

COMMONWEALTH OF PENNSYLVANIA

GAMING CONTROL BOARD

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IN RE: CATEGORY 2 SLOT MACHINE LICENSE APPLICATIONS

IN THE CITY OF PHILADELPHIA

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PUBLIC HEARING

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BEFORE: William Ryan, Chairman
Linda Lloyd, Presiding Officer
Ann Marie Kaiser, Commissioner
Anthony Moscato, Commissioner
Keith McCall, Commissioner
Gregory Fajt, Commissioner
James Ginty, Commissioner
John McNally, Commissioner
Jennifer Langan, Ex-Officio Designee

HEARING: Friday, April 12, 2013
9:08 a.m.

LOCATION: Pennsylvania Convention Center
1101 Arch Street
Room 204
Philadelphia, PA 19107

Reporter: Nicole Montagano

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PRESIDING OFFICER:

Good morning, everyone. Please find a seat. My name is Linda Lloyd, and I'm the Presiding Officer for this public input hearing conducted by the Gaming Control Board addressing the six applications for the remaining Category 2 Slot Machine License in the City of Philadelphia.

If you could all turn off your cell phones or turn them to vibrate or whatever, so we aren't interrupted, that would be appreciated.

As the Presiding Officer, I call to order this public input hearing for the Category 2 Applicants, Market 8, East --- Market East Associates; Casino Revolution, PHL Local Gaming, LLC; Hollywood Casino Philadelphia, PA Gaming Ventures, LLC; The Provence, Tower Entertainment, LLC; Stadium Casino, LLC; and Wynn Philadelphia, Wynn PA, Incorporated.

The date is Friday, April 12th, 2013 and the time is 9:08. And the location is the Pennsylvania Convention Center, Room 204, 1101 Arch Street, Philadelphia, PA, 19107.

This input hearing is convened by the Gaming Control Board pursuant to and as required by

1 Section 1205(d) of the Gaming Act and the Board's
2 regulations at 58 Pa.C. 441a.6. All Board members are
3 present today for this hearing. To my immediate right
4 is Chairman Bill Ryan and down the table is
5 Commissioner John McNally, Commissioner Jim Ginty and
6 representative of the Ex-officio member Treasurer, Rob
7 McCord, is Jennifer Langan at the end. And to my left
8 is Chair --- or Commissioner Ann Marie Kaiser,
9 Commissioner Tony Moscato, Commissioner Keith McCall
10 and Commissioner Greg Fajt. Got them all right today.

11 This is the second day of now four days
12 of public input hearings to be held by the Board,
13 designed to allow elected officials and the public to
14 express their thoughts, opinions and concerns with the
15 Board about the six proposed projects in Philadelphia.
16 Public officials will have 15 minutes to speak.
17 Community group representatives will have ten minutes
18 and individual members of the public will each have
19 five minutes to speak.

20 Each speaker should begin their remarks
21 by stating your name, where you reside and if you're
22 speaking on behalf of a group, the name of that group.
23 All speakers should have signed in and signed the oath
24 at the registration table located outside the hearing
25 room. If you have not done so, please do so, or I

1 will not have your name and it will not be called for
2 you to speak.

3 To assist all speakers in adhering to
4 the time limits permitted, we have an electronic
5 stoplight timer located right in front of me. The
6 light will show green, yellow and red. When it turns
7 green, your time has started. When the light turns
8 yellow, you have 30 seconds remaining, and I ask that
9 you wrap up your comments. And when the light turns
10 red, your time is up and you are expected to end your
11 speech and have a seat for the next person.

12 If anybody has questions about this
13 hearing or other input hearings following this, the
14 staff out at the registration table, can help ask ---
15 answer your questions.

16 I'd also like to remind everyone, if you
17 choose, you may submit written comments that will be
18 included as part of the record of this input hearing.
19 And those comments may be an alternative to live
20 testimony today or in addition to. You can submit
21 them at the registration table. You can mail them to
22 us or you can submit them via our website,
23 www.gamingcontrolboard.pa.gov. We will accept written
24 comments through the close of business on September
25 30th, 2013. And at that point, the record will be

1 closed for public comment.

2 If you are a speaker today and you have
3 written notes of your testimony that you'll read from
4 during the hearing, when you're finished, if you would
5 want to give a copy to our court stenographer, who's
6 sitting down here on my right at the end, that will be
7 helpful for her.

8 A copy of the Code of Conduct for this
9 public hearing was available as you entered the
10 hearing room and also on our website. I expect all
11 that that are here today will adhere to this Code of
12 Conduct. A lot of opinions, positions and viewpoints
13 will be shared today and we're all interested in
14 hearing what everyone has to say. So, I respectfully
15 request that you behave.

16 And if we have media here today, we ask
17 that you follow the same rules. And if you would like
18 to conduct interviews, if you can do that outside of
19 the hearing room.

20 Before we begin, I'll give a brief
21 description of each of the proposed projects. On
22 February 12th, 2013, each applicant had the
23 opportunity to present to the public a presentation of
24 its proposed project. These presentations were
25 steamed live through the Board's website and have been

1 made available on our website since then for viewing.
2 And will remain there throughout the process. In
3 addition, a public version of each applicant's
4 application and other information are available for
5 viewing on our website as well. This information will
6 remain there as the process continues.

7 The first applicant is Market 8, Market
8 East Associates, owned by the Goldenberg Group of Blue
9 Bell and is to be located at 8th and Market Streets.
10 It is proposed to include 2,400 slot machines, 112
11 table games with four levels of underground parking of
12 approximately 750 spaces at a cost of about \$500
13 million. Representatives here today on behalf of
14 Market 8 are Colin Jones, David Mecuris and Ken
15 Goldenberg.

16 Casino Revolution owned by PHL Local
17 Gaming, LLC is to be located at 3333 South Front
18 Street and Packer Avenue. It is proposed to include
19 2,000 slot machines, 85 table games in a 157,850
20 square foot space with 250 hotel rooms, at a cost of
21 about \$367 million. The representatives here today on
22 behalf of Casino Revolution are Joe Procacci and John
23 O'Riordan.

24 And if you heard that --- this, bear
25 with us. Apparently it's happening throughout the

1 entire building and they're trying to figure out what
2 it is. So, we'll go on and see if we can get through
3 it.

4 The third project, Hollywood Casino
5 Philadelphia owned by PA Gaming Ventures, LLC is to be
6 located at 7th Street and 700 Packer Avenue. It is
7 proposed to include 2,050 slot machines, 82 table
8 games in 100,000 square feet of space with 3,500
9 parking spaces at a cost of about \$480 million.
10 Representatives here today on behalf of Hollywood
11 Casino Philadelphia are Alex Stolyer and Carl
12 Sottosanti.

13 The Provence owned by Bart Blatstein,
14 Tower Entertainment, LLC is to be located at 400 North
15 Broad and Callowhill. It is proposed to have 3,000
16 slot machines, 150 table games in 120,000 square feet
17 of space with 125 hotel rooms and 60,000 square feet
18 of shopping space, at a cost of approximately \$700
19 million. The representatives here today on behalf of
20 The Provence are Michael Fabius, Frank Keel, Tina
21 Roberts and Jill Alexander from their proposed
22 operator, Isle of Capri.

23 Stadium Casino, LLC owned by the Cordish
24 Company and Parx is to be located at 900 Packer Avenue
25 and 9th Street. It's proposed to have 2,000 slot

1 machines, 125 table games in 200,000 square feet of
2 space, along with 240 hotel rooms and a 2,500 spaced
3 parking garage at a cost of approximately \$400
4 million.

5 Wynn Philadelphia owned by Wynn PA, Inc.
6 and Wynn Resorts is to be located at 2001 Beach Street
7 and 2001 - 2005 Richmond Street. It is proposed to
8 have 2,500 slot machines, 100 table games and 150,000
9 square feet of space with a 300-room hotel rooms ---
10 hotel, at a cost of approximately \$897 million. The
11 representatives here today on behalf of Wynn are
12 Michael Britt, the VP of Community and Government
13 Affairs; Annie Alman, Director of Development and
14 Frank DiGiacomo from Duane Morris.

15 These are the six projects about which
16 the Board will hear public input again today. And
17 okay, we will begin with Sam Little. Mr. Little?

18 MR. LITTLE:

19 Good morning. I want to thank the Board
20 for the opportunity to testify today. I am Sam
21 Little, speaking as an individual, but I served as the
22 President of the Logan Square Neighborhood Association
23 for three years, up to last summer. During that time,
24 we worked closely with the city and continuously on
25 developing the new zoning code. The key part of the

1 new code, hard fought for, is the civic design review,
2 an advisory forum for the city, developers and design
3 professionals, as well as host neighborhoods to go
4 over all major projects, their benefits and possible
5 impacts.

6 The casino project that you are
7 considering will be rezoned SP-ENT under the new code
8 under Section 14.405. But it has only a minimal
9 design review which does not include this key process.
10 I believe, and we believe, that the Pennsylvania
11 Gaming Control Board and the city should require the
12 selected casino project to undergo this civic design
13 review process as laid out in Section 14.304 of the
14 code. This can be an essential mechanism to optimize
15 the casino's design plan to best benefit the operator,
16 the host neighborhoods and the city as a whole. Thank
17 you for the chance to comment.

18 PRESIDING OFFICER:

19 Thank you. Our next speaker is
20 Representative Cherelle Parker.

21 REPRESENTATIVE PARKER:

22 Thank you. Good morning, Chairman Ryan,
23 members of staff of the Pennsylvania Gaming Control
24 Board. My name is Cherelle Parker, and I am a proud
25 lifelong resident of the City of Philadelphia.

1 Professionally I am State Representative for the 200th
2 Legislative District, duly elected to serve residents
3 in that region. As State Representative, please note
4 that I am not here to advocate for any specific entity
5 competing for licensure at any location. And because
6 I've been Harrisburg long enough, I want to repeat
7 that sentence. As State Representative, please note
8 that I am not here to advocate for any specific entity
9 competing for licensure at any location. However, I
10 thank you for providing an opportunity to offer
11 general comment regarding future licensing expansion
12 during this public input hearing addressing the
13 expansion of gaming here in Philadelphia.

14 Let me begin by commending the Gaming
15 Control Board on the job it has done over the years to
16 make Pennsylvania's gaming industry a leader in
17 commercial gaming in this country.

18 The revenue the Commonwealth and local
19 governments has realized from commercial gaming to
20 date is now second to only one. Nevada only outpaces
21 Pennsylvania casinos in the amount of revenue
22 generated from commercial gaming.

23 The success of our gaming industry is a
24 true testament to the dedication and commitment of the
25 past and present members of the Gaming Control Board

1 and its staff to ensure the economic success and
2 viability of commercial gaming in the Commonwealth of
3 Pennsylvania.

4 I commend you and your staff for your
5 public service, which has resulted in the recognition
6 of commercial gaming in Pennsylvania as a model for
7 success.

8 I also thank you for providing the
9 opportunity for residents of Philadelphia to voice
10 their comments in this type of forum. To me, ensuring
11 that the voices of the people are heard is an integral
12 part of this process.

13 As I understand it, since I was not a
14 member of the General Assembly when the gaming law was
15 passed, the criteria for awarding a Slot Machine
16 License, regardless of category, was deliberated and
17 eventually crafted to make certain that the Gaming
18 Control Board had the statutory framework and broad
19 regulatory authority necessary to facilitate the
20 introduction of legalized gaming in the Commonwealth.

21 In addition, to the character
22 requirements, financial suitability and other
23 eligibility criteria enumerated in the Gaming Control
24 Act, the General Assembly also included thoughtful
25 provisions that the Gaming Control Board could

1 consider when reviewing application for a Slot Machine
2 License.

3 Of considerable importance to me is
4 Section 1212 of Chapter 12 in Title IV with specifies
5 the diversity goals of the Gaming Board.

6 Specifically the language of Section
7 1212 reveals the intent and goal of the General
8 Assembly is and was to promote and ensure diversity in
9 all aspects of gaming activities authorized under the
10 Gaming Act.

11 These provisions were advanced by the
12 General Assembly to ensure that women, --- and you all
13 know I don't have a mind repeating that women and
14 estrogen from our appropriations hearings. To ensure
15 that women, people of color and any other
16 underrepresented persons were given the opportunity to
17 participate in and benefit from Pennsylvania's
18 commercial gaming industry.

19 Section 1212 in part directs the Board
20 to work to enhance the representation of diverse
21 groups in the ownership of licensed entities in the
22 Commonwealth and the ownership of businesses
23 enterprises associated with or utilized by licensed
24 entities and through the provision of goods and
25 services utilized by Slot Machine Licensees.

1 The term licensed entity is defined in
2 the Gaming Act to include any Slot Machine Licensee,
3 Manufacturer Licensee, Supplier Licensee or other
4 person licensed by the Gaming Board.

5 The language of Section 1212 is not
6 ambiguous and it has not been materially modified by
7 the General Assembly since the enactment of the Gaming
8 Act in 2004.

9 I am certain that the process and
10 procedures involved in reviewing, approving and
11 issuing a gaming license is a massive undertaking.
12 And for the record, I do not envy the role and/or
13 responsibilities each of you have in this process.

14 However, the General Assembly provided
15 the statutory framework to govern the Board's review,
16 approval and issuance of three categories of Slot
17 Machine Licenses.

18 Section 1212 directs the Gaming Control
19 Board to work to enhance the representation of diverse
20 groups in the ownership of licensed entities.

21 I believe that the Board has put forth
22 great effort to ensure diversity in employment and
23 participation by diverse groups in contracting and
24 subcontracting opportunities with licensed entities.

25 However, in the case of ownership

1 interest in licensed entities by women, people of
2 color and any other underrepresented persons, I hope
3 that more work can be done to ensure inclusion.

4 Once again, while I cannot and do not
5 advocate for any specific applicant, I do ask that the
6 Board consider Section 1212 and the intent of the
7 General Assembly in incorporating that section into
8 the Gaming Law during its review of applications for
9 the Category 2 License.

10 Furthermore, I am confident that the
11 Board will select the best financially suitable
12 applicant that has the best location, has the best
13 designs, has the best diversity plans, has the
14 greatest chances of developing a world-class gaming
15 facility that will enhance tourism by attracting both
16 domestic and international travelers to Philadelphia,
17 will provide the most employment opportunities, will
18 enhance economic development and has diversity in
19 ownership, thereby satisfying the requirements of
20 Section 1212.

21 In closing, I thank you for the
22 opportunity to provide public comment in this
23 proceeding. Jobs, community and economic development
24 and generating revenue to help Philadelphia address
25 some of its Herculean challenges facing our great city

1 is that for which the people of this city are
2 yearning. During your deliberations, please keep the
3 best interest of the people foremost in your hearts
4 and minds, and also keep the double-digit unemployment
5 rate in the City of Philadelphia first and foremost in
6 your minds. Thank you for your time.

7 PRESIDING OFFICER:

8 Tim Briggs?

9 REPRESENTATIVE BRIGGS:

10 Members of the Pennsylvania Gaming
11 Control Board, good morning. I'm just glad to see
12 Speaker McCall doesn't have a gavel to rule me out of
13 order today. My name is Tim Briggs, and I am the
14 State Representative for the Commonwealth's 149th
15 District in Montgomery County. I've been a
16 longstanding supporter of the Valley Forge Casino
17 Resort which has been a tremendous asset to Montgomery
18 County and my community. Projects like this have
19 often drawn criticism from those who don't believe a
20 casino resort belongs in the area. And I understand
21 those concerns.

22 The Valley Forge Casino Resort sits
23 directly across from the Valley Forge National
24 Historic Park. And as a legislator in this district,
25 I had a vested interest in ensuring the project fit in

1 and worked with our existing community. I am pleased
2 to report that not only did the owner see this busy
3 corner as the perfect spot, they put their own
4 networth on the line to develop a successful project
5 that continues to be responsible to the community.
6 Both Upper Merion Township and Montgomery County have
7 supported the casino, and both profit from it. One
8 percent of gross gaming revenue goes to the township.
9 Another one percent is deposited into a restrictive
10 receipts account established by the Commonwealth
11 Financing Authority for grants or guarantees related
12 to county projects that qualify.

13 Upper Merion also benefits from
14 amusement tax on the County and occupancy tax on hotel
15 stays. Valley Forge Casino Resort funded traffic
16 improvements and provided funds to Upper Merion
17 Township for quality of life upgrades.

18 In short, this has been a win-win
19 relationship. And I credit the partners for that.
20 Ira Lupert, co-owner of the Valley Forge Casino
21 Resort, understands why the Valley Forge site would be
22 successful and was a phenomenal location with the
23 highest income demographic in the state. He also
24 hired the best of the breed to do what they do on all
25 aspects of the resort casino. The partners in Valley

1 Forge have been incredibly professional to work with,
2 understanding the traffic and other challenges of
3 making a project like this a reality. They did what
4 they needed to do as a true partner to resolve those
5 challenges.

6 And when the casino was up and running,
7 they made it a priority to give back. Valley Forge
8 Casino Resort doesn't just provide good customer
9 service at the facility, the management employees
10 serve their community. Most recently they packed 115
11 bags of clothing, toys and books for Cradles to
12 Crayons, also in my district which distributes them to
13 homeless and low-income children throughout the whole
14 region. They've donated to Toys For Tots around the
15 holidays and collected clothing and cell services
16 --- cell phones for area domestic violence shelter.
17 This is who they are, because this is who their
18 partners are. I am confident that the investors in
19 Market 8, Ira Lupert, Ken Goldenberg, David Adelman,
20 Willie Johnson and the others will bring that same
21 sense of responsibility to the development and
22 construction of an urban entertainment center on East
23 Market Street, as well as a commitment to ensuring the
24 neighborhood, community and city are better because of
25 it.

1 Members of the Gaming Control Board, I'd
2 like to thank you for this opportunity to share my
3 experience with the partners who brought the
4 Commonwealth the successful resort casino in Valley
5 Forge, and for the chance to express my confidence in
6 the ability of the partners at Market 8 to deliver the
7 same success in the City of Philadelphia. Thank you
8 very much.

9 PRESIDING OFFICER:

10 Paul Snitzer?

11 MR. SNITZER:

12 I'm Paul Snitzer, resident of
13 Philadelphia. And I am the Chairman of the North
14 Broad Community Coalition. We've submitted for the
15 record slightly extended comments from the coalition.
16 Copies of which have been provided to the
17 stenographer, to the Board and staff.

18 The North Broad Community Coalition is a
19 collection of neighborhood, educational, religious,
20 civic and business institutions whose members live,
21 work, go to school and pray in the neighborhood
22 surrounding lower North Broad Street, from City Hall
23 to Fairmount Avenue. We are the stakeholders in the
24 communities into which Tower Investments proposes to
25 insert its casino. And we have come together to work

1 with the Pennsylvania Gaming Control Board to
2 determine whether this proposal can feasibly and
3 successfully be integrated into these thriving
4 communities. Thank you for giving us the initial
5 opportunity to present our views to the Board today.

6 We are not an anti-gaming or a
7 pro-gaming group. The coalition is focused on
8 determining whether the infrastructure and future of
9 our community can support a casino. If this Board
10 selects our community as the site, what needs to
11 happen to ensure that the long-term and vibrant health
12 of our community is assured? We have come together to
13 participate vocally and collectively in this process
14 now and we hope in the future.

15 We are the stakeholders, the residents
16 and the entities whose members have invested in and
17 developed this robust area. We have visions for North
18 Broad Street continuing its development as a center of
19 this thriving and expanding community. This is not a
20 dead zone area of Philadelphia, but the heart of a
21 growing mix of neighborhoods, educational, religious
22 and small business institutions. And we do not want
23 to see that future damaged by a casino development
24 that may not fit in this area.

25 We are troubled by the unprecedented

1 prospect of a large casino operation being inserted
2 into densely-packed urban neighborhoods that already
3 suffer from traffic backups and parking shortages.
4 These are neighborhoods that are already growing in
5 myriad and exciting ways.

6 The parking and traffic studies
7 presented by the applicant are, in our opinion,
8 deficient, including the flawed prediction that only
9 38 percent of gaming patrons will arrive by car or
10 taxi. This is wholly inconsistent with the
11 experiences of casinos in Philadelphia, Bensalem,
12 Chester, Atlantic City, Detroit, or any other market
13 outside of Las Vegas. Driving these neighborhood
14 streets at weekday rush is already a difficult and
15 stressful task. And may I respectfully suggest that
16 you undertake it yourselves, personally. And the
17 insertion of thousands of visitors during that rush
18 hour will break our historic streets.

19 We are also concerned that the pattern
20 we have seen at other local casinos, where criminals
21 prey on victims not onsite but immediately offsite,
22 will occur in our neighborhoods. This is a particular
23 concern because the applicant proposal relies heavily
24 on offsite parking, public transit and foot traffic
25 through our community to deliver patrons. Provence's

1 own economic impact report suggests that over five
2 million visitors will wander our streets. Over recent
3 decades, more and more people have made their homes in
4 our neighborhoods, and safety has dramatically
5 increased. These neighborhoods must remain safe for
6 all. A more aggressive safety solution is called for
7 than what is currently proposed.

8 Look also at the immense potential of
9 the City Branch, an old train line, running directly
10 below the proposed site. Some of our community see it
11 as a future linear park, a use similar to New York's
12 High Line, itself a tremendous development potential
13 and one potentially imperiled by this plan.

14 Finally, again, respectfully, we urge
15 the Board to walk our area, and to do so early in this
16 process. You will see a vibrant neighborhood that is
17 full of life, where the schools and businesses serve
18 the people who live, work and learn here.

19 This is not a community with
20 infrastructure for massive numbers to drive in and
21 out. And it's a community that might be compromised
22 if a very large drive in/drive out attraction is put
23 down without sufficient development support, if such
24 support is possible. It is reasonable for us to ask
25 how this casino complex will benefit the thousands of

1 people who live in the adjacent neighborhoods, the
2 businesses that have been established there, the
3 children who go to school there, and whether that
4 community can stand a major project that exacerbates
5 an already congested traffic and parking situation.

6 We do want to note that Tower and Mr.
7 Blatstein personally have been very accessible to our
8 members and to us as a group throughout this process.
9 We appreciate that dialogue.

10 Thank you for considering our testimony
11 and for making a concerted effort to focus on which
12 project will best fit the City of Philadelphia and the
13 Commonwealth. We look forward to providing our
14 further insight as this process continues.

15 PRESIDING OFFICER:

16 William Lloyd, Junior

17 MR. LLOYD:

18 Good morning. My name is William Lloyd,
19 and I reside in Berwyn, Pennsylvania, but I'm proud to
20 say that I work, live and love to play for most of my
21 waking hours here in the City of Philadelphia. I
22 currently work at Tactix Real Estate Advisors on 1700
23 Market Street. I'm a Board member of the Board of
24 Directors of the Union Leader of Philadelphia on Broad
25 and Sansom Street. And spent most of my career of 30

1 years in the real estate finance industry financing
2 many projects in the city, probably over \$100 million
3 in building dollars in total financing. And I love
4 Market Street. One of the primary things that I've
5 accomplished is making sure that some of our older
6 buildings have been rehabilitated and put to
7 productive use. I was involved in the renovation of
8 the Conrail headquarters building and Morgan Lewis'
9 headquarters, participated in the renovation of
10 Penthouse Square for the Marriott expansion and also
11 participated in the Ayer renovation at the Goldenberg
12 Group.

13 I'm here obviously to support Market 8
14 and to let you know I have had a business relationship
15 with Ken Goldenberg since 1991. I've financed no less
16 than ten of his projects here in the city, Snyder
17 Plaza, Columbus Commons, Whitman Square, the Ayer, a
18 condo, suburban developments, such as the Court of
19 Deptford, Water Tower Square, the Metroplex, Court at
20 Oxford Valley, Exeter Commons and Red Rose. I've
21 known Ken now, as I said, for 22 years. I think
22 highly of Ken. He's one of the most visionary
23 developers that I've met in my 30 years in real estate
24 finance. He's tenacious. He's passionate. He's
25 compassionate. He's extremely creative. He is very

1 wise in making choices of who he participates with,
2 his joint venture partners, his partners that he
3 selects for each job that he does. I think he's built
4 an excellent team not only for the Goldenberg Group
5 but his joint venture partners for this transaction as
6 well.

7 I'd like to say that I financed Ken's
8 first joint venture when he --- and put together his
9 first indicated loan transaction for the Court at
10 Oxford Valley, which was back in the '90s when he
11 stepped out and did his first joint venture. And I've
12 seen him operate. I've had dinner with Ken, talked
13 about his vision back in the 1990s, and have seen it
14 come to fruition, not only what he's done
15 professionally, but what he does to give back to the
16 community.

17 So, in wrapping up, I'd just like to say
18 I obviously think Market 8 is the best location to
19 transform the Market Street East area and connect the
20 Convention Center to the Constitution Center to the
21 rest of our historic sites, but I also think that Ken
22 Goldenberg and his team are the best people to do
23 that. Thank you.

24 PRESIDING OFFICER:

25 Hanford Jones?

1 MR. JONES:

2 Good morning. My name is Hanford Jones,
3 Registrant ID Number 3782. My life has been spent
4 advocating and promoting black, minority and women
5 business enterprises. From '77 to '89, I ran the
6 Maryland Minority Contractors Association. From 1992
7 to 2007, I worked with the Maryland --- with the
8 Minority Business Enterprise Council, City of
9 Philadelphia. Retired in '07. I know black business
10 inclusion.

11 My comments are related to the original
12 and current regulations pertaining to the inclusion of
13 blacks and minority women business enterprises in
14 Pennsylvania's casino slots/table game industry. The
15 original PGCB regulations spoke about minority equity
16 ownership in organizations applying for a gaming
17 license in Pennsylvania. I respectfully ask the PGCB
18 to report on the exact level of the actual sustained
19 achievement of Pennsylvania licensed casino operators
20 and the detailed listing of black and minority
21 business equity owners involved in casinos licensed in
22 Pennsylvania as of today. The Pennsylvania Gaming
23 Control Board Annual Diversity Report released
24 annually does not give detailed information of current
25 black owners in Pennsylvania licensed casinos.

1 On the architectural engineering side of
2 a casino seeking a license in Pennsylvania with your
3 Control Board, the Annual Diversity Report does not
4 detail by project, the actual names and dollar amounts
5 of the majority of architects, let along black
6 subconsultants and engineering firms working on a
7 casino in Pennsylvania. Further, the annual
8 Pennsylvania Gaming Control Board report does not
9 detail the level of black law firms, black banks
10 and/or financial resources who could be a part of the
11 financing team of an applicant seeking a PGCB license
12 for a casino. Currently, no casino license applicant
13 to date has a black architect as the lead of their
14 team and the inclusion as subconsultants leave a lot
15 to be desired.

16 As it relates to the PGCB Annual
17 Diversity Report, there is no mention of which firms
18 are black or minority in the Supplier, Manufacturer
19 license categories database. Oh, indeed, there are
20 some. But if I'm seeking to try to use one, I
21 wouldn't be able to tell unless I go another five, six
22 steps of checking and investigating. And it shouldn't
23 be that hard if I'm seeking out first to include and
24 register the license with you as a Supplier,
25 Manufacturer. It should be readily accessible on that

1 database, which it is not.

2 When you all set the amount of money to
3 even register as a Supplier, Manufacturer, no
4 consideration was given to the --- no consideration
5 was given to the economic imbalance between the haves
6 and the have nots. And of course, you know who the
7 have nots are. In other words, if you've got 50
8 grand, you can get it. But if you're a small black
9 firm and want to get in and don't have 50 grand, again
10 you are on the outside watching people get through.
11 And there should be a sliding scale to register as a
12 Supplier, Manufacturer. And I'm sure you all have good
13 people on staff to help conclude how that sliding
14 scale could work.

15 For the record, as a side note, in the
16 Annual Diversity Report, the casino in Chester for two
17 years didn't report their ratio of numbers. Now, one
18 of the reasons they were approved is because they had
19 a good affirmative action effort. So, I don't know.
20 And I would hope that you all do not allow anyone else
21 to not report to you all what their achievements are
22 with --- including blacks and minorities in their
23 workforce.

24 Also, the equity ownership stop
25 allowance that people have given to unborn and unnamed

1 children. Geez, how can there be a background
2 investigation of an unborn child. And yet, they got
3 stock. How does the state collect tax off of profits
4 gained.

5 In conclusion, I hope that you all do
6 not award any casino Category 2 License to an
7 applicant until a detailed report audit of the equity
8 ownership design and other soft cost inclusions are
9 reported. Thank you for the time. And I will give
10 this to the stenographer and the comments were sent
11 yesterday by fax to your office.

12 PRESIDING OFFICER:

13 Antonia Batts?

14 MS. BATTIS:

15 Good morning, everybody. My name is
16 Antonia Batts. I was convinced by a fellow Armed
17 Forces veteran to come down based on the fact that he
18 knew of my involvement once I returned to Philadelphia
19 years ago in different community services. For
20 example, like Temple University for Social Policy and
21 Community Development, the Planning Committee and
22 Advanced Commission on Literacy at one point. And
23 last but not least, my involvement in a town march for
24 12 years because my biggest concern is safety of the
25 people I have to live around, live amongst and what

1 I've been noticing through national reports as well as
2 local on televised information.

3 And my first mentioning of what my
4 concern is would be that I know that everything does
5 has its pros and cons, but I would like to address the
6 support of the casinos in Philadelphia by way of the
7 Lomax Foundation from the fact that I've met Ms.
8 Lomax. She was a very positive person and had an
9 influence on my ability to come here to support this.

10 But I would like to address the benefits
11 it may have for the community as well and everyone's
12 economic support, as well as on the side of the people
13 who do have a profit from it. And my concerns come
14 from the general public as well. And occasionally, I
15 don't know why they approach me. People in general in
16 the public from time to time, they ask where are the
17 jobs and what about job advancement and livable wages
18 and salaries and benefits.

19 Also, I would like to address the
20 concerns I receive from the minority community. They
21 would like to know if the proposal that you have will
22 include them in a viable fashion. And I have to
23 honestly tell them, I'm not the determinant of that
24 group. But what I've heard, there's a reasonable
25 percentage that you all are proposing to include the

1 community amongst them.

2 And last but not least, me, myself, I'd
3 say that the casino representatives can responsibly,
4 harmoniously respect and protect the perspectives and
5 subjectively place the casinos amongst the
6 communities. I believe that there will be a win-win
7 situation for everyone. And thank you.

8 PRESIDING OFFICER:

9 Isaac Steinberg?

10 MR. STEINBERG:

11 Good morning. My name is Isaac
12 Steinberg, a lifelong resident of Philadelphia. I've
13 known Mr. Blatstein since 2008, when I was a sophomore
14 at Temple University. Bart mentored me once a week
15 for three years and taught me valuable business skills
16 and life lessons. Lessons that could never have been
17 learned in a classroom. He is passionate about his
18 work and is committed to making Philadelphia a world-
19 class city. Bart is exceedingly generous with his
20 time and his expertise in helping young people enter
21 the field of real estate development. Bart is
22 meticulous and pays very close attention to all
23 detail. His projects are groundbreaking and
24 transformal, as he's taken formerly forgotten parts of
25 the city and turned them into thriving livable

1 communities.

2 Bart takes chances on the city and is
3 able to turn an unloved part of the city into the most
4 desirable part of town. For instance, at his alma
5 mater, Temple University, he redefined North Broad
6 Street with Avenue North. The Piazza at Schmidt's and
7 Northern Liberties Walk, where he created a vibrant
8 urban residential community in a neglected part of
9 Philadelphia.

10 As a young Philadelphian who cares
11 deeply about the future of this city, I fully support
12 Mr. Blatstein's proposal for The Provence. He is
13 taking an historic landmark and turning it into a
14 centerpiece with a \$700 million project that is more
15 than about a casino. He's creating a world-class
16 destination that is truly urban and will set the
17 standard for development on North Broad Street. No
18 other casino proposal before you today has as much
19 promise as Bart's to breathe new life into a forgotten
20 center corner of the city with exciting various used
21 adjacent to the highway, public transit and this here
22 Convention Center. Thank you.

23 PRESIDING OFFICER:

24 Mark Scott?

25 MR. SCOTT:

1 Good morning. My name is Mark Scott. I
2 am a resident of Philadelphia, small developer and the
3 parent of public school children, which may not seem
4 real relevant to this, but I am here to speak about
5 Market 8 and about the Goldenberg Group, the developer
6 of Market 8 and their involvement with my son's public
7 school.

8 Two years ago, my son's school E.M.
9 Stanton at 17th and Christian Street, was slated for
10 closure. It was one of 11 schools identified by the
11 school district as being an older building. The
12 school has had very strong programs for years and
13 years. But the building's an older facility. And the
14 community rallied around the school and fought to keep
15 it open. And in the process, went out and identified
16 all kinds of different groups that we thought we could
17 partner with and work with to try to preserve the
18 school, which is an important part of the community.

19 Through Kenyatta Johnson, our
20 councilman, we connected with Ken Goldenberg and his
21 nonprofit group, People Helping People. People
22 Helping People rallied, a huge force of people, both
23 in terms of volunteer hours, coordination, engaging
24 other people that could be helpful. And we were
25 fortunate enough to find out that the school was going

1 to be saved. It was one of two that were identified
2 out of the 11 that would be kept open.

3 Shortly after the great news that we
4 were staying open, again, People Helping People
5 coordinated a big group of people and we organized
6 Volunteer Day over the summer. They coordinated
7 approximately 100 volunteers that were their own
8 staff. Ken, his staff, their partners in other
9 projects, came out to the school on a 98-degree day,
10 painted the whole first floor of the building,
11 coordinated getting all the materials, all the
12 supplies, worked with the school district, worked with
13 the principal, worked with the community groups, again
14 with Councilman Kenyatta Johnson, with Jordan Harris.
15 And we were able to successfully that day get the
16 whole first floor of the building painted, get the
17 cafeteria painted, turned a building that had started
18 to look a little tired and worn out into something
19 that you can walk into and be proud of. My son's
20 currently a first grader there and he gets to spend
21 every day in a bright blue classroom that was painted
22 by the group of volunteers that they helped
23 coordinate.

24 Since that time, they've stayed
25 involved. We're planning other stuff. We know that

1 they do an event like this every month, a different
2 volunteer event that they bring out their staff. And
3 we've been able to keep their staff involved in grant
4 writing, helping to try to find other sources of funds
5 to take on larger projects as well. So, I can say,
6 you know, that they were a very large component in
7 keeping something that's very dear to the neighborhood
8 intact and actually improving it and keeping more
9 people using, you know, the public school system in
10 Philadelphia that otherwise wouldn't have had that
11 opportunity.

12 As far as their actual project goes, I
13 have --- I've looked at and considered all the
14 different projects and can sincerely say that I really
15 --- I think Market 8, as a resident of Philadelphia
16 and a nongambler, is the best proposal. I support it
17 because I have --- I've gone to SugarHouse once and I
18 felt like, as a nongambler, there wasn't a lot for me
19 there. Not to insult SugarHouse. But Market 8, I
20 reviewed the plans and I think from a design
21 standpoint, from an opportunity standpoint and for the
22 ability to actually capture revenue for the City of
23 Philadelphia, I think it holds the advantage over all
24 the other proposals. The fact that the design has
25 elevated everything up to a second floor and kept the

1 first floor a true engaged urban street along Market
2 and 8th Street, the whole frontage of the building is
3 designed for restaurants and stuff that can engage
4 people off the street. They're going to bring people
5 into the building instead of being the slot garden
6 term that we've used heard for some of the existing
7 casinos. So, I think the urban design, and it was
8 also selected by the Design Advocacy Group as being
9 the highest rated of any of the proposals.

10 Lastly, as a resident of Philadelphia, I
11 look at the proposals based upon how I think they can
12 best capture revenue coming from outside the city to
13 help the budget situation in Philadelphia and help
14 improve the quality of life in Philadelphia. And I
15 think Market 8, again, has the best advantage there.
16 Its location between the Convention Center as well as
17 the Historic District gives it two building audiences
18 that are, I think, immensely valuable to the type of
19 facility they're proposing. And as well as the access
20 from PATCO, for people coming in from South Jersey and
21 all the transit, I think it has the best ability and
22 opportunity to transform the area around it. And I
23 hope it's chosen, is successful. They've been a
24 pleasure to work on a very small local level with
25 volunteer help and I think they'd be a great fit for

1 the city. Thank you.

2 PRESIDING OFFICER:

3 Alice Meehan?

4 MS. MEEHAN:

5 Good morning. My name is Alice Meehan,
6 and I am from James D. Morrissey, Incorporated, here
7 to speak in favor of the Goldenberg Group. Morrissey
8 is a large heavy and highway contractor, which has
9 been doing business in Philadelphia and throughout
10 eastern Pennsylvania for nearly a hundred years.
11 Since 1995, I have served as Vice President and
12 General Counsel for Morrissey. And in that role, I
13 have had occasion to work with the Goldenberg Group.
14 Morrissey has had the opportunity to work with the
15 Goldenberg Group on difficult and complex projects,
16 including the Court at Oxford Valley, Whitman Square
17 Center and the 8th Street Parking Lot.

18 In my opinion and the owners of Jim
19 Morrissey, Goldenberg Group is an extremely capable,
20 reputable and reliable developer. They get the job
21 done and they do what they're going to --- they do
22 what they say they're going to do. On each job we
23 have worked with them, they have completed the project
24 on time and within budget and with commendable
25 workmanship. More importantly, from a business

1 partner perspective, the principals and management
2 team have proven to be cooperative partners, both fair
3 and trustworthy in their dealings. Our company has
4 completed hundreds of projects for dozens of different
5 developers, and I can state without reservation that
6 the Goldenberg Group is among the very best we have
7 experienced. They are a pleasure to work with. Thank
8 you.

9 PRESIDING OFFICER:

10 Steven Osiecki?

11 MR. OSIECKI:

12 Good morning. My name is Steve Osiecki.
13 I'm a broker and owner of REMAX Access, a residential
14 brokerage in Northern Liberties. I met Bart in 2008,
15 a really tough time in the market, and Bart has been a
16 mentor and friend since then. He is Mr. Positive and
17 always brings out the best in me. I wish that I had a
18 time machine and would have met him maybe ten years
19 earlier, because I think I'd be successful more than
20 we are now. He has always been there for me. Even
21 though he's a large organization, he always finds time
22 for asking me how I'm doing, how my company's doing.

23 Since we came with Bart, I had 30
24 brokers working for me. Right now we have 60, since
25 '09. So, we're really happy with that. And I don't

1 really know a lot about the casino industry, although
2 I think whatever Bart does he will always be
3 successful. Thank you.

4 PRESIDING OFFICER:

5 William Vance?

6 MR. VANCE:

7 Good morning, Board members. My name is
8 Cody Vance. I'm an employee at Wynn Encore in Las
9 Vegas. I want to take a moment today to tell you
10 about why I love working for this company and why I
11 think the members of this community will too.

12 I was 18 when I joined Wynn. I started
13 as an hourly employee in the docket tech (phonetic)
14 department. Which for those of you not familiar with
15 that term is our own property printing facility, where
16 our company's marketing materials and print
17 communications are created. Most people at 18 aren't
18 trying to start their careers. They're happy to have
19 a job and pay the bills that they're parents aren't
20 paying for anymore. And I can't say that I was any
21 different in that regard. But where I was different
22 is that I worked for Wynn, which for any person at the
23 beginnings of their career or even at the beginning of
24 their work life in general, is one of the best places
25 in the world to start. And there's one reason why,

1 there's 12,000 employees working at Wynn. That means
2 there's 12,000 potential career opportunities at all
3 skill levels. And if you're willing to learn and work
4 hard, I can tell you firsthand that there are hundreds
5 of opportunities for promotion.

6 Within a year of starting at Wynn, I was
7 promoted to supervisor. By age 22, I was promoted to
8 manager of docket tech and the records department and
9 was responsible for managing dozens of employees,
10 overseeing the quality of hundreds of thousands of
11 printed materials for a Fortune 500 company and
12 developing a company-wide records and information
13 management program.

14 The Wynn team was very supportive when I
15 was ready to take the next big step in my career.
16 With their support, I recently was promoted to our
17 company's IT department as an analyst. It was an
18 exciting move for me. Besides IT being my passion, I
19 know there's so much room for growth and knowledge in
20 that area. And to be able to stay with one company
21 and keep moving up as well as retaining all of the
22 benefits and vacation time that I've earned over
23 nearly a decade is a great feeling.

24 I can speak for a lot of people from my
25 company when I say that Wynn, despite its size and

1 status in the business community, still feels like a
2 family-run business, and that's why in many ways it
3 is. For me, it actually is. My dad works at Wynn,
4 too. I can't tell you how many of my fellow employees
5 have worked for Mr. Wynn for decades, following him
6 from property to property and will continue to follow
7 him until it's time to retire. They do this because
8 they know they will be treated well and they will have
9 continuous opportunities to grow and flourish within
10 their company.

11 And it's not just within the company
12 that growth occurs, Wynn Resorts also makes a
13 tremendous impact on the community. Let me tell you
14 about just one example of personal impact Wynn has had
15 on an organization that I care about. I volunteer at
16 The Center, which is a community-based organization in
17 southern Nevada that supports and promotes the
18 wellbeing and positive image in human rights of the
19 LGBT community. One of the biggest contributors to
20 The Center has been Wynn Resorts. My company is a
21 proud sponsor of the organization and provides over
22 thousands of dollars of inkind donations every year.
23 I can personally attest that Wynn donates its time and
24 resources to produce the majority of The Center's
25 printed materials. Wynn also contributes to The

1 Center's annual fundraiser, donating resort packages
2 and other great prizes for their annual charity
3 auction. This is just a drop in the bucket of our
4 overall community involvement. But to the 30,000-plus
5 members of the LGBT community who visit The Center
6 each year looking for answers to the tough questions
7 and struggles that often go hand-in-hand with being a
8 part of that community, I can tell you that it does
9 make a difference.

10 And for me, it's good to know that a
11 company that I work for is not just giving me a
12 paycheck, it's helping create a better community for
13 me to live in. Wynn supports The Center because at
14 the end of the day, they know by helping the
15 community, they are helping their employees. And
16 helping their employees, genuinely giving them better
17 lives is something that Wynn excels at better than any
18 company that I know. And I hope that Wynn has the
19 opportunity to do the same for the people of this
20 great community as well. Thank you very much for your
21 time.

22 PRESIDING OFFICER:

23 Larry Bergen?

24 MR. BERGEN:

25 Good morning, ladies and gentlemen. My

1 name is Larry Bergen. I'm the Senior Vice President
2 and principal at Colliers International Real Estate.
3 I've been with my company for 33 years. And the roots
4 of our company date back to 1920.

5 I've been asked to speak as a character
6 reference this morning for Bart Blatstein. Bart and I
7 are lifelong friends. Both of us born and raised and
8 schooled in Philadelphia. I spent quality time with
9 Bart on one of the many charities that he's dedicated
10 his time and resources to over the years. In addition
11 to Bart's commitment as a board member for both
12 community College and Temple University, he is being
13 honored next month at the Cradle of Liberty Council of
14 the Boy Scouts of America.

15 As I look back, I realize there were
16 several dominant traits that drive Bart's personal and
17 professional decisions. First, Bart only introduces
18 ideas that he strongly believes he can deliver.
19 Secondly, everything that he says he intends to do, he
20 does. And again, I've found that both personally and
21 professionally. Thirdly, Bart pours his energy, his
22 focus, his time, his money and his reputation into
23 every project that he dedicates himself to. He has
24 seen repeated success in each of his ventures. And
25 fourth, when Bart shares his ideas and visions with

1 you, listen and believe.

2 I've come to realize that Bart really is
3 a visionary and is so important and beneficial to all
4 of us in this room and those in this region. Bart is
5 so passionate about his commitment to Philadelphia and
6 its diverse communities.

7 I've listened over the decades to Bart
8 talking about improving neighborhoods, generating new
9 jobs and tax revenue rights to the city. I was often
10 cynical. But time and time again, he has set a
11 vision, acted upon it, and each time he's created a
12 major transformation of the neighborhood to achieve
13 its full potential.

14 Bart has intelligence and a macro point
15 of view to identify a need and build upon it. He has
16 successfully planned and built much-needed retail and
17 residential projects. He's recognized the need for
18 student housing and took action. He was the first to
19 bring the convenience store Wawa to Center City,
20 Philadelphia. Now, he has identified an entertainment
21 and hospitality vacuum that The Provenance will fill.
22 And our city will, once again, be enriched by his
23 passion, his vision and his commitment.

24 Bart undertakes projects because they
25 make sense and he can be proud to be the imaginer. He

1 does it because he strongly believes in it and knows
2 that it will improve the fabric of the city and the
3 surrounding communities. As Meryl Levitz, President
4 and CEO of the Philadelphia Tourism Marketing
5 Corporation stated last week, Philadelphia is a city
6 of neighborhoods. We want people to go one block
7 further. I believe that the location of The Provence
8 is so ideal, improving the track of North Broad Street
9 that is ready for a visionary like Bart. And its
10 proximity to the Convention Center makes it so logical
11 that additional bookings for the center should likely
12 ensue as well.

13 I see marginal benefit in some of the
14 other locations considered and fear that we could see
15 another rebel isolated in Fishtown.

16 In closing, every single project that
17 Bart has envisioned and built has been successful in
18 every way imaginable. And fortunately for many of us
19 Bart imagined it possible. Thank you very much.

20 PRESIDING OFFICER:

21 Mabel Brazington?

22 MS. BRAZINGTON:

23 Good morning, Pennsylvania Gaming
24 Control Board. I am glad I can take advantage of your
25 having these hearings allowing me to express myself.

1 I am 100 percent in support of PHL Local Gambling's
2 (sic) Casino Revolution. My name is Mabel Coffey
3 Brazington, also known as Toni and Ms. Ann. I am a
4 healthy 91 year old woman who drinks Kangen water.
5 Change your water, change your life.

6 This issue is so important to me, this
7 is the second time you're hearing from me. I also
8 wrote a letter to you the other day. In my day, I
9 served on many boards, one of which is the Board of a
10 Committee of Seventy. I am a registered democrat, but
11 I vote for good people in the Republican party and
12 good people in the Democratic party, like the
13 Committee of Seventy, I want good government. I
14 belong to one of the most exclusive women's
15 organizations in the United States, The Links,
16 Incorporated, so said in The New York Times. At the
17 same time, I belong to several grassroots
18 organizations in Philadelphia. I look up to no man
19 and down on no man.

20 Enough about me. In the letter you
21 accepted from me dated 8 April, 2013, a second
22 paragraph referring to surveys, 99 percent of the
23 people questioned preferred local ownership of a hotel
24 casino here in Philadelphia. Mr. Procacci and Doctor
25 Lomax, leaders of business-focused families with

1 strong and diverse Philadelphia roots building
2 diversity weekly within PHL Local Gaming. This team
3 has proven business acumen with exceptional local and
4 national network of potential supporters. For
5 Pennsylvania to grow and develop within the
6 world-class gaming industry, PHL Local Gaming, LLC
7 should be on your team. We hope you are listening to
8 the people. Thank you.

9 PRESIDING OFFICER:

10 Scott Holsinger?

11 MR. HOLSINGER:

12 I don't know if I can follow that. My
13 name is Scott Holsinger, and I've been a structural
14 engineer here in Philadelphia for 20 years. It's my
15 pleasure to be here today to speak on behalf and
16 support of Bart Blatstein and The Provence project.

17 Just some brief context, I'm the
18 Director of Structural Engineering for Bala Consulting
19 Engineers. Projects that I've worked on in
20 Philadelphia include 3 Franklin Plaza, the
21 GlaxoSmithKline building on Vine Street, the PNC Bank
22 building across from the airport, also the Temple
23 University New School Medicine up on North Broad
24 Street, the half million square foot building.

25 In 2007, I started working with Bart at

1 The Piazza project. And what I really got to see
2 there firsthand and really appreciated was Bart's
3 hands-on commitment to making that project great. He
4 was there every day. He was involved in every
5 decision. He was hands-on, because he wanted to make
6 a great project. His money was on the line, his time
7 and effort that he put into it really is what led to a
8 fantastic project there. He had the vision to go into
9 that neighborhood, as well as other areas, and create
10 a great project. And as a structural engineer and
11 design professional, it was really my pleasure and
12 great honor to be a part of the project. I really
13 think it could help Philadelphia.

14 And what I know from working firsthand
15 with Bart and seeing that on a day-to-day basis is
16 that he's going to bring that same commitment, that
17 same dedication to creating a great project at The
18 Provence in downtown Philadelphia. Thank you for the
19 opportunity to speak.

20 PRESIDING OFFICER:

21 Dennis Shortall?

22 MR. SHORTALL:

23 Good morning. I would like to thank you
24 for giving me the opportunity to voice my opinion here
25 today. My name is Dennis Shortall. I was born and

1 raised in the Oxford Circle section of Philadelphia.
2 Today my wife and I reside in the suburbs of Bucks
3 County. We have four adult children, three of them
4 who work in the City of Philadelphia and our youngest
5 who lives and works in Pittsburgh. I've spent the
6 past 32 years of my life working as a union carpenter
7 with the Metropolitan Regional Council of
8 Philadelphia. During this time I have had great
9 pleasure working on projects that have maintained or
10 restored some of the old landmark buildings here in
11 our great city. I've also had the enjoyment of
12 working on some of the newer buildings that will
13 contribute to the growing times of our city to remain
14 competitive with other cities throughout our great
15 country.

16 Today I continue to work in the
17 construction industry and share a minority interest in
18 Leaks Construction. Leaks Construction is a Certified
19 Minority Business. We are a carpentry, drywall,
20 acoustical ceiling, millwork provider. We employ on a
21 consistent basis, 30 to 35 employees. Leaks is
22 signatory to the collective bargaining agreements with
23 the Philadelphia carpenters, laborers and drywall
24 finishers unions. We are committed to a minimum of 30
25 percent of our workforce being of minority descent,

1 though our company goal is between 35 and 40 percent.
2 Our employees are of diverse backgrounds, consisting
3 of African American, Hispanic, Asian, women and
4 Caucasians.

5 I am here today as a true Philadelphian
6 committed to being a part of rather than an outsider
7 looking in. I am here to voice my personal opinion in
8 support for the Market 8 site to be the recipient of
9 the remaining license to house a casino. I believe
10 this city is in dire need of not only another casino
11 license but a facility that will accommodate a casino
12 while still offering the city a true value to the
13 community in which the facility is built.

14 I am here to show support for Ken
15 Goldenberg and the Goldenberg Group. I am convinced
16 their vision has captured everything that this city
17 needs. It's vital to surviving in a big city. And
18 most importantly, will rejuvenate a section of our
19 city that has to some to degree fell off a little in
20 comparison to other big cities.

21 Having had the opportunity over the
22 years to work with other various developers on
23 projects as well as the Goldenberg Group, I feel
24 strongly the Goldenberg Group is the correct choice
25 for our city to capitalize on the last casino

1 licensee. The Goldenberg Group is always available
2 and they have a track record of delivering on their
3 promises. Ken and his staff have always made
4 themselves accessible, whether it is to the community,
5 a contractor, or people less fortunate.

6 I am convinced their vision is in line
7 with the needs to rejuvenate our great city, and
8 especially the Market Street East area. I say this
9 based on past and present projects I have had the
10 pleasure of working with the Goldenberg Group on.
11 Currently I am working with them at their \$100 million
12 mixed-use apartment complex at the site of the former
13 John Wannamaker School site where they have partnered
14 with the Bridge of Hope CBC. This project consists of
15 320,000 square feet, 14 story apartment building to
16 house 832 beds across 238 residences, 80 parking
17 spaces and 11,000 square feet of first floor retail.
18 It is right in the heart of the University of Temple's
19 campus. I truly believe this exemplifies their vision
20 and commitment of how to build projects that benefit
21 not only themselves but the local community as well.

22 Leaks Construction has been awarded a
23 substantial contract of this project. We are under
24 contract to complete the drywall, acoustical ceilings,
25 installation of doors, frames and hardware and the

1 installation of all the residential millwork. As part
2 of their team, we are committed to exceed the goals
3 they have set as a minimum requirement of this
4 project. Over the years, the Goldenberg Group has
5 served Philadelphia and many other local regions well,
6 whether it is a residential project like the Ayer or a
7 retail project like Parkwest Town Center in West
8 Philadelphia. They have always done what was right
9 for the area and they work with the community to
10 ensure project success.

11 The Goldenberg Group is very team
12 orientated, maintain their requirements passing them
13 along to their partners and/or tenants. They remain
14 involved in pleasing all to ensure they meet or exceed
15 their goals. They confirm their selected subs have
16 valid certifications and will be performing their part
17 as required. They do not acknowledge or participate
18 with those who are hired to circumvent the
19 requirements. They have gone as far as assisting
20 small minority businesses with obtaining their
21 certifications. Goldenberg Group understands the
22 process how overwhelming and difficult it can be for
23 some small firms. They remain involved with them to
24 support and guide them during the necessary steps.

25 Because of this, I am standing here

1 today to support Ken and his partners for the casino
2 license at the Market 8 site. I strongly believe this
3 location will not only revitalize Market Street East,
4 it will bring together many aspects of this city.
5 During construction, they will employ hundreds of
6 construction workers. Upon completion, it will
7 generate job opportunities beyond belief. Our
8 transportation systems will be greatly utilized since
9 they all have convenient access to this location.
10 Many of our areas ---.

11 PRESIDING OFFICER:

12 Sir, I'm going to have to ask you to
13 wrap up your comments, your time has expired.

14 MR. SHORTALL:

15 I thank you for the time today.

16 PRESIDING OFFICER:

17 Thank you. Gabriela Rodriguez?

18 MS. RODRIGUEZ:

19 Good morning. Good morning, everyone.
20 My name is Gabriela Rodriguez. And I'm here today to
21 share my experience with Wynn Resorts. I grew up in
22 Las Vegas so I've known about Steve Wynn and his
23 reputation for nearly all my life. It was my mother
24 who first inspired me to go work one of Mr. Wynn's
25 companies. She was an immigrant from Mexico and had

1 worked for Mr. Wynn prior when he owned Mirage Resort.
2 She worked in the housekeeping department. And she
3 used to tell me, Gabby, (speaks in Spanish), meaning
4 if you ever get an opportunity to work for Mr. Wynn,
5 you should do so, because his companies are like no
6 other.

7 I took my mother's advice and set myself
8 up to land a job at Wynn. I attended UNLV, where I
9 earned a degree in business administration. Lucky for
10 me at the time that I graduated, Mr. Wynn was getting
11 ready to open up his new Tower, Encore, right next to
12 the Wynn. So, I decided to apply and I was hired in
13 2008, right before the Encore was scheduled to open.
14 I was hired into a human resource administration
15 position, which was a temporary position. And I
16 helped onboard thousands of employees that were hired
17 for the Encore Tower. I was lucky enough to actually
18 land a permanent role for myself within three months
19 of working there. And I stayed on with the human
20 resources team entering the position of employer
21 relations counselor. My role with Wynn Resorts is to
22 help ensure the wellbeing of all employees by making
23 this a happy and comfortable workplace for everyone.

24 This puts my job --- this puts me in
25 contact with many employees each year. And the best

1 part of my job is that I get to interact with
2 employees that are from the table games department,
3 from front desk employees to our company executives,
4 even to the company president on any given day. I
5 love hearing the different stories these employees
6 have to share because their stories take place all
7 over the globe. There are many nationalities that are
8 represented on our property and I think almost every
9 country on the planet has at least one employee
10 working for us.

11 Interestingly enough, about 50 percent
12 of our employees are Latinos. And for me personally,
13 it is very touching to hear their stories because
14 they're very similar to that of my family's. Many of
15 our employees have migrated from Mexico, just like my
16 mom did. And they've shared with me what they've also
17 shared with their kids, that if they ever get an
18 opportunity, they should also come work for Mr. Wynn.

19 It really is like no other place to
20 work. I get to work at a beautiful property every
21 single day. I get to meet all kinds of interesting
22 people. I get to do a job that I love. And I feel
23 like I've got a great long future ahead of me with
24 this company. I was recently promoted to employee
25 relations --- senior employee relations counselor and

1 my next goal is to become an HR manager with the
2 company. The great thing about the Wynn is that if
3 you have the ambition, none of your goals are
4 impossible. And if you have the talent and drive, you
5 will succeed with the company. And as usual, my mom
6 was right. Everyone should want to work for Mr. Wynn.
7 And I hope your community gets the opportunity. Thank
8 you.

9 PRESIDING OFFICER:

10 Judith Applebaum?

11 MS. APPLEBAUM:

12 Good morning. I've been a resident of
13 Philadelphia since 1998, living in the Washington
14 Square West Neighborhood, the neighborhood that is the
15 closest to the Market 8 project. For ten years I
16 served as President of the Washington Square West
17 Civic Association, although today I am here simply as
18 a resident. I have also spent the last decade
19 participating in meetings and giving input into plans
20 for Market Street East. Plans ranging from bringing
21 second mid to high end department stores to Market
22 Street or to redesigning the gallery to make it more
23 welcoming to pedestrians and changing the mix of
24 retail to appeal to the great influx of the new Center
25 City residents. None of these plans ever came to

1 fruition and Market East continues to be an
2 unwelcoming stretch in the middle of Center City.

3 Senator Farnese yesterday spoke of a
4 need for a bold project, one that would place the
5 casino where it would promote the most economic
6 development. Market East needs a catalyst to
7 encourage others to take chances and to redevelop this
8 important major thoroughfare in Philadelphia. I
9 believe strongly that Market 8 is that catalyst.

10 Casinos came to Philadelphia as a
11 revenue generator. So, where the second casino is
12 placed is crucial. Market Street is in the heart of
13 our city. It is easily accessed by multiple forms of
14 public transportation, cutting down on the needs for
15 cars and increased pollution and it is in walking
16 distance of most of the hotels, the Convention Center
17 and many residential neighborhoods. It's designed
18 with restaurants on the first level welcoming to
19 pedestrians, and the casino on the second and third
20 floors is also a great positive to the pedestrian
21 friendliness of developing Market Street.

22 Its restaurants will attract both
23 tourists and Philadelphians. And its large
24 entertainment and/or banquet space is needed greatly
25 in our downtown area. So, in and of itself, Market 8

1 will be a great revenue generator for the city and the
2 state --- the City of Philadelphia and the State of
3 Pennsylvania. But most importantly, its impact on
4 redeveloping Market Street and the subsequent income
5 to the city through sales tax, U&O taxes and other tax
6 revenues will be --- will make this the site that I
7 believe will do the most for not only my hometown of
8 Philadelphia but it will generate the most income in
9 the long term for the residents of the entire State of
10 Pennsylvania. I urge you strongly to choose Market 8
11 as the second casino site. Thank you.

12 PRESIDING OFFICER:

13 Mark Saxon?

14 MR. SAXON:

15 Good morning. My name is Mark Saxon.
16 I'm here today because of community and determination.
17 You see, my mother was a product of Saint Dot's Parish
18 in Drexel Hill. Went onto become a Prendy Girl before
19 starting her career with TWA back when its offices
20 were located at the old Rohm and Haas building
21 overlooking Independence Hall. Everything changes.
22 My father and the Navy took her from Philadelphia to
23 Ethiopia, Italy and points beyond. One might even say
24 it was a gamble.

25 So, why am I here and what does this

1 have to do with the hearing to determine where the
2 chips land on the casino license in question?

3 You see moving around became part of my
4 DNA as a son of a 20-year Naval officer. Now, in my
5 career as a development director for the Boy Scouts of
6 America, I have sought and enjoyed similar
7 opportunities to work for the betterment of
8 communities across the country. Living in North
9 Carolina 18 months ago, I received what I consider now
10 to be my homecoming call. Philadelphia was knocking,
11 there was an opportunity to help young men in the
12 inner city develop themselves and prepare for their
13 futures. Fate and the stars had aligned and my mother
14 could have not been happier.

15 Finally, we would be able to review the
16 finer points of the Mummers Strut. Then I told her I
17 was signing a lease on a trinity apartment near 5th
18 and Girard. Out of respect for this body and decorum,
19 I will not share her immediate reaction. She was
20 concerned. I was sold. In fact, my soon-to-be
21 fiancée was sold too. Together we moved to Northern
22 Liberties to start our life and family together. We
23 have since purchased our first home and can't imagine
24 living anywhere else.

25 You see, I am here today because of

1 community and determination. I believe those are the
2 central issues before this Board and this city,
3 community and determination. One of the applicants
4 has time and time again demonstrated through action
5 his commitment to community and determination. He's
6 done it here in Philadelphia. I admit reading an
7 article about a rooftop open air shopping and
8 entertainment district adorning the ramparts of The
9 Inquirer building was obtuse. But once upon a time, I
10 took a trip to Rome for the team at Tower Investments
11 to understand the vision Bart Blatstein had laid out
12 for his community centered around The Piazza at
13 Schmidt's. That's the determination to completing
14 successful communities that has brought me here today
15 before you.

16 There have been a lot of plans to
17 redevelop neighborhoods and areas of the city.
18 Indeed, one need only look to Penn's Landing and the
19 Delaware Waterfront District to see the results of
20 which plans and lack of determination and commitment
21 to community. Bart Blatstein on the other hand has a
22 proven track record that shines in contrast. A track
23 record of revitalizing North Broad and Temple's campus
24 and Avenue North, where two previous developers had
25 failed. A track record of building the community in

1 Northern Liberties as attracting families, commerce
2 and providing inspiration to a generation that is
3 committed to restoring Philadelphia's future as a
4 great American city.

5 He has met with each of the stakeholders
6 in the neighborhoods surrounding the site of The
7 Provence, and he has put more than his name on the
8 application. He has staked his personal reputation
9 and backed his promise of personal financing to bring
10 an economic engine to the heart of our city. This
11 engine, The Provence, will spur the ongoing spirit of
12 prosperity that is renewing the North Broad corridor
13 and solidify Philadelphia's growing reputation as a
14 dynamic place for professionals to live, work and
15 better their communities.

16 I believe in Bart Blatstein, a child
17 from northeast Philly. I believe in his vision for a
18 landmark entertainment destination at the steps of
19 this offline Pennsylvania Convention Center. I
20 believe it will be more than another glittering barn
21 as a row upon row of slots and table games. I believe
22 it will be a place you will want to visit time and
23 time again, because like The Piazza, like Avenue
24 North, it will be an exciting center at the heart of a
25 growing community that people will be drawn to with

1 their friends and families.

2 On May 2nd, Bart will be recognized by
3 the Boy Scouts in Philadelphia and his peers in the
4 construction and real estate industries for his
5 determination to building communities. Having gotten
6 to know Bart and his team through this endeavor, I am
7 more confident than ever that this is one that will
8 not fail. For Philadelphia, for the Commonwealth of
9 Pennsylvania, I urge you to place your faith on Bart
10 Blatstein. Thank you.

11 PRESIDING OFFICER:

12 We're going to take a short break. It's
13 now 10:30. We'll resume at 10:45.

14 SHORT BREAK TAKEN

15 PRESIDING OFFICER:

16 We will begin again. Alaina Jackson?
17 Is Alaina Jackson back in the hearing room?

18 MS. JACKSON:

19 Good morning. My name is Alaina
20 Jackson, and I am here today to share my experience in
21 working with Wynn Resorts. Let me start from the
22 beginning.

23 The first time I met Mr. Wynn, I was on
24 the telephone and I told him stop talking, and then I
25 hung up on him. True story. It was in the early

1 1990s and I was working as a PBX operator at the
2 Mirage Hotel. On this particular day, we were
3 suddenly faced with a building emergency. And as an
4 operator, I was directing telephone calls to and from
5 dozens of people all at the same time. Mr. Wynn
6 called and wanted to know what was going on. And
7 after briefly giving him the scenario, he continued to
8 probe. And that's when I told him, look, you need to
9 stop talking and then hung up on him.

10 Later that day, after the emergency was
11 over, Mr. Wynn came to visit me. So, at that point, I
12 thought my employment here at the Mirage has just come
13 to an abrupt end. But I was surprised Mr. Wynn
14 actually had come to thank me personally and he looked
15 at me and he said you did the right thing today by
16 hanging up on me. That was the start of my career,
17 and I'm so glad I stayed.

18 Over the years, I've had the chance to
19 turn a great job into a great career. And there's no
20 place I'd like to work. Shortly after my start as an
21 operator, I landed a job that many people think is
22 among the most glamorous jobs in Las Vegas, as a
23 cocktail server. The best part is that you get ---
24 it's a really, really great job with great benefits
25 and you get paid incredibly well to do your job. I

1 got the chance to move up. And today, 26 years later
2 and many promotions, I am now the Director of Beverage
3 and Cocktail Services for Wynn Resorts. I oversee
4 more than 600 employees in 12 bars and lounges at Wynn
5 and Encore and the outlets for which I am responsible
6 generate over \$40 million a year.

7 I'm just one of the many people who have
8 had the chance to benefit from the company's
9 commitment to providing opportunity and a chance to
10 build successful careers at Wynn. One of the things I
11 enjoy most about my job is that I'm now in the
12 position to help other employees get the same chance
13 that I had. I get to hire and create a stable work
14 environment for hundreds of people. When we hire new
15 cocktail servers, for example, there's over 60
16 applicants for every one position. And that's a
17 testament of how many people believe that Wynn is a
18 great place to work.

19 I am delighted and honored to have had
20 the chance to come and speak with you today about my
21 experiences at Wynn. It's a really great place to
22 work. Not only am I an employee, I am an owner in the
23 resort. I got stocks, yea. I believe in the
24 company's values so much that I encouraged two of my
25 sons to work there. The youngest being my 18 year old

1 who just got his first job at Wynn as a guest pool
2 attendant. Take it from me, Wynn Resorts is an
3 outstanding company. It cares about people and
4 provides great experiences for the guest and employees
5 alike. I wouldn't work anywhere else, and I haven't.

6 And I hope the good people of Philadelphia have the
7 chance to work for Wynn as well. Steve Wynn is
8 calling Philadelphia, take my advice and don't hang
9 up.

10 PRESIDING OFFICER:

11 Sandy Salzman?

12 MS. SALZMAN:

13 Good morning. I'm Sandy Salzman. I'm
14 Executive Director for New Kensington Community
15 Development Corporation. On behalf of the Board of
16 New Kensington, I am here to express the Board's
17 support of Wynn Resorts for the Pennsylvania's
18 remaining gaming license for the Philadelphia
19 Waterfront. New Kensington CDC is a nonprofit
20 organization founded in 1985 and dedicated to the
21 revitalization of the Kensington, Fishtown and Port
22 Richmond neighborhoods of Philadelphia.

23 Wynn Resorts has chosen a location
24 within our service area for the Philadelphia
25 Waterfront project. We are excited that his business

1 --- about the business development and employment
2 opportunities that Wynn Resorts would bring to our
3 community. Wynn Resorts has also stated their
4 commitment to negotiate a comprehensive Community
5 Benefits Agreement with our organization, local civic
6 association and community members. This will allow us
7 to further our mission of neighborhood revitalization
8 in the City of Philadelphia.

9 While we are in favor of Wynn Resort
10 along the waterfront, we do have concerns with the 30
11 acres of parking. We appreciate the fact that he will
12 bring --- will have a green roof. However, we feel
13 that this could serve the same purpose with a smaller
14 footprint. We are thrilled that Mr. Wynn would adhere
15 to the 50-foot setback of the river walk that is
16 provided in the waterfront plan.

17 We look forward to creating an ongoing
18 productive relationship with Wynn Resorts and we
19 respectfully urge the Philadelphia Gaming Control
20 Board to approve the gaming license for Wynn Resort.
21 Thank you very much.

22 PRESIDING OFFICER:

23 Rocky Bryan?

24 MR. BRYAN:

25 Good morning, ladies and gentlemen.

1 Good morning to my brothers and sisters of Local 929.
2 My name is Rocky Bryan. I'm a lifelong resident of
3 the City of Philadelphia. I'm also President and
4 Principle Officer of Teamsters Local 929, which
5 represents almost 28 (sic) hardworking brothers and
6 sisters in and around the Philadelphia area. I am
7 here to announce my support for PHL Local Gaming
8 Casino Revolution.

9 I am not a casino expert and don't claim
10 to know anything about the casino industry, but I do
11 know a good bit about Joe Procacci because he employs
12 more than 500 of my union brothers and sisters. For
13 more than 30 years Joe Procacci has employed teamsters
14 in his produce business. First and foremost, Joe
15 Procacci is a job creator. His drive, vision and
16 business have created jobs for Philadelphians,
17 particularly for the people of South Philadelphia,
18 where his business has been for the past 65 years.

19 As I said, I know Joe Procacci. He's a
20 hugely successful but very humble businessman.
21 Although, very successful, Joe is not an absentee
22 owner or inaccessible figure in his produce business.
23 At 86 years old, Joe continues to work hard each and
24 every day all day. You could usually find him not in
25 his office but working in an open cubicle with the

1 rest of his employees dealing with customers and
2 talking to his employees. As a very young man, I
3 started working as a teamster on the Philadelphia
4 Waterfront, and have worked my way up the ladder.
5 Now, having the privilege of representing 2,800
6 members of the teamsters union.

7 You learn an awful lot about people when
8 they come up the hard way. Believe me, Joe Procacci
9 came up the hard way. He started with nothing or less
10 and wasn't even on the ladder when he started working
11 in his produce business at age 12. Because he worked
12 his way up from the bottom, Joe Procacci values
13 hardworking people who work with him in his business.

14 He's a hands-on employer who knows his business and
15 knows his employees. Joe Procacci cares, loves his
16 employees and treats them fairly and with respect.

17 If Joe Procacci commits his support to a
18 project, he's committed a thousand percent. For
19 example, Joe led the effort to relocate and expand the
20 Philadelphia Regional Produce Market and to keep it
21 here in Philadelphia. Therefore, saving countless
22 jobs for many Philadelphians. Joe Procacci worked
23 with local politicians and developers in obtaining
24 more than \$165 million in grants and subsidies from
25 the state to relocate, develop and operate a brand new

1 state-of-the-art food distribution center in South
2 Philadelphia. The new food distribution center, 20
3 acres under one roof, sells food grown locally and
4 around the globe, serves as a distribution hub for
5 produce from local, national and international growers
6 throughout the region. The new market, Philadelphia
7 Regional Produce Market, which serves retailers and
8 food service companies of all sizes, along with the
9 local market has plenty of space for tractor-trailers,
10 room inside for forklift traffic and state-of-the-art
11 temperature zones that each of the 25 wholesale
12 merchant stores each individual commodity at the ideal
13 temperature. With a 2,800-ton refrigerated system,
14 this place has enough Freon to warrant its nickname,
15 the world's largest refrigerator. Without Joe
16 Procacci's commitment and support and help, this would
17 not have happened. With Joe Procacci's support,
18 Philadelphia got a first-class state-of-the-art food
19 distribution facility and kept jobs here in the City
20 of Philadelphia.

21 Joe Procacci has pledged the same
22 commitment and support to PHL Local Gaming Casino
23 Revolution in South Philadelphia. This result will be
24 the same. Philadelphia will get that kind of first-
25 class state-of-the-art casino that this area so

1 desperately needs but currently lacks. Having lost
2 the food distribution center in South Philly in
3 particular, could benefit from the many jobs that Joe
4 Procacci's Casino Revolution will create. With Joe
5 Procacci owning the casino, you can expect the same
6 type of good wages, working conditions and benefits
7 that you will find in his current workforce now. Joe
8 Procacci runs a first-class business operation and his
9 casino will be no different. Joe's personal
10 commitment to diversity will no doubt extend to
11 employees and vendors in the Casino Revolution.

12 In closing, someone who has worked with
13 Joe Procacci has personally witnessed his commitment
14 to Philadelphia and his employees, I support without
15 any reservation Joe Procacci and PHL Local Gaming's
16 bid to obtain the city's second casino license to
17 build Casino Revolution at Front Street and Pattison
18 Ave. in South Philly, which is far and away the best
19 location in terms of traffic and lack of adverse
20 effect in our neighborhood. Joe Procacci and PHL
21 Local Gaming Commission (sic) is best for
22 Philadelphia, Pennsylvania and the Commonwealth of
23 Pennsylvania. Thank you very much for giving me the
24 opportunity to speak here today.

25 PRESIDING OFFICER:

1 Anthony Samango?

2 MR. SAMANGO:

3 Good morning. My name is Anthony
4 Samango. And I'm here to support Bart Blatstein and
5 Tower Entertainment. I grew up in the Philadelphia
6 suburbs and started construction at the young age of
7 12. I then went to college to study structural
8 engineering in New Orleans, where I worked for a
9 construction company and we worked on the Harrah's
10 Casino in downtown New Orleans. After that, I came
11 back here and worked for a construction company, and
12 we worked on several casinos in Atlantic City. We
13 built SugarHouse Casino and the waterfront. And I'm
14 very familiar with construction and casinos. And
15 throughout this time, I was able to meet Bart
16 Blatstein, who after years of trying to get a job for
17 (sic) him persistence and hard work, I was able to
18 finally get my first job for Mr. Blatstein.

19 Since then, we've done most if not all
20 of his concrete construction work. We worked on The
21 Piazza, which there was about five buildings in that
22 area that we worked for him, doing all the concrete
23 construction. We don't supply the concrete, we are
24 actually a concrete contractor, where we own the
25 equipment and cranes, forms, seven or eight forms of

1 steel.

2 And over the years, I became very close
3 with Bart. I'm able to go see him when I need to.
4 He's always available. I've been to his house. I've
5 been to his office many times. I've seen his vision
6 in The Piazza grow from the Schmidt's site, which was
7 a barren land, pretty much dirt, and then weeds and
8 some other things, to this thriving piazza that I now
9 attend to go to dinner and different events there.
10 So, that was an extraordinary thing that happened to
11 Northern Liberties over the last couple of years.
12 It's helped that area tremendously.

13 And I'm looking forward to his vision in
14 Center City with the new casino. And as a concrete
15 contractor, who, like I said, is familiar with
16 casinos, that has a casino license in Philadelphia, we
17 think that Bart and Tower Entertainment is the right
18 choice, and we support him. Thank you very much.

19 PRESIDING OFFICER:

20 Jeffrey Saunders?

21 MR. SAUNDERS:

22 Good morning. It still is. I am
23 Jeffrey Saunders, President of The West Poplar
24 Community Development Corporation. We are near the
25 northeast corner of The Provence. From The Inquirer

1 building, if you walk one and a half blocks north on
2 Broad to the corner of Spring Garden and look
3 diagonally across the intersection, that is West
4 Poplar. The West Poplar CDC is an active member, I
5 should add, and supporter of the North Broad
6 Coalition.

7 I want to talk about four and two, four
8 and two. We believe this Commission may select The
9 Provence as the best proposal for the Commonwealth's
10 income, for city income, for Convention Center
11 coordination, for Broad Street development, for
12 quality, imagination and sheer scope, for Bart's
13 understanding of smart urbanism.

14 But what will The Provence do to
15 property values? Well, it depends on the residential
16 area. The Logan Square area is a premier address and
17 they have experienced hands over there to work with
18 Tower Investments to make sure it stays that way.
19 Above Spring Garden toward the art museum is a
20 significant residential area. Homeowners near Spring
21 Garden, 15th to 17th Streets, could be hurt for
22 reasons I will come to. Across Broad Street from The
23 Provence is Callowhill. Behind Broad Street, this
24 emerging residential area is a bit undefined, so these
25 homeowners and real estate tax collections could

1 suffer. Finally, the West Poplar residential
2 neighborhood north of Spring Garden Street between
3 Broad and 5th Streets, I am here to protect them.

4 In the past four years, West Poplar
5 property values have doubled in a downed real estate
6 market. In 2014 tax collections here will more than
7 double. A casino could result in a slowing rise in
8 real estate prices and tax collections in the blocks
9 above Spring Garden Street, from Broad to 5th. A
10 slowing of the rise in home prices and tax
11 collections, at the very time they should be
12 accelerating due to a dramatically increasing housing
13 market.

14 Why? Here are three reasons. Traffic
15 patterns. Many drivers will not take or stay on a
16 backed up Spring Garden Street to The Provence. As
17 traffic on Spring Garden coming from Columbus
18 Boulevard backs up, many drivers will turn right,
19 fanning out over to the community. They will drive
20 faster to Broad and then onto The Provence.

21 Four and two. This dynamic rebalancing
22 of roadway traffic may work for the city and for the
23 casino, but what happens to community homeowners?
24 Noise and congestion on local streets. More black
25 dust on window sills, patios and decks. Loss of

1 neighborhood tranquility. Crime and attendant social
2 problems. A community benefit agreement cannot
3 compensate individuals for this.

4 Four and two. The subways. Fear not,
5 we are assured. For many patrons and employees will
6 arrive via subway. But to local residents who now
7 must stand rather than sit on more crowded trains and
8 platforms, it means a lower quality of life. A
9 community benefit agreement cannot compensate their
10 weary feet.

11 Buyer Fears. I have bought, sold and
12 leased real estate in three cities on two continents,
13 and I have yet to hear anybody say that eight minutes
14 walking distance to a casino is near the top or even
15 near the bottom end of their must have list. Unless
16 you live in Vegas or Macau or you are the casino's
17 owner, banker or tax collector, a haze of casino
18 lights is not what you wish to see at your bedroom
19 window as you turn off the lights to go to sleep. How
20 about you, Commissioners?

21 Think about it. How would you feel
22 about buying a home for your family six minutes waling
23 distance from a major casino? What if I try to
24 assuage you about the 3,000 slots, that they're really
25 only part of a much larger pleasure dome megaplex?

1 Are you assuaged? Ready to buy that \$600,000 home?

2 You might have some explaining to do to
3 your spouse, office colleagues and family who give you
4 that what were you thinking look. To paraphrase the
5 nonexistent Liz Lemon, deal breaker. College grads
6 renting with friends find such proximity cool, but an
7 adult buying an expensive home? Even if a buyer can
8 be convinced that maybe it's okay, they'd still need a
9 price concession for that lingering uncomfortable
10 feeling in their stomach, or that of their spouse.
11 Twelve (12) blocks farther north, there is no such
12 concern. No price concession will be needed, and
13 taxes collected will not be lower.

14 Remember, every price concession means
15 the Commonwealth and city collect less on the four
16 percent stamp tax. And the lost stamp tax revenue
17 compounds out over the years every time a home is
18 resold. Moreover, the city will collect lower annual
19 real estate taxes because homes are not priced at
20 their potential. The Commonwealth and city will
21 sustain multiple compound losses. Community benefit
22 agreements cannot compensate individual homeowners for
23 this lost value, nor can they compensate the
24 Commonwealth and city for compound lost taxes.

25 Four and two. Now, Commissioners, let's

1 consider a potential solution so the Commonwealth and
2 city do not have to lose that revenue and nearby
3 homeowners do not have lower increases in value.

4 What might a plan to help West Poplar
5 homeowners and Callowhill and Spring Garden look like?
6 The Provence will cost well over \$800 million. How
7 about an upfront \$5 million fund spent to upscale
8 nearby community infrastructures in most directions
9 while The Provence is under construction? Install
10 normal black iron lampposts, line dozens of blocks
11 with trees, plant shrubs at schools, work with the
12 city to repair broken sidewalks and curbs and fix
13 playgrounds. This could be mostly complete by The
14 Provence's opening day. These improvements will raise
15 value, offsetting the initial hit to rising values
16 from the nearby casino. Then instead of leaning
17 against, we can lean forward together with Mr.
18 Blatstein in a shared larger vision of The Provence to
19 make it happen. We would have a shared interest.
20 Forget NIMBY, we would insist not in their backyard.
21 We would want the casino. It would not be about four
22 and two. It would be about a winning situation for
23 all. It really is about four and two.

24 Finally, why would Bart say yes to \$5
25 million? Consider, few Northern Liberties real estate

1 adverts proclaim, home for sale in SugarHouse area,
2 buy now. What if homeowners here started saying with
3 satisfaction and pride that they live in The Provence
4 area, because it is widely reported to be and feels
5 upward bound and cared for? Such word of mouth
6 marketing would add incalculable economic value,
7 business and good will to The Provence.

8 This just cannot happen with a \$2
9 million community benefit diffused widely over
10 multiple neighborhoods. It needs a \$5 million of \$800
11 targeted to upgrade the most effective blocks in most
12 directions. Targeted wisely, as the private sector
13 can do and government frequently does not, the effect
14 can be catalytic. Homeowners, tenants and visitors
15 will feel the results. In trees that shade their days
16 and black iron lampposts that light their nights. As
17 they walk past shrubs around schools that attract
18 butterflies by day and fireflies by night. And they
19 see the improvements maintained and upgraded by
20 Provence overseen community benefit agreement funds.

21 This can work if there is a true
22 community partnership with a visionary leader. A
23 visionary leader who is also a visionary builder.
24 Commissioners, if you insist, if you explain it, Bart
25 Blatstein is both right brained and left brained

1 enough to get it. This is a sweet solution. For the
2 highest net-net tax revenues, for homeowner values,
3 for The Provence. It is all about four and two.
4 Commissioners, if you want to select The Provence,
5 please make it good for all. Thank you.

6 PRESIDING OFFICER:

7 George Voegele? Robert Nelson?

8 MR. NELSON:

9 Good morning. My name is Bob Nelson.
10 I'm the President and CEO of the Opportunities
11 Industrialization Center, or OIC. OIC is an education
12 training job placement and supportive services model
13 that was founded by the late Reverend Leon H. Sullivan
14 in 1964. In fact, we're approaching now our 50th
15 anniversary celebration next year. Tickets are
16 available.

17 Since our beginning though, OIC really
18 started back in the '60s during the tumultuous '60s.
19 And Reverend Sullivan said there had to be a more
20 constructive response to the life that occurs in
21 Philadelphia, thus creating a training program to deal
22 with the issue of people not having the opportunity
23 for jobs through training, education and supportive
24 services. Since that evolution, since that found, OIC
25 has spread not only throughout the United States with

1 a hundred affiliates across the country but also in
2 South Africa, Poland, Great Britain and the Caribbean,
3 and we can boast about three million people have been
4 served across the world as well as now we're
5 approaching 80,000 in Philadelphia.

6 That which is partially germane to
7 testimony today is when the original Convention Center
8 was being built, there was very little discussion
9 about jobs for people who lived in Philadelphia. And
10 I arrogantly raise my hand and say, but what about the
11 folk who live here and thanks to the vision and
12 insightfulness of then City Council people, John
13 Street and Lucien Blackwell? They created an
14 education and training fund supported by the hotel
15 sales tax. This was intended to provide ten-year
16 blocks of funding for OIC to train adults, for the
17 academy's program run by the mayor's wife, Felicia
18 Nutter, as well as Mercy Vocation within the
19 archdiocese.

20 That education and training fund over
21 the years, and we're now in our 22nd year, has allowed
22 us to serve to provide jobs to 150 people a year.
23 More importantly, we're doing 78 percent on placement,
24 as well as 82 percent retention. A real success of a
25 training program is that people stay in the jobs. And

1 we're really proud of the 82 percent in that regard.
2 Training people for entry level jobs in hotels and
3 restaurants and now in the city. We have OIC
4 graduates, in fact, every single hotel, probably many
5 of the restaurants within the region.

6 During the first license process, and
7 some of you may remember that very well, it was a very
8 arduous process in that regard. And what we want to
9 be able to do is, and we did, we met with the
10 perspective --- there were five licenses. Everybody
11 met with us and wanted to see what we were offering,
12 because we created a simulated hotel environment in
13 that regard up on North Broad Street. In fact, we're
14 able to come and observe the energy between staff and
15 the students. And then as it turned out, we now have
16 many graduates now in SugarHouse Casino. So, we're
17 optimistic that that same process will continue. In
18 fact, we've already had some initial discussions with
19 the representatives from the Wynn property and I've
20 just met the gentleman from PHL Philadelphia, as well.
21 What we're offering is the fact that we can provide
22 trained people to work in the casinos. And if you
23 really look at the situation in Philadelphia, while we
24 understand and respect, perhaps, the reactions of the
25 community folk in terms of whether it's gambling or

1 drug addiction or whatever those issues are, we live
2 in the city that near that 10.2 unemployment --- I
3 just left my position as Chairman of the Jobs
4 Commission, it's not 10.2 percent unemployment in the
5 city. It's probably closer to double that. Casinos
6 revive jobs. So, we really endorse the notion of
7 their being a second casino in Philadelphia solely for
8 the purposes, solely for the purposes of creating jobs
9 in that regard.

10 The mission of my organization is we
11 help people help themselves. We believe that the best
12 social services program in the world is a job.
13 Casinos represent that opportunity to do that. We
14 represent the resources for highly trained and
15 motivated employees to work in those casinos. So, we
16 ask those who are here and representing the respective
17 licensee, talk to me. Come have lunch with us. We
18 have a culinary arts program. Great food. I also got
19 a commitment from some tomatoes, and you can guess who
20 that may be, I'm so anxious to be able to do that.
21 So, we argue, so we're not --- again, we're not
22 necessarily supporting one or the other. What we're
23 supporting is the prospects of people in Philadelphia
24 being employed. Today's economy that is critical.
25 Let's deal with the criticality of putting people back

1 to work. Thank you.

2 PRESIDING OFFICER:

3 Thomas El?

4 MR. EL:

5 Good morning. You caught me by
6 surprise, I was told I had to preregister. But
7 anyway, thank you for the opportunity to speak. I'm
8 the --- once again, Thomas El, the Executive Director
9 of the Moorish American Civic Association. And I live
10 in the Brewerytown Section. Of course, there's not a
11 casino proposed for that area. But I would just ask
12 the Board to consider --- I guess I could piggyback on
13 the representative from OIC. It's about creating
14 opportunities for people to help improve their
15 neighborhoods.

16 As far as the PHL project, I think that
17 the location away from congested, already congested,
18 urban areas would be best served by a proposed casino
19 probably at the Front and Pattison Street location.
20 Yeah, SugarHouse has proven to be problematic up to
21 this point and another casino, I think located close
22 to the urban areas would only proliferate and give
23 rise to the continuing problems that are seen with
24 SugarHouse. People are now being robbed as they leave
25 the casinos at Sugar House. So, if you put another

1 casino close to urban areas, that situation could
2 proliferate again. So, you know, I support the
3 endorsement of PHL down at Front and Pattison. Thank
4 you.

5 PRESIDING OFFICER:

6 Thomas Bond?

7 MR. BOND:

8 Good morning. I'm Tom Bond. I'm here
9 in support of Bart Blatstein's project. I'm with NAI,
10 a national full-service real estate firm. And I've
11 personally known Bart for over 25 years on a personal
12 level and a business level. He's quite the visionary.
13 We have seen what he's done at Northern Liberties with
14 the spectacular project that's really spurring
15 development for other developers, increased home
16 values. And we've had great success in the market
17 with him with a lot of tenants and with a lot of
18 developers who are now following in his footsteps to
19 continue to develop Northern Liberties and create
20 something that is a great market for the city.

21 And The Provence project, I think is a
22 great location. I think his vision is a gateway deal
23 that will build incredible opportunity in that part of
24 the market. And I think it makes a lot of sense and
25 there's a lot of logic to it. So, we want to --- just

1 wanted to speak on his behalf. Thank you very much.

2 PRESIDING OFFICER:

3 Jack Byers?

4 MR. BYERS:

5 Good morning, Board. Thank you for
6 taking the time to let us speak. Jack Byers with NAI.
7 I work with Tom Bond. Just to kind of follow up on
8 what he said. We've done a lot of our work with Bart
9 in the past five, six years throughout the Northern
10 Liberties area of the city. You know, he really has a
11 vision and has transformed many neighborhoods in the
12 city. Has really changed the city. And has been, you
13 know, recognized not only locally but also on a
14 national level. Bart is a true visionary. He has the
15 capability of getting things like this done and he
16 knows what's best for the city. And that's what he
17 really does.

18 We've done a lot of deals with him and
19 its not always coming down to numbers. It's what's
20 best for the city and what's best in the long run.
21 So, I just want to take time to support his project in
22 this. Thank you.

23 PRESIDING OFFICER:

24 Geoff Gross?

25 MR. GROSS:

1 Good morning, Board. Thanks for taking
2 the time to meet me. I'm here to support Bart
3 Blatstein. I can tell you that I've known Bart
4 personally and professionally for the last eight or
5 nine years. I own a home in Center City. I operate
6 and manage a business in Center City. My business is
7 Medical Guardian. We provide medical alert systems to
8 seniors nationwide. I have about 40 employees. So,
9 I'm a big proponent of good things happening in the
10 city.

11 And from what I've seen of Bart's
12 project, what he's explained to me and what I've read,
13 I'm in support of the types of things that he wants to
14 do at Provence. I think it would be great for the
15 city to have the type of diversity that he's planning
16 in his project both from the high-end shops to the
17 restaurants, the nightlife and of course, the
18 casino/hotel. I support that. I've seen all the
19 projects, I think it's a visionary type of idea. It
20 falls in line with the types of things he's done that,
21 of course, you're aware about at this point.

22 I can speak to Bart's character. Most
23 recently, this year I am planning a large fundraising
24 event for multiple sclerosis. I'm chair of a
25 committee of about 50 people. We conceptualized the

1 idea last summer for a 2,000, 3,000 person event, a
2 young professionals event, to bring awareness and, of
3 course, money to MS and hit a segment of 22 to 39 year
4 olds. The idea stemmed into a large committee and we
5 came up with an idea to have an outdoor event in the
6 spring themed around The Preakness, which is a horse
7 race in May. When we put together a venue list, the
8 first venue on our list of about six picks was The
9 Piazza in Northern Liberties. I went to Bart and Bart
10 was accepting of the idea right away. He rolled out
11 the red carpet for us. He was very supportive of our
12 idea to raise money for MS and he sort of held our
13 hand the last six or eight months through the event.
14 And we're hoping to get it off the ground next month.
15 So, great character, great within the community and
16 personally I'm very fond of him. So, I just wanted to
17 tell you guys all that. Thank you.

18 PRESIDING OFFICER:

19 And I know I will mispronounce this
20 name, I'm sorry, Lear Hoxha (phonetic).

21 MR. HOXHA:

22 Hoxha.

23 PRESIDING OFFICER:

24 Hoxha?

25 MR. HOXHA:

1 Hoxha. Good morning, everyone. My name
2 is Lear Hoxha. I've been in the jewelry business for
3 a little over 20 years. Been in the neighborhood. I
4 was born and raised in Philadelphia as well. I think
5 bringing a casino into the city can just drum up new
6 people coming in with the rest of the tourism. I
7 mean, besides the business --- I don't know having
8 this company from anything. But business wise, I
9 think it could definitely increase the type of jewelry
10 carried around here in Philadelphia. We're not
11 Beverly Hills obviously, but maybe it will bring in
12 some new people that will buy those kinds of things.
13 I don't know if you guys have any questions.

14 PRESIDING OFFICER:

15 We are just here to listen to your
16 comments today.

17 MR. HOXHA:

18 All right. I just think revenue for the
19 city would just help in so many different ways with a
20 lot of things that have happened to us. I mean, let
21 alone with the real estate industry and whatnot. Just
22 bring people in. That's all we say, bring people in.
23 I mean, if it's a positive thing for us and we can
24 all make money and we can all benefit from it. So,
25 thank you.

1 PRESIDING OFFICER:

2 Thank you. George Voegele? That is the
3 end of the list I've been provided. If there's anyone
4 here in the room that believes they were registered to
5 speak and I have not called your name, please raise
6 your hand. We are going to take a lunch break, about
7 an hour. We'll come back here at 12:30 and reconvene.
8 If anyone who has registered who has not shown up at
9 this point appears, we'll hear them at that time. And
10 then we will wrap up. We'll reconvene at 12:30.
11 Thank you.

12 LUNCH BREAK TAKEN

13 PRESIDING OFFICER:

14 If you could find a seat, we'll get
15 started with the afternoon session, which looks to be
16 relatively short. Our first speaker, George Voegele?

17 MR. VOEGELE:

18 Good afternoon. And thank you for this
19 opportunity to talk to you. My name is George
20 Voegele. I own Voegele Mechanical, Incorporated, a
21 Philadelphia contractor. I was raised in
22 Philadelphia. My wife was raised in Philadelphia. We
23 still live in Philadelphia. And as my children, they
24 were raised in Philadelphia and they live and work in
25 Philadelphia. It's very convoluted. At any rate, I'm

1 a construction guy. I want to speak for Bart
2 Blatstein. The man has a vision. He puts his heart
3 into it. He gets into it. He gets it done right.
4 We're left with a damn good product. Okay. I talk
5 quick. I won't be long.

6 And all I can say is if you give it to
7 him, and you should give it to him, you're going to be
8 happy with the end product. The location is
9 tremendous. We just finished the Tower building next
10 to the State Office, the former State Office Building,
11 into apartments. They're beautiful. The man has it
12 together. Thank you very much.

13 PRESIDING OFFICER:

14 Edward Flanagan?

15 MR. VOEGELE:

16 I'm a registered casino contractor.

17 PRESIDING OFFICER:

18 Edward Flanagan?

19 MR. FLANAGAN:

20 Good afternoon. Thanks for the
21 opportunity to talk to you today. My name is Ed
22 Flanagan. I'm a CPA. And I'm here to talk about the
23 Procacci's opportunity at Casino Revolution. The
24 Procaccis are currently a client of mine. We help
25 them with reducing cost expenses. And I know from

1 dealing with them over the last three years that
2 they're a very reputable family. They're tough but
3 fair negotiators. They have a very strong management
4 team. And they're very easy to work with. And they
5 also have many years of giving back to the community.

6 And they are a Philadelphia-owned company that have
7 provided jobs for Philadelphia employees, especially
8 in South Philly.

9 The next thing I would like to talk
10 about is their location. I think out of all six of
11 the bidders, their location is by far the best, in
12 that it has great access to I-95 and the Schuylkill
13 Expressway. The other things I like to go to sporting
14 events down at the stadiums and it would be very nice
15 to be able to participate before and after the
16 sporting events at the casino. There's a couple other
17 bidders with locations down there. The Casino
18 Revolution is by far the best because it's close but
19 it's not too close where it would cause congestion.
20 The other thing about the location is it's not near a
21 current neighborhood. I believe it's about a mile
22 away and in between there's a buffer of retail shops.

23 So, I mean, all the bidders are going to
24 be creating jobs for the city and providing taxes for
25 both the city and the state, but I think that the

1 Procacci Casino Revolution is by far the best
2 opportunity. I appreciate your time today.

3 PRESIDING OFFICER:

4 Jill Betters?

5 MS. BETTERS:

6 Good afternoon. My name is Jill
7 Betters. I'm a Fishtown resident, former Fishtown
8 Neighborhood Association President. I'm an active
9 member of the Zoning Committee. Last year I gave over
10 a thousand hours of civic service and engagement for
11 no pay alone. I have spent my entire career in
12 building materials, where I've worked with some of the
13 best architects and planners in the northeast.

14 In 2008, the New Kensington Community
15 Development Corporation completed the New Kensington
16 Riverfront Plan. During this process, people were
17 asked what they wanted on the waterfront. The
18 following are a few examples from the list. More
19 public spaces and venues for different types of
20 programming, expand Penn Treaty Park, an educational
21 and interpretational component related to ecology or
22 history, moderate costs low scale housing, no more big
23 box, no highrises, no more traffic, a skate park, a
24 water park, access for canoes or kayaks, ball fields,
25 playgrounds, tot lots and community garden space. The

1 final summary was an inviting, active open space
2 overlooking the water. At no point during any of
3 these proceedings did anyone mention large scale
4 retail, hotels or a casino.

5 After years of exhaustive work by public
6 interest groups and citizens, the plan for the central
7 Delaware was recently completed. An excerpt from one
8 of the thousands of citizens that participated in the
9 process. I am concerned that there isn't enough open
10 space. The majority of the space seems to be
11 dedicated to buildings. In the city, we've got plenty
12 of buildings, and it would be nice if the water was an
13 escape. After Philadelphia city planners cooperated
14 with thousands of citizens over several years, once
15 again, no one suggested a casino on the water.

16 If the Gaming Control Board is
17 interested in large scale local economic impact, which
18 I understand you to be, the Wynn site and its proposal
19 are the lowest payoff possible. The renaissance in
20 river awards has already happened organically in our
21 commercial corridors. I should know, I live there.
22 At a meeting on Monday evening, the Wynn group said
23 publically that they have no idea how to get their
24 patrons for the casino into the neighborhood to
25 patronize local business. It's just not something

1 they're well-versed in. I-95 places a physical
2 barrier between the people and the waterfront, further
3 encouraging Wynn patrons to never leave the property.
4 If the Board is looking for an economic ripple effect,
5 the sites on Market East or North Broad provide nearly
6 endless potential, unlike the potential around the
7 Wynn site.

8 Finally, the Wynn proposal, while
9 gorgeous has offered a one-size-fits-all approach.
10 It's strikingly similar to the same proposal that went
11 to other northeast cities. The Wynn site, which is
12 1,800 feet from my front door, is being used as Wynn's
13 test site for the urban experience. There are other
14 candidates far more familiar with the fabric of
15 Philadelphia that will strive to bring an authentic
16 unique experience to our city, not a casino island cut
17 off from the city grid and its people.

18 If the Gaming Board wants a homerun with
19 long lasting economic impact, revitalization and a
20 proposal that doesn't fly in the face of large scale
21 civic planning, the Wynn site is not the best choice.
22 Thank you.

23 PRESIDING OFFICER:

24 That's the end of the list I've been
25 provided for speakers. Is there anyone in the room

1 who believes they registered to speak and I haven't
2 called your name? If so, raise your hands. Seeing no
3 one, I will read the list of names of people who
4 registered online but have not signed in today. If I
5 call your name and you are here, please let me know.
6 Charles Keller? Greg Galster? J. Andrew Greenblatt?
7 Jeffrey Keel? Jethro Heiko? John McNesby? Joseph
8 Wolf? Lance Silver? Mark Spadaccino? Patrick Smith?
9 Pete Matthews? Philip Balderston? Richard Spitzborg?
10 And Timothy Cotton? I understand there's someone
11 who's in the building and on his way here, so we'll
12 wait for him as well.

13 SHORT BREAK TAKEN

14 PRESIDING OFFICER:

15 I'll let you catch your breath and tell
16 us who you are.

17 MR. THOMSON:

18 Good afternoon. My name is Andrew
19 Thomson. I'm coming from court. I appreciate your
20 waiting for me. I am here today to speak on behalf of
21 the Wynn Corporation locating Philadelphia,
22 Pennsylvania's east coast first major resort casino in
23 my neighborhood. Folks, you are on this Gaming Board
24 to right an incredible wrong that previous iterations
25 of this Gaming Board put forth on Philadelphia and the

1 Commonwealth.

2 Back then, 2006/'07, you were supposed
3 to award two licenses to Philadelphia. Rightly so,
4 you gave the license to the SugarHouse Corporation.
5 Unfortunately, the Gaming Board also gave a license to
6 the site at Foxwoods. Not only did it condemn that
7 site to no development, it hampered the development of
8 SugarHouse. SugarHouse would be twice the size as it
9 is now if it wasn't yoked to that previous decision.
10 It caused the delay in building it that stretched it
11 into a time when the credit markets were unable to
12 allow it to build the way it is. It hampered
13 waterfront development in this city for the last six
14 years.

15 Now, we have an individual who invented
16 the casino resort, who wants to come to our town. He
17 invented it. No one else who's applying for a license
18 invented the casino resort. The fact that we're
19 actually debating this is silliness. He plans to
20 spend a billion dollars in this Commonwealth. A
21 billion. The largest private investment in the
22 history of the Commonwealth. We are debating this.
23 It befuddles my mind as to why. I know there's a
24 process. And that process was apparently followed
25 last time. I hope it's followed this time in a better

1 fashion. Because had not the previous iteration chose
2 what, by all accounts, was the worst site to put a
3 casino, we would have a better casino in Philadelphia
4 now. Not that SugarHouse hasn't been anything but a
5 tremendous success for our community, which it
6 certainly has, but it would be even better.

7 That casino employs hundreds of my
8 neighbors. Wynn casino will employ hundreds and if
9 not thousands of my neighbors. He plans to develop 70
10 acres, 60 to 70 acres, of waterfront that has sat firm
11 for the 36 and a half years of my life. It is
12 currently an ATV, off-road dirt track. It has been
13 that way for 20 years. He proposes to transform a
14 development on the waterfront that will change
15 Philadelphia and this Commonwealth and direct untold
16 tax and employment resources to the residents of this
17 city who desperately need them immediately. He has
18 the funds to do it, unlike what I understand from some
19 of the other people who are applying today. He could
20 build it tomorrow if he had to and not have to go to a
21 single bank.

22 Again, why are we debating this? Let
23 this man build in our Commonwealth. Let him employ
24 thousands of our residents. Let the guys work on the
25 building. Build the project that is almost twice as

1 big as everything else. So, twice as more many jobs
2 from the construction angle.

3 Why are we debating this? I know that's
4 your job to do so. I pray that you follow a different
5 course of action than the Gaming Board did last time,
6 because whatever debate they did behind closed doors
7 hurt gaming, hurt state and city revenue, hurt
8 employment, hurt neighborhood development, hurt
9 waterfront development, hurt economic development in
10 this city that we are still suffering from. So, if we
11 take today's presentations and everything you heard
12 earlier from Mr. Wynn, when he stood not too far from
13 here, I think across the street on Arch Street, and
14 showed that he is committed to spending a billion
15 dollars here, I think we ought to let him.

16 I think we ought to let him do it rather
17 than some amateurs or people who may have done great
18 developments. Mr. Blatstein has transformed my area.
19 The Piazza, possibly the greatest addition to this
20 city in 25 years. It is not a casino resort. He's
21 not ready for that, at least in my opinion. I think
22 he's done a lot of great things. What I'm asking you
23 to do is recognize greatness, recognize opportunity.
24 And from the people at Fishtown --- I stood in a
25 meeting the other day, 250 people showed up. Three to

1 one we voted to have this man come here. We are the
2 example of the first successful integration of a
3 casino into urban neighborhood on the east coast maybe
4 in the United States. We are asking for Wynn. The
5 city needs Wynn. The Commonwealth needs Wynn. Do not
6 --- history will judge you now. Do not make the same
7 mistake as your predecessors. Give us Wynn. Thank
8 you.

9 PRESIDING OFFICER:

10 I believe that was our last speaker for
11 the day. I want to thank you all for coming and for
12 your cooperation. The public input hearing will
13 continue on Wednesday, May the 8th at 9:00 a.m. at the
14 Lincoln Financial Field, the West Club Level, at 1020
15 Pattison Street in Philadelphia. All testimony and
16 evidence gathered during each day's public input will
17 become part of the record for the Board's
18 consideration when deciding which applicant will be
19 awarded the final Category 2 Slot Machine License in
20 the City of Philadelphia. Again, thank you. And the
21 hearing is now adjourned for today.

22 * * * * *

23 HEARING CONTINUED AT 12:51 P.M.

24 * * * * *

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CERTIFICATE

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I hereby certify that the foregoing proceedings,
hearing held before Presiding Officer Lloyd was
reported by me on 4/12/2013 and that I Nicole
Montagano read this transcript and that I attest that
this transcript is a true and accurate record of the
proceeding.

Nicole Montagano