manley Street to allow for a dedicated turn lane. Belmont Street will also be widened to create four foot shoulders in each direction. New turning lanes and signals will be added to both intersections. Pedestrian safety will be improved with new crosswalks that include countdown timers and refuge islands in the center of the roadway.

Belmont Street between Linwood Street/Lorraine Avenue and Angus Beaton Way (Brockton High School): Improvements include widening Belmont Street to add a four foot shoulder in each direction, a realigned intersection and traffic signal at Belmont and Linwood/Lorraine, and an improved intersection at Belmont and Angus Beaton Way that includes dedicated turning lanes and signals. Both intersections will have new or improved cross walks and pedestrian signals with countdown timers.

The preliminary study also identifies additional work that would improve traffic in the area of the Resort Casino. Mass Gaming & Entertainment proposes to design and fund the construction of 10 projects.

Forest Avenue and West Street Intersection: A new modern two-lane roundabout would replace the triangular intersection to improve traffic flow with the western portion of West Street being converted to one way in and the northern portion of Forest Avenue one way out. Two-way traffic will be maintained on the eastern/northern portion of West Street. The design would include cross walks with pedestrian islands and lighting.

Forest Avenue Widening: Forest Avenue is proposed to be widened to four lanes between the roundabout and Memorial Drive. The work will include adding shoulders to both sides of the roadway and improving sidewalks and cross walks.

Resort Casino Drive: A new driveway on Forest Avenue to bring visitors into the Resort Casino complex. The drive will include a traffic signal and pedestrian crossing signals.

Memorial Drive: A new traffic signal will be installed on Forest Avenue at Memorial Drive to provide safer ingress and egress.

West Street Widening and Realignment: West Street is proposed to be widened and realigned between the roundabout and Belmont Avenue. The Belmont and West intersection will be improved with a new traffic signal, to accommodate the new four lane segment, and pedestrian crosswalks.

West Street Driveway: an additional, un-signalized drive way will provide access to the site from West Street between Belmont and the roundabout.

Forest Avenue One-Way Conversation: The two-lane northern portion of Forest Avenue between the proposed roundabout and Belmont Street will be converted to one-way north bound (outbound) traffic. The intersection at Forest and Belmont will be improved with new traffic signals and pedestrian crossings.

West Street One-Way Conversion: The two-lane western portion of West Street between the proposed roundabout and Fienberg Way will be converted to one-way traffic east bound (inbound) traffic.

Belmont Street Modifications: Belmont Street between Angus Beaton Drive and West Street will be widened to allow an east bound right turn lane onto West Street. The intersection at Belmont and West will be improved with new traffic signals and pedestrian crosswalks.

Cobb Avenue One-Way Conversion: Cobb Avenue will be converted to a one-way, west bound street.

Mass Gaming & Entertainment also proposes to work with the City as the City makes improvements along the Forest Avenue Corridor which may include a new traffic signal at Forest and Main and upgrading signals at Forest and Ash, Manomet, and Warren.

Where can a copy of the Preliminary Traffic Study be found?

The Preliminary Traffic Study has been posted on the City's web site and will be available for physical review at the Department of Planning and Economic Development on the third floor of City Hall at 45 School Street, Brockton.

Permitting

What permits are required for the proposed Resort Casino?

City Site Plan Review - Site Plan Review is a permitting process under the jurisdiction of the Brockton Planning Board. The objective of the Site Plan Review process to ensure that the design and construction of the project will not create a detrimental impact to the community or the environment, that the proposed project will be in harmony with surrounding areas and consistent with the orderly development of the City as a whole. Prior to construction the Board and appropriate City Department will review landscape, parking, utility and other elements of the proposed site plan, including building elevations and renderings, for consistency with

approved area plans and design guidelines. The public is provided with an opportunity for input to the review process which the Board will take into consideration when making its decision.

State permits – To Be Determined. Exactly which state permits are required will be determined throughout the MEPA Review Process. They may include MassDOT Highway Access Permit, DEP Surface Stormwater Discharge Permit among others.

MEPA Review

Prior to the issuance of state permits, the project must undergo an extensive review process per the Massachusetts' Environmental Policy Act ("MEPA") as administered by the Commonwealth's Executive Office of Energy and Environmental Affairs ("EOEEA"). The MEPA process is a multi-stage review process with public input that is further described below and is triggered if a project exceeds certain review thresholds. The Massachusetts Gaming Commission requires that all proposed gaming establishments go through the MEPA process.

MEPA requires that state agencies study the environmental consequences of their actions, including permitting and financial assistance. It also requires them to "use all practicable means and measures to minimize damage to the environment". As part of this process, enforceable mitigation commitments will become conditions for the project if and when it is permitted.

The first step of the MEPA process is the filing of an Environmental Notification Form ("ENF") with the EOEEA. The ENF will provide a description of the project, certain alternatives and which MEPA thresholds were triggered to require a MEPA review. The Commonwealth will notify the public of the ENF filing in the MEPA Office's *Environmental Monitor*, which commences a review period of approximately 30 days ("ENF Review Period").

During the ENF Review Period, the second step is that the MEPA Office (within the EOEEA) will hold a public meeting in Brockton, with all relevant state agencies and the public welcome to attend. Public comment is typically not allowed, however, comments can be submitted to the MEPA Office during the ENF Review Period. The ENF process culminates with the MEPA Office's issuance of a scope of items (the "ENF Certificate") that must be further addressed in the subsequent Environmental Impact Report filings.

The third step is the preparation and filing of the Draft Environmental Impact Report ("DEIR"). The DEIR attempts to address the questions and comments raised within the ENF Certificate. After the filing of the DEIR, there is another public comment period, usually of approximately 30 days, when the public may submit comments to the MEPA Office. The DEIR process culminates with the MEPA Office's issuance of another scope of items (the "DEIR Certificate") that must be further addressed in the Final Environmental Review Report ("FEIR").

The fourth step is the preparation and filing of the FEIR. The FEIR attempts to address the questions and comments raised within the DEIR Certificate. After the filing of the FEIR, there is another public comment period, usually of approximately 30 days, when the public may submit comments to the MEPA Office. The FEIR process culminates with the MEPA Office's issuance of a certificate acknowledging that the FEIR adequately and properly complies with MEPA (the "FEIR Certificate"). Upon issuance of the FEIR Certificate, state agencies are allowed to issue their findings and begin review of the associated project permit applications.

The Environmental Notification Form (“ENF”), Draft Environmental Impact Report (“DEIR”), and Final Environmental Impact Report (“FEIR”) will be posted on the City website and on the MEPA *Environmental Monitor* for online review. Copies will be available for review at the Department of Planning and Economic Development of the third floor of City Hall.

Suitability

What suitability requirements are there to operate a gaming establishment in the Commonwealth of Massachusetts?

Applicants for gaming licenses and persons and entities related to them need to be found suitable by the Massachusetts Gaming Commission (the “Commission”) to conduct gaming operations in the Commonwealth of Massachusetts, similar to other jurisdictions. The Commission requires that applicants and related persons and entities have a history of demonstrating good character, honesty and integrity in order to be found suitable.

The Commission is currently reviewing the suitability of the Brockton applicants and will make their finding shortly.

The Brockton applicants have previously been individually found suitable by the Commission for other gaming projects Massachusetts.

Operations

Is the City concerned about the reports of under-age gaming?

There probably isn’t a casino operator in America that hasn’t been fined for under-aged gaming. Rush Street Gaming takes this issue very seriously. For example, The Resort Casino will have hosts at the door who card patrons who look under age. The company goes as far as to electronically scan identification cards. That said, it is almost impossible to prevent every under-age person from reaching the gaming floor just as it is impossible to stop every under-aged person from buying alcohol or cigarettes.

Will the City of Brockton control liquor sales at the Resort Casino?

Liquor licenses in the Resort Casino will be under the jurisdiction of the Massachusetts Gaming Commission. Pursuant to the Expanded Gaming Act, no alcohol will be permitted to be sold after 2am.

Will Brockton allow smoking in the Resort Casino?

The Resort Casino, like all buildings in Brockton, will be smoke- free.