



Mayor's Office

FEB 21 2014

Northampton MA

Designation of Surrounding Communities Pursuant to 205 CMR 125.01(2)

Pursuant to the power granted to the Massachusetts Gaming Commission ("Commission") by G.L. c. 23K, §§ 4(33) and 17(a), the Commission hereby issues this determination in response to the petition of the City Of Northampton ("Community") to be designated as a Surrounding Community to the proposed gaming establishment of Blue Tarp Redevelopment, LLC ("Applicant") located in the City of Springfield ("Host Community").

For the purpose of determining whether the Community should be designated as a Surrounding Community to the Applicant's proposed gaming establishment and in accordance with G.L. c. 23K, §§ 4(33) and 17(a) and 205 CMR 125.01(2)(b), the Commission has reviewed the Applicant's entire application; the Applicant's RFA-2 detailed plan of construction; any independent evaluations; any pertinent information received from the Community, the Applicant, the Host Community, and the public; and any additional information that the Commission determined to be beneficial in making its determination. The Commission has also considered the factors in G.L. c. 23K, §§ 4(33) and 17(a) including population, infrastructure, distance from the gaming establishment and political boundaries.

Additionally, the Commission has evaluated whether:

1. The Community is in proximity to the Host Community and gaming establishment included in the RFA-2 Application, taking into account such factors as any shared border between the Community and the Host Community; and the geographic and commuting distance between the Community and the Host Community, between the Community and the gaming establishment, and between residential areas in the Community and the gaming establishment.
2. The transportation infrastructure in the Community will be significantly and adversely affected by the gaming establishment, taking into account such factors as ready access between the Community and the gaming establishment; projected changes in level of service at identified intersections; increased volume of trips on local streets; anticipated degradation of infrastructure from additional trips to and from a gaming establishment; adverse impacts on transit ridership and station parking impacts; significant projected vehicle trip generation weekdays and weekends for a 24 hour period; and peak vehicle trips generated on state and federal roadways within the Community.
3. The Community will be significantly and adversely affected by the development of the gaming establishment prior to its opening taking into account such factors as noise and environmental impacts generated during its construction; increased construction vehicle trips on roadways within the Community and intersecting the Community; and projected increased traffic during the period of construction.
4. The Community will be significantly and adversely affected by the operation of the gaming establishment after its opening taking into account such factors as potential

Massachusetts Gaming Commission

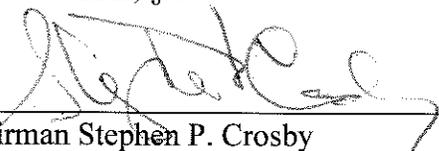
public safety impacts on the Community; increased demand on Community and regional water and sewer systems; impacts on the Community from storm water run-off, associated pollutants, and changes in drainage patterns; stresses on the Community's housing stock including any projected negative impacts on the appraised value of housing stock due to a gaming establishment; any negative impact on local, retail, entertainment, and service establishments in the Community; increased social service needs including, but not limited to, those related to problem gambling; and demonstrated impact on public education in the Community.

- 5. The Community will be significantly and adversely affected by any other relevant potential impacts that the Commission considers appropriate for evaluation based on its review of the entire application for the gaming establishment.

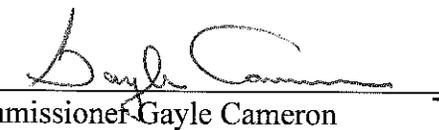
Finally, the Commission has considered any positive impacts on the Community that may result from the development and operation of a gaming establishment.

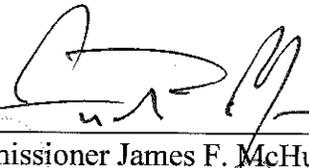
After conducting a thorough review, consideration, and evaluation of the information discussed above, the Commission has found that the Community does not meet the requirements for Surrounding Community designation. The Community's petition is DENIED.

Pursuant to 205 CMR 125.01(4) any finding by the Commission that a community is not a surrounding community for purposes of the RFA-2 application shall not preclude the community from applying to and receiving funds from the Community Mitigation Fund established by M.G.L. c. 23K, § 61, the Transportation Infrastructure and Development Fund established by M.G.L. c. 23K, § 62 and the Public Health Trust Fund established by M.G.L. c. 23K, § 59.

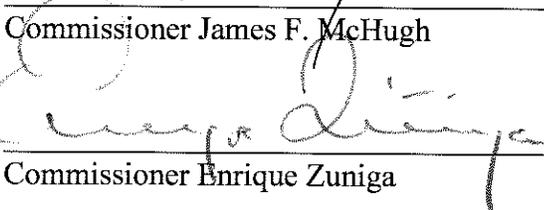

Chairman Stephen P. Crosby

February 18, 2014
Date


Commissioner Gayle Cameron


Commissioner James F. McHugh


Commissioner Bruce Stebbins


Commissioner Enrique Zuniga

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