

COMMONWEALTH OF PENNSYLVANIA

GAMING CONTROL BOARD

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IN RE: CATEGORY 4 LICENSE FOR MT. AIRY CASINO #1

* * * * *

PUBLIC INPUT HEARING

* * * * *

BEFORE: Linda S. Lloyd, Presiding Officer
Merritt C. Reitzel, Commissioner
Kathy M. Manderino, Commissioner
Dante Santori, Jr., Commissioner
Sean Logan, Commissioner

HEARING: Tuesday, December 4, 2018
1:12 p.m.

LOCATION: Big Beaver Borough Volunteer Fire Company
621 Friendship Road
Darlington, PA 16115

ORIGINAL

Reporter: Diana L. Inquartano

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ALSO PRESENT:

Michael Sklar, Esquire, Mt. Airy

Michael Magda, Mt. Airy

David Osborne, Mt. Airy

Robert Carino, Mt. Airy

Patrick Burke, Mt. Airy

Vincent Jordan, Mt. Airy

Senator Elder Vogel

Representative Jim Marshall

Daniel C. Camp, III

Jason Landsbach

Donna M. Nugent

Larry Nelson

John S. Goberish

Alan DeSanzo

Jesse Burnette

Jarett W. Svihra

Dr. Donald Sheffield

Martin Morris

Ronald D. Montgomery

Thomas Reed

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P R O C E E D I N G S

PRESIDING OFFICER: Good afternoon,
everyone. My name is Linda Lloyd, and I'm the
Presiding Officer assigned to conduct the public input
hearing, addressing the Category 4 casino proposed by
Mt. Airy Casino #1, LLC, being located in Big Beaver
Borough.

Before we begin, if you could turn off
or to vibrate your cell phones and other electronic
devices. I'd like to remind everyone that this
proceeding is being recorded by our court reporter off
to my right, as well as being recorded on video, and
crossing our fingers, hopefully simultaneously
streaming to our website.

It will also be posted to our website,
so if you care to watch it again, and again, and again
you can.

As the Presiding Officer, I call this
hearing to order. The date is Tuesday, December the
4th, 2018. The time is 1:12, and the location is the
Big Beaver Borough Fire Station, located at 621
Friendship Road in Darlington, Pennsylvania.

The Pennsylvania Race Horse
Development and Gaming Act, as amended at Section

1 1305.1 created a new category of slot machine
2 licenses, referred to as Category 4.

3 On February 8th, 2018, Mt. Airy #1,
4 LLC was the third Category 4 license auction winner,
5 with the highest bid of \$21,188,889, giving it the
6 opportunity to propose and build a facility within a
7 50-mile radius of the longitude and latitude
8 coordinates provided within the bid. Big Beaver
9 Borough falls within this proposed radius.

10 This public input hearing is being
11 held by the Board pursuant to the mandate found in
12 Section 1205(b)(1) of the Gaming Act that requires at
13 least one public input hearing be held in the
14 municipality where the licensed facility is proposed
15 to be located prior to the Board's consideration of
16 the slot machine license application.

17 The purpose of the hearing is to
18 provide the applicant the opportunity to present its
19 plan for a Category 4 casino to the Board and to the
20 public, and to provide the public with the opportunity
21 to express their thoughts and share their concerns
22 about the proposed project with the Board.

23 This public hearing was advertised on
24 the Board's website, announced by the Board at public
25 Board meetings and advertised in local newspapers.

1 Board Members present here for this
2 hearing today are to my far right, Commissioner Sean
3 Logan, Commissioner Dante Santoni. And to my left, to
4 the far left, Commissioner Merritt Reitzel, and to my
5 immediate left Commissioner Kathy Manderino.

6 The order of speakers today is as
7 follows. And I'm not sure if I'm projecting. Can you
8 hear me? Now, all of a sudden I couldn't hear myself.

9 Mt. Airy will have about 45 minutes to
10 make its presentation of its proposed project, and we
11 will hear from those who have registered to speak
12 today. Elected officials will have 15 minutes to
13 speak, community representatives 10 and individuals
14 approximately 3. And all registered public speakers
15 will be sworn in as a group before the start of the
16 public comment portion.

17 This is an official administrative
18 hearing, so please treat this as if you were attending
19 a court proceeding. All witnesses, please speak
20 loudly and clearly into the microphone so that the
21 court reporter and others can hear what you have to
22 say. And when you speak for the first part, if you
23 could state and spell your name for the court
24 reporter?

25 So let's begin by having all the

1 witnesses from Mt. Airy who will testify during
2 today's hearing, please stand and raise your right
3 hand to be sworn by the court reporter.

4 ---

5 WITNESSES SWORN EN MASSE

6 ---

7 ATTORNEY SKLAR: Good afternoon,
8 Director Lloyd and Commissioners.

9 First, we'd like to thank Big Beaver
10 Borough for hosting this here today. We're very
11 excited to introduce the Mt. Airy Category 4 project
12 to the local community.

13 Mt. Airy and its consultants have been
14 working with representatives from Big Beaver and will
15 continue to do so as we move through the design and
16 development process.

17 We want to make sure that this
18 development is done right and it will be something
19 that everyone is proud of.

20 I'd like to begin with some
21 introductions. To my far left is Matthew Magda, who's
22 the Senior Vice President of Operations at Mt. Airy.
23 Next to him is David Osborne, who's Vice President
24 with Labella Associates, a Pennsylvania-based
25 engineering firm.

1 To my immediate left is Robert Carino,
2 an architect who is nationally recognized with the
3 Friedmutter Group. To my immediate right is Patrick
4 Burke, who's the vice president of finances, Mt. Airy,
5 and on the end is Vincent Jordan who is the Vice
6 President of marketing.

7 Also here today are Lisa DeNaples,
8 who's the owner and managing trustee of Mt. Airy, and
9 next to Lisa is Todd Greenberg, who is the Chief
10 Operating Officer and General Manager.

11 The Board, obviously, is very familiar
12 with the Mt. Airy Poconos property in operation, but
13 we thought it would be helpful to start off with a
14 brief overview of the Poconos property and operation.
15 For the local community, it may not be as familiar.

16 And with that, I'll turn it over to
17 Matthew.

18 MR. MAGDA: Thank you, Michael.

19 My name is Matthew Magda. I'm the
20 Senior Vice President of operations at Mt. Airy in the
21 Poconos, and I was asked to come in and give a brief
22 overview on what it is that we do and who it is we are
23 at Mt. Airy now.

24 Initially, Mt. Airy was known as Mt.
25 Airy Lodge, and it went back to the 1800s, and they

1 had a very historic and somewhat infamous time in the
2 '50s, '60s and even into the '70s as Mt. Airy Lodge.
3 However, in October of 2007, we opened our doors and
4 what we know now is what it is that we are.

5 One of the first things that we wanted
6 to do in developing the property is to increase our
7 level of customer service, and so in 2009 we applied
8 for the coveted Four Diamond award issued by AAA.
9 They come out and inspect randomly properties. And in
10 2010, we received the first of our nine consecutive
11 Four Diamond awards.

12 As you can see on the screen, this
13 past year, approximately 31,000 properties were
14 inspected to receive Four Diamonds or higher and 2.9
15 percent of those properties actually achieved that
16 goal.

17 With that, when we opened our doors in
18 2007, we were very progressive in developing the
19 property, and the first item we undertook was the golf
20 course.

21 We inherited an existing golf course,
22 which replicated 18 of the most famous holes
23 throughout the United States. And those dimensions
24 were fit into our golf course. However, in the best
25 interest of our customers and what it is that we

1 wanted to do to be Four Diamond, we did develop a \$1
2 million golf clubhouse, and we did put a brand new
3 irrigation system into the property.

4 When we originally opened in 2007, we
5 did have a coffee shop and we had fine dining, but we
6 do listen to what our customers have to say, and it
7 was thought out, and so Bistecca by Il Mulino and Guy
8 Fieri's were welcomed to the team, in addition to
9 changing one of our venues to be the Lucky 8 Noodle
10 Bar, as well as sushi, in addition to our existing
11 buffet, which is very well liked by our customers.
12 And it's one of the amenities that we are very proud
13 of throughout our facility.

14 In 2014, there was a \$6 million
15 investment into a 51,000 square foot, probably Five
16 Diamond, facility. It was absolutely one of the most
17 beautiful pools you'll see ever. When this was
18 thought out, the outdoor pool and the fire pits, and
19 the furniture with the cabanas outside were all taken
20 into consideration.

21 However, given the climate of the
22 Poconos, 11,000 square feet was allocated for daybeds.
23 And what you see on that top picture, that's the
24 indoor pool at Mt. Airy where customers enjoy it,
25 corporate clients enjoy it. But more importantly, it

1 was absolutely beautiful and it's one of the amenities
2 that we're also very proud of.

3 So here we are now. Right? So Mt.
4 Airy, as it exists today, makes up 188 rooms. And to
5 accommodate our customers, our corporate, and based
6 off what you can see, our occupancy, of which is
7 covering around 94 and a half percent, 96 rooms were
8 justified to expand. And the good people at TN Ward
9 are currently building that facility. And the
10 gentleman that's here today with Friedmutter assisted
11 with designing that as part of the expansion.

12 The hotels were just one of the pieces
13 to that puzzle. There's also 16 - a little bit over
14 16,000 square feet of event space that is - definitely
15 we need and will keep us competitive with our
16 neighbors who have that space that they use for their
17 clients.

18 In this slide - this is just very
19 brief, but this is what the vision will look like if
20 you come down off of Woodland Road into our beautiful
21 property now. And lastly, we'll go over all of the
22 assets and we'll go over all of the enhancements.

23 Our number one asset is this right
24 here. Currently, we have over 1,000 employees at Mt.
25 Airy. And by far and away, it is the number one

1 reason why we all go to work every day.

2 The one thing that we pride ourselves
3 on is, if you look at the slides, those numbers are
4 self-explanatory. We are extremely diverse. We have
5 a lot of culture at Mt. Airy, and the one thing in
6 coming to Big Beaver is we would anticipate doing the
7 same thing here in maintaining our vision of, you
8 know, having a good culture and a very diverse group
9 of people.

10 Our economic impact - as shown on this
11 slide, Mt. Airy has paid over \$1.1 billion in gaming
12 taxes and fees, including \$142 million in local share
13 taxes.

14 With the jobs created and the people
15 that work at Mt. Airy, we've invested \$470 million in
16 salaries, wages and benefits, which helped that
17 Paradise Township area, as well as the greater
18 Pennsylvania area that we reside in. And on the
19 bottom, you see around \$23 million in local/state
20 vendor spending.

21 The one issue that a lot of the folks
22 have in the Commonwealth of Pennsylvania is, you know,
23 we do have a very regulated environment, which we are
24 absolutely glad to participate in.

25 We do have a zero tolerance for

1 underage and problem gaming at Mt. Airy. The one
2 thing that we do is we're very proactive in getting
3 our team members trained. We get them the signage.
4 And in particular, the security department is very
5 vigilant in providing their escorts using the
6 licensure standards so that we don't allow the
7 underage customers to get onto the gaming floor.

8 With that being said, coming to Big
9 Beaver County, we would anticipate that the zero
10 tolerance would remain the same coming here.

11 That is who we are in a nutshell.
12 That is what we do.

13 To elaborate a little bit more on this
14 Pittsburgh project, I want to introduce you to Mr.
15 David Osborne, who can speak to that. Thank you.

16 MR. OSBORNE: Thank you, Matthew.

17 Good afternoon, Commissioners,
18 municipal officials, local residents attending today's
19 hearing.

20 My name is David Osborne, and my firm,
21 Labella Associates, is working on the civil
22 engineering aspects of Mt. Airy's proposed casino at
23 this site in Big Beaver Borough.

24 Labella is a full-service firm with
25 over 700 employees. And our office has worked with

1 Mt. Airy on their current site since 2007 in Paradise
2 Township that Matthew just described including all of
3 the site development to date.

4 So let me go over some of the proposed
5 site details associated with Mt. Airy's Big Beaver
6 Borough site.

7 The site location - casino to be
8 constructed on a hundred acre parcel just off of
9 Shenango Road in Big Beaver Borough, which is right
10 about here.

11 At the present time, they'll be
12 utilizing approximately 25 acres of the site. And the
13 site is located in a C-3, limited access highway area,
14 commercial development district, within the borough.

15 And the site has been previously
16 somewhat prepared. It's been graded, stormwater
17 facilities put in place for future development under
18 an existing NPDES permit by the previous owners.

19 MR. LOGAN: Can I interrupt you for a
20 second?

21 You're calling it Mt. Airy Pittsburgh?

22 MR. OSBORNE: Yes.

23 I'd like to talk just a little bit
24 about the parking plan. The development includes
25 approximately, 1,200 parking spaces - there we go,

1 1,200 spaces for cars, in addition to 62 spaces for
2 buses and RVs. As shown on this proposed site plan,
3 there will be employee parking in this lot here. Bus
4 and RV spots are here, self-park areas in these three
5 lots, and then this small lot here is going to be for
6 valet parking in that area.

7 We laid out the parking, the valet
8 parking, to be customer friendly, allowing easy access
9 to the main entrance of the casino. I'll note that
10 all - all our facilities are being designed as ADA
11 accessible.

12 The number of spaces that we've laid
13 out so far on the site has been determined by
14 utilizing a combination of Atlantic City, Las Vegas
15 requirements, and the history that we have at Mt.
16 Airy's site in Paradise Township, in Monroe County.

17 MS. MANDERINO: Can I ask a quick
18 question back on that slide?

19 MR. OSBORNE: Sure.

20 MS. MANDERINO: The footprint of the -
21 oh, I'm sorry. The footprint of the buildings and the
22 parking lot that you're showing us, is that the same
23 as the footprint of the parcel of land that you've
24 purchased, or is the land bigger?

25 MR. OSBORNE: The land is bigger.

1 MS. MANDERINO: Okay.

2 MR. OSBORNE: This will kind of give
3 you the footprint of the land. There's a little
4 finger that goes out to Fairlane Road right here, and
5 also a little finger of land that goes out to Fairlane
6 Road here.

7 MS. MANDERINO: Okay. Thank you.

8 MR. OSBORNE: Actually, the parcel of
9 land is through this wooded area. This is a Google
10 Earth slide, so all of the grading that's taking place
11 on site doesn't show up.

12 If you happen to look at Google Earth,
13 it doesn't show up yet, but it has all been graded.

14 The main entrance to the site will be
15 located at the intersection of 376, ramps Shenango
16 Road, provides excellent access to the site for the
17 surrounding areas without impacting the local minor
18 roadways. It'll be exiting off of 26 from 376, and
19 Exit 10 off of I-76.

20 What adds to the -.

21 MR. LOGAN: Can I interrupt you? Can
22 you go back a slide?

23 The building in front of it, -.

24 MR. OSBORNE: This building here?

25 MR. LOGAN: Yeah. What is that?

1 MR. OSBORNE: It's a distribution
2 warehouse center.

3 MR. LOGAN: Okay.

4 To the north of it, what's the ---?

5 MR. OSBORNE: This area here?

6 MR. LOGAN: Yeah, what is that?

7 MR. OSBORNE: Lindy Paving. It's a
8 site contracting ---.

9 MR. LOGAN: Okay.

10 MR. OSBORNE: So we'll use this slide.

11 The entrance to the site that
12 currently exists, there's a road that comes in off of
13 Shenango Road right here, so there will not be a new
14 access point from Shenango Road. It's an existing
15 access point that's there, so there will be nothing
16 new introduced to the traveling public.

17 In addition, it's proposed to widen
18 this access drive out. Right now, the access drive
19 just comes in here. The proposed access road will
20 widen out to come into the site, and this will be the
21 main point to access the site.

22 In addition to the main entrance, it's
23 also proposed that a service entrance will be
24 constructed out to Fairlane Road, a two-lane service
25 entrance out to Fairlane Road here.

1 We've used a traffic sub-consultant,
2 traffic planning and design, a highly qualified
3 traffic firm, and they completed a preliminary
4 transportation impact study to determine the impacts
5 to the local roadway system.

6 As shown on this slide, the following
7 intersections were studied; Shenango Road and Fairlane
8 Road, Shenango Road and the proposed drive, Shenango
9 Road and I-76 - I-376 ramp, which is right here.

10 The study analyzed peek weekday,
11 Saturday peek traffic. Since there's typically no
12 available data for casino trip generation basically in
13 Pennsylvania in the institute engineering manual,
14 traffic planning and design completed a current
15 traffic count at Mt. Airy's existing facility, and
16 applied those trip generations to the site to analyze
17 existing roadways, assuming a full build out of the
18 casino.

19 The traffic study included reviewing
20 average daily traffic of all the roadways, Fairlane
21 Boulevard, Shenango Road, I-76, I-376, and also
22 existing crash data history on the same facilities.

23 I'd like to note that the - there was
24 only one crash that was reported at the intersection
25 of Shenango Road and the I-76, 376 ramps for the years

1 from 2013 to 2017.

2 Traffic planning designed for trip
3 generations on existing conditions of - and the
4 proposed facilities, including trip distributions to
5 and from each access point that we're proposing.

6 As shown on this slide, the level of
7 service remains either at a level of service A or B
8 with the proposed development and the perfected
9 traffic, which basically means that all levels of
10 service within the study area comply with the
11 requirements outlined in PennDOT's Traffic Impact
12 Guidelines.

13 One of the other - a couple of the
14 other things that our office, Labella's, has been
15 working on to date on the projects, we completed a
16 phase one environmental study.

17 The environmental study determined
18 that there were no issues at all with the proposed
19 site, with the phase one that was completed.

20 Other impacts or other ideas - other
21 aspects that we looked at to date - to date, based on
22 the sanitary sewer flow projections from the
23 mechanical folks, there would be no impact to the
24 existing collection and/or treatment facilities.

25 We received confirmation from the City

1 of Beaver Falls Water Pollution Control Plant and the
2 Big Beaver Municipal Authority regarding the same, and
3 we've submitted our planning module exemptions to PA
4 DEP to date.

5 Beaver Falls Municipal Authority has
6 also provided confirmation that there will be no
7 impact to the existing water facilities in the area.
8 We've conducted flow tests to verify adequate flow and
9 pressure for the required sprinkler systems at the
10 facility.

11 They were conducted not only at the
12 existing fire hydrant on the site, but also on
13 Fairlane Boulevard.

14 Our office also has provided a
15 preliminary site plan to the local fire chief and has
16 received input on placement of fire hydrants and site
17 access for emergency vehicles on the site, which will
18 all be incorporated into our final plans.

19 In addition, our office will be
20 coordinating with other utility services, such as
21 electric, gas, internet services, which are all
22 available at the site, or will be for the opening of
23 the facility.

24 Last for us is permitting, zoning,
25 planning. Our office has been developing plans for

1 submissions in Beaver Borough regarding the land
2 development process.

3 MR. LOGAN: Can I interrupt you for a
4 second?

5 MR. OSBORNE: Sure.

6 MR. LOGAN: So you met with the - you
7 talked to the police, fire and EMS? I mean, I know
8 it's not to scale here, but on page 18 of the site
9 plan, they're okay with not being able to get a fire
10 apparatus around the back of it?

11 MR. OSBORNE: These will - we will
12 make provisions. There are provisions to get a fire
13 apparatus all the way around the back.

14 MR. LOGAN: Okay.

15 MR. OSBORNE: Actually, that kind of
16 wipes - washes it out a little bit, but there will be
17 - it won't be paved, but what's proposed, what we did
18 at Mt. Airy, is we used a reinforced turf, so it's
19 grass, but it's reinforced so that the fire - any
20 emergency vehicles will be able to access all the way
21 around the building.

22 So it's recorded under Big Beaver
23 Borough's cell, though, their subdivision and land
24 development ordinance for this zoning district, we
25 will be submitting plans, and documentation to the

1 Borough for a conditional use approval, as this is our
2 first step in the process.

3 Conditional use is required under this
4 - within this zoning district.

5 Upon conditional use approval, we will
6 then submit plans calculations for final land
7 development, which will address site layout, parking
8 requirements, traffic flow, stormwater utility
9 connections, access points and all other outside
10 agency permits and approvals that will be required for
11 the project.

12 Other than the borough approvals,
13 we'll also be acquiring highway occupancy permits from
14 PennDOT for the access drives. The Shenango Road and
15 Fairlane Boulevard are both PennDOT roadways.

16 There is an existing NPDES permit, so
17 we'll be applying for and obtaining a minor permit
18 modded to the existing NPDES permit and any other
19 approvals from DEP.

20 With that, I would like to turn over
21 our presentation to Bob Carino from the Friedmutter
22 Group to talk to you about the architectural features
23 of the proposed facility.

24 MR. CARINO: Thank you, David.

25 Thank you, Commissioners and residents

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MR. CARINO: Rivers to meet to form the Ohio. The design draws from these organic origins. The contemporary forms in the design take their inspiration from Pittsburgh industrial heritage.

The combination of organic and contemporary blend to form an exciting and yet warm approachable design.

The building is a 130,000 square foot facility, single level building with an overall façade height of 58 feet. We have LED building-up lighting and decorative wall sconces that will further enhance the exterior of the building.

And this is a shot from the west, as if you're coming from Shenango Road, as you're approaching.

As Dave touched upon before, the convenience of our guest is provided with a front porte cochere and a west valley entry - or a west entry, I'm sorry, for those who choose to self park. Walking distance from the furthest parking spaces is held to a minimum for guest ease of access to the facility.

Once inside the property, the guests will find a perimeter pathway, which is almost like

1 the lighter purple around the perimeter, and the game
2 floor, which is the purple area providing access to
3 the food and beverage options. In addition, three
4 promenade pathways lead the guests to the center bar,
5 which is this portion right here, aiding in
6 orientation through the facility.

7 Strategically located is the sports
8 book and lounge, the food court here and the buffet.
9 They are easily visible for the guests' dining
10 experience wherever you're at on the casino floor.

11 Also, conveniently located are three
12 sets of restrooms here, here and right here. The
13 convenience and ease of our customers is paramount in
14 enhancing their overall or dining experience.

15 The casino will feature a - or the
16 facility will feature a 35,000 square foot gaming
17 floor with 750 slot machines and 30 table games. The
18 interior design will compliment the exterior design
19 and bring in some of the same design elements to the
20 columns and the ceiling designs, and also at the
21 casino center bar, which you can sort of see here, and
22 I'll -.

23 This is another view of the casino
24 looking from the - one of the gaming pits. This is a
25 view looking into the casino, into the casino center

1 bar. We intentionally kept it open so that, you know,
2 wherever you're at through the casino, you can see
3 through it, but yet you can still see it and see it as
4 a focal point of the casino.

5 This is a view of the inside of the
6 center bar. One of the big design elements that we
7 have is a backlit onyx monolith, if you want to call
8 it, that's our feature design element, which is right
9 here. And then we have decorative lighting around the
10 perimeter.

11 This is a view within our food court,
12 and we tried to make it fun and playful, but also
13 inviting.

14 MS. MANDERINO: Quick question. It
15 looks like the bar is raised a little bit.

16 MR. CARINO: Yes.

17 MS. MANDERINO: Is there one access
18 point that is a ramp?

19 MR. CARINO: Yeah, so for ADA, there
20 is two access points. Yeah, we have two ramps and
21 they're on either side of the bar.

22 And then the bar has ADA seating. The
23 whole property is ADA compliant, and we have an ADA
24 consultant on board just to make sure that we are in
25 compliance around the whole facility.

1 access to major highways and arteries that will allow
2 us to extend our reach well into the Ohio market.

3 Also, we additionally ---.

4 MS. MANDERINO: May I have a quick
5 question?

6 MR. BURKE: Quick question.

7 MS. MANDERINO: You're not showing a
8 star where Rivers is, but is the Ohio casino actually,
9 in mileage, closer to you than Rivers is?

10 MR. BURKE: It's almost equal
11 distance, but I would say yes.

12 MS. MANDERINO: Okay.

13 MR. BURKE: I would say, additionally
14 we believe there's tremendous growth developing here
15 in the northern region of Beaver County. An example
16 of that is the over \$2 billion investment by the Shell
17 Company in the cracker plant, which is located just 15
18 minutes south of our site.

19 Next, I'd like to talk about job
20 creation. It is estimated that there will be,
21 approximately 250 direct construction jobs, including
22 building trades, such as grid work, concrete, steel,
23 masonry, electrical, plumbing, et cetera.

24 Once construction begins, we believe
25 the project will take approximately 16 months to

1 complete. Once the casino is fully operational, we
2 estimate we will employ, approximately 500 full-time
3 employees.

4 We intend to offer these employees a
5 benefits package commensurate of what our Mt. Airy
6 Poconos employees have available today, which includes
7 medical, dental, vision, et cetera.

8 We also offer up a 401K savings plan
9 that currently offers a company match, also paid time
10 off policy.

11 I want to speak a little bit about
12 some of the positions that our team members will hold.
13 Those include positions in the gaming industry such as
14 dealers, security officers, surveillance agents and
15 marketing personnel.

16 Also, there's administrative positions
17 that would be common to any industry, not just
18 exclusive to casino industries such as human
19 resources, finance, information technology. Also,
20 we'll have facilities' team members in the positions
21 of general maintenance, EVS, which is environmental
22 services, those who help clean the property, and our
23 valet staff.

24 Next, I would like to just talk about
25 how we're going to employ and get these employees.

1 MR. LOGAN: Let's go back. Let's go
2 back to construction, real quick.

3 MR. BURKE: Absolutely. Go ahead.

4 MR. LOGAN: Tell me what your plan is
5 to get local contractors and services. I'm just in
6 Monroeville, so I'd hate to pull in here during
7 construction and see Ohio license plates and out of
8 state license plates, so tell me what type of plan you
9 have to use local contractors and services?

10 MR. BURKE: Commissioner, I think it's
11 a little premature. The - TN Ward has been engaged as
12 the general contractor and he'll establish a local
13 presence. And we're committed, though, to working and
14 employing local contractors and subcontractors to the
15 greatest extent possible.

16 It's still a little early in the
17 process to give you a definitive plan as to how we're
18 going to execute on that, but we're certainly
19 committed to do it.

20 MR. LOGAN: I'm going to hold you to
21 it.

22 MR. BURKE: So as you heard Mr. Magda
23 previously discuss, we are very proud of our diverse
24 workforce at Mt. Airy Pocono. We also intend to
25 employ a similar diverse workforce here in Western PA

1 at Mt. Airy Pittsburgh.

2 They've already started collaborating
3 with some local organizations to assist us in being
4 prepared to open our facility with a capable and
5 diverse workforce. Some of those organizations are
6 shown on our slide.

7 Finally, I'd like just to talk about
8 the economic impact. We anticipate after being fully
9 operational that Big Beaver Borough will receive
10 approximately \$400,000 annually, or 50 percent of its
11 budget, which is the maximum permitted under the
12 Gaming Act.

13 And next I'm going to turn it over to
14 Vincent Jordan, our Vice President of Marketing.

15 PRESIDING OFFICER: Can you pass him
16 the microphone so I don't - so we will be able to hear
17 him?

18 Thank you.

19 MR. JORDAN: Thanks, Pat. Good
20 afternoon. My name is Vincent Jordan. I oversee
21 marketing and community partnerships at Mt. Airy
22 Casino Resort.

23 I'd like to briefly inform the Board
24 and community members of our charitable givings.

25 You've heard that Mt. Airy is a rare

1 commodity in the gaming business in that it is 100
2 percent family owned. The attention, focus and high
3 expectations set by our owner, Lisa DeNaples, extends
4 to the communities, people and nonprofit organizations
5 in which our properties reside.

6 Mt. Airy's philosophy is to become a
7 true partner in the local community. This, of course,
8 means giving direct cash and donations to local
9 organizations in the Poconos.

10 To date, we have invested more than \$1
11 million back into the local community. Beyond
12 economic development and job creation, there are three
13 ways in which we will immediately support the
14 community initiatives here.

15 First, we will identify nonprofit
16 organizations who support at risk youths, veterans and
17 seniors in order to understand the community's most
18 salient committees.

19 Second, we will hear from local
20 employees about hometown causes that are near and dear
21 to their hearts and support causes that connect our
22 employees with meaningful volunteer opportunities.

23 Third, we encourage our employees to
24 volunteer to get involved with local organizations or
25 causes. We recognize that being a true community

1 partner means being there in times both planned and
2 unexpected.

3 I have been visiting with community
4 leaders and stakeholders here in Beaver County in an
5 effort to understand the area and to come in to engage
6 with the community, for both job training
7 opportunities and to support local initiatives.

8 We truly expect these meaningful
9 partnerships to take root. What I would like to do is
10 to briefly show a video that best communicates our
11 commitment to charitable giving.

12 ---
13 (WHEREUPON, VIDEO WAS PLAYED.)

14 ---
15 MR. JORDAN: Thank you.

16 The last photos were photos in which
17 we experienced a nor'easter in the Poconos which left
18 several people stranded, so they stayed here at Mt.
19 Airy.

20 What I'd like to do is take the
21 opportunity to it back over to Michael Sklar.

22 ATTORNEY SKLAR: Thank you. Thank
23 you.

24 That concludes our presentation. And
25 Director Lloyd, just as a housekeeping matter, if we

1 could enter the PowerPoint presentation into the
2 record?

3 PRESIDING OFFICER: We will enter that
4 into the record, and for those of you in the audience,
5 the presentation you saw today will also be posted on
6 the Board's website in the next few days, so you can,
7 at your leisure, look through it again.

8 It might take us a few days to get it
9 up there, because we're on the road the next few days,
10 but it will be there by the end of the week most
11 likely. So you can take another look at that.

12 Then we will - sir?

13 AUDIENCE MEMBER: Will we see their
14 faces?

15 PRESIDING OFFICER: Their faces?
16 There should be a camera angle on the video that you
17 would be able to see the speakers.

18 Hopefully, it's their faces and not
19 mine.

20 So we are going to now move on to the
21 public comment portion of the hearing, so if you are a
22 speaker today, that you have registered to speak, I
23 will call your name in order shortly.

24 And I will remind you of your time
25 limits. Government officials will have about 15

1 opportunities for new full-time jobs, for bringing
2 impacts - increased tax revenue for the county and the
3 borough. And the estimated full-time employment jobs
4 here at the casino will be much needed in our area as
5 well, because obviously, we've had - since the steel
6 mills went away, Beaver County and western
7 Pennsylvania have really been struggling. And over
8 the last few years, we've come back. Now, with the
9 Shell cracker plant coming, and now this possible
10 casino coming here as well - I believe just the more
11 jobs in Beaver County and western Pennsylvania and
12 southwestern Pennsylvania as a whole will be greatly
13 impacted, and it will be a huge benefit to our area
14 here.

15 By looking at the drawings they have
16 over there, it looks like they've done a very
17 beautiful job, and it will be a very nice upscale
18 facility here, which will be much needed here as well,
19 and I just want to thank you all for the opportunity
20 to be here today and appreciate your support for this
21 project.

22 Thank you.

23 PRESIDING OFFICER: Thank you.

24 Representative Jim Marshall?

25 MR. MARSHALL: Thank you.

1 I'd like to thank the Commissioners
2 for being here and for the concerned citizens that are
3 here today to learn more about this project.

4 My name is Jim Marshall. I'm the
5 state representative of the 14th legislative district,
6 representing parts of Butler and Beaver Counties.

7 I'm a lifelong resident of Big Beaver
8 Borough. I'm here today to express my support to the
9 Mt. Airy Casino Pittsburgh project that's slated for
10 construction off of Interstate 376 in the PA Turnpike
11 right here in Big Beaver Borough.

12 Mt. Airy has achieved an excellent
13 reputation in the eastern part of Pennsylvania due to
14 its high quality, all-encompassing entertainment
15 resort in Mt. Pocono, and its partnership with the
16 surrounding communities there.

17 As a result, I feel confident the Mt.
18 Airy management team and its partners will continue to
19 build on the brand's standing here in western
20 Pennsylvania.

21 I'm certain they will build an
22 outstanding facility, provide well-paying employment
23 opportunities for residents and offer a variety of
24 entertainment for visitors and locals alike.

25 Our communities only stand to benefit

1 from this economic growth opportunity. As a lifelong
2 member of this region and a public servant, I, along
3 with many others appreciate the rural nature of Big
4 Beaver Borough.

5 After speaking with the management
6 team at Mt. Airy and others involved in the project, I
7 believe Mt. Airy will respect the rural nature of Big
8 Beaver Borough, as well as prioritize safety for their
9 staff, guests and their neighbors.

10 I look forward to the economic and
11 recreational benefits that this project will bring to
12 our region.

13 Thank you.

14 PRESIDING OFFICER: Thank you.

15 Daniel Camp, Chairman of the Beaver
16 County Commissioners.

17 MR. CAMP: Good afternoon.

18 Director Lloyd and Commissioners of
19 the Pennsylvania Gaming Board, I'd like to welcome you
20 to Beaver County first. My name is Daniel Camp, and
21 I'm honored to serve as the Chairman of the Board of
22 Beaver County Commissioners.

23 I would like to acknowledge my
24 colleagues, Commissioner Tony Amadio, Commissioner
25 Sandie Egley and Treasurer Connie Javens, who are here

1 today to witness the testimony.

2 I'm here to express my full support
3 for Mt. Airy Pittsburgh. I've had the pleasure to
4 welcome them here first in Beaver County, to tour the
5 beautiful 100-acre pad-ready site just two and a half
6 miles up the road.

7 When I received a call from Mt. Airy
8 on Friday, May 30th, 2018 saying they were interested
9 in developing a mini casino in Beaver County, we were
10 able to produce a site within their 15 mile radius by
11 Monday, April 2nd and tour the site with
12 representatives from Mt. Airy, Tuesday, April 3rd.

13 And now, as they seek to form
14 meaningful collaborations with stakeholders in the
15 community in preparation for job fairs and charitable
16 giving, and of course, their groundbreaking, we prove
17 in Beaver County that when government works together
18 with private developers, we can all move Beaver County
19 forward.

20 What I am most impressed with is how
21 well received this destination resort has been by our
22 local community throughout Beaver County.

23 Our residents are excited to welcome
24 this creating - this job creating development, and I'm
25 certain most of them are not aware of how truly

1 amazing a destination this will end up being with Mt.
2 Airy's leadership and vision.

3 When we visited Mt. Airy Poconos, I
4 saw not just a tremendous job generating gaming
5 facility. I witnessed a destination development that
6 exceeded all of my expectations. I experienced the
7 family-owned feel of this facility that also serves as
8 a gathering space for celebrations and live
9 entertainment.

10 I viewed many developments nearby in
11 Mt. Poconos, spurred by their beautiful resort, such
12 as America's largest water park, Kalahari, located
13 just one mile away from their Poconos location.

14 Mt. Airy, as I stated, is committed to
15 providing well-paying jobs with great benefits to
16 Beaver County residents and the surrounding region.
17 This will benefit our families in the long term, and
18 even though they haven't yet broken ground, they're
19 already making the connection that they spoke of with
20 the community in charitable give back programs.

21 In the video we saw today, how do you
22 not want a private partnership in Beaver County to
23 give back to our community like they do?

24 It's an exciting time in Beaver County
25 right now with the \$6 billion investment Shell

1 Petrochemicals have just down Route 76, and I'm
2 honored to represent this emerging area.

3 I'm confident that Mt. Airy has a
4 vision for this property that will achieve all of our
5 expectations. I'm confident that this will be a
6 destination that catalyzes more development, creates
7 an even stronger future job outlook for Big Beaver
8 Borough, Beaver County and western Pennsylvania.

9 I look forward to working with Mt.
10 Airy, not only as a county Commissioner, but as a
11 resident to ensure that our local residents, families
12 and nonprofit organizations see tremendous benefits
13 from Mt. Airy.

14 I'd like thank you for giving me the
15 time to express my full support for Mt. Airy
16 Pittsburgh. Thank you.

17 PRESIDING OFFICER: Thank you.

18 Jason Landsbach from the Big Beaver
19 Borough.

20 MR. LANDSBACH: Good afternoon.

21 My name is Jason Landsbach. I'm
22 president of the council of Big Beaver Borough, and I
23 want to welcome, first of all, the Board in the front
24 and these other elected officials in attendance today.
25 Senator Vogel, Representative Marshall, Commissioners,

1 Dan Camp and Tony Amadio.

2 I think what we have to understand is
3 that we in Big Beaver, for a long time - and I've been
4 on council roughly 25 years - when Route 60, as we
5 called it, and some of us still do. We don't change
6 quickly here. When it opened, we were - it was like
7 the heavens had opened up. But you see, that was
8 opened in 1992, and so we have been trying for years
9 to get - well, we had to get - as was mentioned before
10 from the Mt. Airy people, we had to get the
11 infrastructure in place.

12 Basically, we got that in. The time
13 keeps on slipping into the future, as the song goes.
14 And not too much.

15 So anyway, this - this is wonderful to
16 see the potentiality, but there is a process, and
17 that's one of the things I'm going to mention today,
18 just so we have this on record.

19 We, on council, voted to allow
20 unanimous - unanimously to not prohibit these Category
21 4 casinos. And this was long before we had any idea
22 that this casino would be coming.

23 Now, once before, years ago, there was
24 a racino that was coming to this same area and it
25 didn't occur. So we sort of hold our breath until the

1 slots returns, because the racino - before it - when
2 the first legislation in Pennsylvania came about, we
3 had hoped to get one.

4 I mean, it was planned and I won't get
5 into it but -. It was discouraging, but anyways, so
6 back to process. Council has approved a revised
7 zoning ordinance, and the ordinance wants to encourage
8 a development pattern that will give us orderly
9 growth, and there are some who fear that it will be
10 disorderly, but having been waiting since 1992, I'll
11 take a little bit of disorder, please.

12 Okay?

13 But we want a distinctive community
14 character, and we want various land use types. Well,
15 what was sort of gotten into here earlier was you do
16 have a few different types.

17 We have the warehouse operation, and
18 we have an asphalt plan with a large office. Both of
19 them, to my mind - well - so obviously in a mini
20 casino, when we start talking about sound balance,
21 diversified land use, whoa, what more could we want?

22 But nonetheless, there is a process,
23 and it was mentioned briefly. The zoning district,
24 C-3, is a commercial development district. And the
25 idea was to have development in certain areas in our

1 community, because as Jimmy Marshall mentioned, we are
2 a rural community. I mean, we're so rural, you can't
3 believe it. You can fly over and all you see is green
4 space. Now and again, civilization breaks out.

5 Okay?

6 But that's fine. But we have this
7 intersection. You see that intersection of these
8 highways, it gave us hope since 1992. I keep
9 repeating that, because that's a few years back. A
10 few years back.

11 But anyway, so the idea was to have
12 this - with this unique interstate highway location of
13 these two major highways, we thought, what's not to
14 like? And so what we did when we developed this C-3
15 designation our - my illusion earlier to the racino
16 that never came to be - we included as a permitted
17 use, gambling.

18 Because we thought who knows what will
19 happen? And voila, what happened, new legislation,
20 new types - a new type of gaming, so that's what we
21 had hoped for, and it appears to be happening.

22 Now, I do want to add, though, that
23 the casino organization will have to submit to us for
24 a conditional use hearing and development plans. So I
25 just want that on the record so that everyone here,

1 including the public, understands that there will be,
2 if you will, oversight on part of the borough.

3 Because we're - you know, we're out
4 here in the pumpkin patch, but in this patch we ain't
5 small pumpkins. All right? We're the localities.
6 And some of us, as Representative Marshall said, he's
7 a lifelong resident here. I'm fourth generation Big
8 Beaver stock, right, wrong or indifferent.

9 Thank you.

10 PRESIDING OFFICER: Thank you.

11 Donna Nugent?

12 MS. NUGENT: Good afternoon. I'm
13 Donna Nugent.

14 I'm here with two purposes. Actually,
15 I am superintendent of the Big Beaver Falls School
16 District, and I also am a lifelong resident or at
17 least I was four years old when I moved here.

18 So I have a vested interest, both as a
19 local agency representative, as well as a resident.
20 And I'm interested - my attendance here is on how
21 this, obviously, will affect my schools and our
22 community. So I am hopeful and I'm presenting a
23 presentation, very optimistic about how this can be a
24 benefit to our schools and our community as far as
25 employment, although I was a little disappointed that

1 we didn't have a slide in there in the presentation,
2 but we'll work on that, hopefully.

3 So employment, not only for my
4 students, but for our families and our community here
5 in Big Beaver. Our district has some economic
6 struggles, so we're always looking at additional
7 resources to provide additional education
8 opportunities for our students, so I think it could be
9 a very mutually beneficial relationship.

10 Our high school currently has an
11 academic program in place for travel and tourism and
12 hotel/restaurant management, so I could see, you know,
13 our kids benefiting from additional educational
14 opportunities in that realm, as well as our bringing
15 the employment and the economic benefit to our
16 community and to our residents here in Big Beaver. So
17 I'm excited about that aspect of it.

18 Obviously, we at the district also
19 have a great relationship with our local labor unions
20 and trades unions, and we have alternate career
21 pathways already set up for our young folks in the
22 high school for careers after high school. And many
23 of them are exploring the opportunity to go into the
24 trades, and this could be even beneficial to them as
25 well.

1 I know that there are, obviously,
2 concerns that come along with casinos and this type of
3 development, but I am hopeful that there would be
4 safety nets put in place and that the - that the
5 outcome, the revenues and the resources and the
6 opportunities for education exploration and additional
7 opportunities, will outweigh that with those safety
8 nets being in place.

9 Another fascination and - I was
10 excited to hear about was your commitment to investing
11 in our community and hopeful that those revenues and
12 resources will provide additional resources that would
13 benefit our schools and our community, such as right
14 now for security and safety, we are operating - Big
15 Beaver Borough doesn't have a literal police force, so
16 we are controlled by the state.

17 One of my elementary schools is right
18 up the road, actually right across the street over
19 here. So that's always an ongoing concern, as you
20 know, with society these days and safety and security.
21 So that would be an extra benefit if we could
22 reinvest, you know, some of those resources and
23 revenues and provide them that additional security and
24 safety for our schools and the residents of Big
25 Beaver, too.

1 Because like I said, I live - I'm a
2 homeowner about a mile from here, so that would
3 definitely be a benefit to both entities. So I'm
4 excited about the possibilities here that this
5 development can bring to our schools and our
6 community. So thank you.

7 PRESIDING OFFICER: That is the end of
8 my list for government officials. Are there any
9 government officials here who thought they registered
10 and I have not called their name? Raise your hand.

11 Hearing none, we will move on to
12 community groups. Larry Nelson from the Beaver County
13 Building Trades, come on up.

14 MR. NELSON: Good afternoon. My name
15 is Larry Nelson. I am a lifelong resident of Beaver
16 County and I currently reside at 111 Woodridge Drive
17 in Aliquippa, PA.

18 I'd like to thank the Gaming Control
19 Board for allowing me the opportunity to speak today.
20 I am the secretary/treasurer for the Beaver County
21 Building and Construction Trades Council.

22 The Beaver County Building and
23 Construction Trades Council has been in Beaver County
24 since 1950. We are on the lines of 18 craft unions.
25 They're the best choice for highly skilled, highly

1 productive construction labor.

2 Our council has helped shape and build
3 many of the communities in Beaver County, including
4 Big Beaver. This proposed project will not only help
5 the economy of Big Beaver Borough, but it will help
6 transform the whole area for years to come.

7 The members of the Building Trades are
8 highly skilled professionals with an unwavering
9 commitment to safety. We are trying - transparent,
10 honest and ethical. We believe that Mt. Airy, along
11 with their representatives, has proven to hold these
12 same values. They have shown through their actions at
13 the Mt. Airy Casino Resort in the Poconos, to be a
14 responsible proprietor for the gaming industry.

15 We worked here in Beaver County, but
16 we also live here. We are the brothers and sisters,
17 parents and grandparents. We are your neighbors and
18 your friends. We want what's best for our community
19 also.

20 On behalf of the 18 construction
21 unions affiliated with the Beaver County Building
22 Trades and our 40-plus (sic) members who live in
23 western Pennsylvania, I'd like to stand before you in
24 support of the Mt. Airy Casino.

25 Thank you.

1 MS. MANDERINO: Just a moment, Larry,
2 please.

3 MR. NELSON: Yes?

4 MS. MANDERINO: Based on what you
5 heard this morning with regard to the timeframe
6 anticipated for this project and what you know is both
7 the labor - skilled labor demand for the cracker plant
8 and other western Pennsylvania projects that are kind
9 of on the construction table, so to speak, can you
10 give us your best estimate, understanding of the
11 ability to fulfill those workforce needs in terms of
12 the supply of skilled labor?

13 MR. NELSON: Yeah.

14 MS. MANDERINO: I'm thinking of
15 Commissioner Logan's question, too, about -.

16 MR. NELSON: Well, you know, they
17 mentioned 250 construction workers, so not all the
18 construction workers are working at the cracker or any
19 of the other large projects. We have a large amount
20 of contractors that have their workforce now. They're
21 already working for them that would be more than
22 sufficient to supply the labor and construction. And
23 I'd also like to submit this.

24 PRESIDING OFFICER: And before I go
25 any further on the list, I'm seeing a few names down

1 here that I may mispronounce, so bear with me if I do,
2 and correct me.

3 John Goberish from the Community
4 College of Beaver County? Nope? See, I - I
5 apologize.

6 MR. GOBERISH: It's not the first
7 time, though. It's okay. It's John Goberish
8 (corrects pronunciation).

9 PRESIDING OFFICER: Goberish.

10 MR. GOBERISH: Well, good afternoon. I
11 am John Goberish. And I'm the dean of workforce and
12 continuing education at Community College of Beaver
13 County. I appreciate the opportunity to be here, and
14 we look forward to partnering with Mt. Airy Casino.

15 I'm just going to cover a background
16 on CCBC, some of our programs, our role in the
17 community and how we partner with businesses.

18 I have two hours, correct? It's six
19 and a half minutes. That's our time period.

20 MS. MANDERINO: Can you spend 15 of it
21 spelling your last name, because I think we might have
22 a typo here?

23 MR. GOBERISH: It's
24 G-O-B-E-R-I-S-H.

25 Our college, we go on the values of

1 respect, accountability, integrity, students first and
2 excellence. And our mission is to transform lives
3 through personalized education, dynamic partnerships
4 and high impact practices.

5 CCBC has an annual enrollment of 2,500
6 credit students and 2,500 non-credit students, and we
7 offer 64 degree, certificate and diploma programs at
8 the college, as well as hundreds of continuing
9 education and workforce development courses and
10 certifications.

11 Founded in 1966, that was the year I
12 was born. The college today is building enhancing
13 partnerships to create seamless education and career
14 pathways with clear focus on kids in high school and
15 post-secondary completion.

16 These collaborative educational
17 pathways are directly aligned with high priority
18 workforce development needs and opportunities.

19 Examples of these student focus
20 partnerships and actions include of CCBC's nationally
21 distinctive aviation, health, STEM and criminal
22 justice high school academies.

23 Hundreds of direct transfer agreements
24 with four year colleges and the universities reaching
25 nationwide in our industry-led process technology

1 associated program assigned specifically to address
2 our primary workforce needed and the region's
3 expanding entertainment based issues.

4 Named one of the top ten best
5 community colleges in Pennsylvania by Schools.com, and
6 a top 100 organization in Pennsylvania by PA business
7 central, CCBC ranks as the number one practical
8 nursing program in Pennsylvania and boasts
9 nationally-recognized aviation programs, such as
10 professional piloting and air traffic control.

11 As a result, CCBC is an educational
12 partner that can provide traditional and
13 nontraditional students, as well as unemployed and
14 underemployed individuals, with new and better career
15 opportunities with the specific skills needed by Mt.
16 Airy and similar employers

17 If I could share two examples, other
18 examples from my institution, the success of CCBC's
19 aviation, nursing and process technology programs,
20 undergraduates are all grounded in industry
21 partnerships with companies like American Airlines,
22 Heritage Valley Health Systems, Shell, BASF and Nova
23 Chemicals.

24 These partnerships help shape
25 curricula, ensure programs are relevant and up to

1 date, provide scholarship and other support and create
2 career connections for our students and alumni.

3 For years, we've been a key partner in
4 working with local employers seeking training funds
5 through the state's Workforce and Economic Development
6 Network. Some of you may know it as WEDnetPA.

7 Since the program's inception in 1999,
8 CCBC has secured close to four million in WEDnet
9 training funds. These training dollars have been used
10 to train over 11,000 incoming workers for over 200
11 companies in Beaver County and the surrounding region.

12 In addition, we have been quick to
13 respond to industries by offering customized training
14 opportunities on site for businesses as well as
15 professional certifications in areas such as welding,
16 wastewater treatment and emergency medical
17 technicians.

18 As you may or may not know, for many
19 years we partnered with the Meadows Racetrack and
20 Casino in Washington County to deliver dealer training
21 and certification programs for their employees.

22 Those joint training activities
23 involved over 600 individuals seeking employment or
24 advancement within the gaming industry. And CCBC is
25 only one of two community colleges in western

1 Pennsylvania to be certified by the Commonwealth as a
2 training provider for the gaming industry.

3 Now, I've lived in Beaver County my
4 whole life, and I remember when the steel mills were
5 booming, and I also remember the decline that happened
6 when I was a junior - in junior high and high school.

7 And my first job out of college was as
8 the job search training counselor helping dislocated
9 steel workers, so I never thought that I would see the
10 type of opportunity, diverse opportunity come to our
11 region.

12 And I can tell you, our college is
13 motivated to partner with industry and be proactive to
14 help our community members take advantageous of these
15 opportunities.

16 So CCBC has a strong history of
17 contributions for the vitality of Beaver County and
18 all of southwestern PA through innovative teaching,
19 workforce development, leadership, community, regional
20 and statewide service. CCBC will continue its
21 commitment to serving as a leader and an active
22 partner in expanding educational opportunities and
23 shaping education further.

24 As we look forward to what's to come,
25 we're committed to working together with our new

1 partners, Mt. Airy Casino, to promote community
2 development, expand economic potential to the region,
3 provide opportunities for lifelong learning.

4 Our goal is to be responsive to the
5 diversity of the workforce needs, which includes
6 gaming, IT, management, security, culinary arts and
7 many others. And our goal is to prepare our community
8 members for new employment opportunities and future
9 success.

10 Thank you.

11 PRESIDING OFFICER: Thank you.

12 Adam DeSanzo, Homewood Volunteer Fire
13 Department.

14 MR. DESANZO: Good afternoon.

15 My name is Alan DeSanzo, and I'm
16 council president for a nearby community.

17 And this project, along with the
18 anticipated development and employment opportunities
19 to follow, has created quite a stir for a sector of
20 our county, which has seemingly been at a slow crawl
21 out of the demise of the steel industry 40-plus years
22 ago.

23 Upon listening to the local discussion
24 concerning the pros and cons of what may lie ahead for
25 this predominantly rural area, one might consider this

1 a bittersweet victory of sorts. There's no doubt that
2 much is to be gained and conversely much to be lost.
3 It is hoped that the regulatory decisions made by this
4 panel, along with this municipality's planning board,
5 would impact the quality of life regionally in a
6 positive way.

7 With that said, I am here representing
8 a community located approximately two miles from the
9 planned development site. Our volunteer fire
10 department is almost entirely self-supporting with
11 various funds - fundraising projects, one of which
12 consists of two bingo sessions conducted weekly.

13 Not so long ago, prior to the
14 establishment of other gaming sites in western
15 Pennsylvania, attendance at our bingo sessions was
16 considered poor at 200 to 250 patrons.

17 The consequent licensing and arrival
18 of the casino gaming facilities proved devastating to
19 our income efforts almost immediately. What once drew
20 300 to 500 patrons now draws a fraction of that today.

21 This new planned gaming site will, in
22 no small way, further impact our income raising
23 efforts and thus our mission to provide emergency
24 services to the public.

25 What provisions might we expect to

1 compensate us for the expected loss of income coming
2 our way?

3 MS. MANDERINO: Before you leave, if
4 you know, what is your anticipated loss of income?

5 MR. DESANZO: Currently?

6 MS. MANDERINO: Uh-huh (yes). How
7 much of your budget are you raising by your bingo?

8 MR. DESANZO: Probably a third.

9 MS. MANDERINO: Which is equal to how
10 much?

11 MR. DESANZO: Close to \$27,000 yearly,
12 which is a fraction of what we used to take in.

13 MR. LOGAN: Is Homewood the fire
14 department that will service the proposed casino?
15 Yes? No?

16 MR. DESANZO: No. Possibly on a
17 mutual aid basis, but not directly.

18 MR. LOGAN: Okay.

19 MR. SANTORI: So you had 300 to 500
20 before, what do you have now? How many people come
21 and play?

22 MR. DESANZO: When did we have it?

23 MR. SANTORI: No, how many? You said
24 there was 300 to 500.

25 MR. DESANZO: Currently?

1 MR. SANTORI: Yeah.

2 MR. DESANZO: We have left 30. It
3 destroyed us.

4 PRESIDING OFFICER: Thank you.
5 Jesse Burnette?

6 MR. BURNETTE: Thank you.

7 I concur with Alan, who's the Chief of
8 Homewood Fire Department. I'm President of the Fire
9 Department. I'm also Vice President of council.

10 In addition to that, I was - we have a
11 lot of businesses in Big Beaver and Homewood, and also
12 Chippewa that are struggling.

13 And I'm just curious as to what impact
14 this project would have on businesses - new businesses
15 coming in and supportive of businesses here that are
16 already struggling to make it.

17 Thank you.

18 PRESIDING OFFICER: That is the end of
19 my list of community group speakers. Is there anyone
20 that's a community group who thought they registered
21 and I didn't call their name?

22 Seeing no hands, we will move on to
23 our individual community people.

24 Bradley Wetzel? Mr. Wetzel?

25 Okay.

1 Jarett Svihra.

2 MR. SVIHRA: Svihra (corrects
3 pronunciation.)

4 PRESIDING OFFICER: Svihra. See, I
5 apologize.

6 MR. SVIHRA: Close. It's Svihra.

7 PRESIDING OFFICER: Can you spell your
8 name for me?

9 MR. SVIHRA: Yes.

10 Hi, my name is Jarett Svihra. It's
11 spelled S as in Sam, V as in Victor, I-H-R-A. It
12 looks horribly wrong. I promise it's right.

13 I'm here on two fronts. I'm a
14 lifelong resident of Beaver County. I was born and
15 raised here. Also, I'm an entrepreneur. We own Minds
16 and Meadows ATV Riding Resort and Campground. That is
17 only about two and a half miles from the proposed
18 casino site.

19 So we're anxiously awaiting. We
20 definitely feel that - you know, we're a 900 acre,
21 almost a 900 acre facility with camping for close to
22 200 - that having a casino just several miles down the
23 road will bring in additional clientele.

24 We currently have about 30,000 annual
25 visitors to our facilities, so if you're not familiar

1 with these type of facilities, they are now popping up
2 on a state level. West Virginia obviously created the
3 whole Hatfield McCoy trail system. We were kind of
4 the pioneers of this. This is our 12th - our 12th
5 season that we're going to be going into.

6 We've been greatly expanding over the
7 last three years. And again, attendance has been up
8 year after year, and we're expecting probably 33,000
9 to 35,000 for the 2019 season, and you know, we have
10 hundreds of campers on a weekend basis.

11 We're also responsible for about
12 90 room nights a week during our peak season, which is
13 about an eight month summer season.

14 We are open all year long, so we're
15 excited, hopefully, to have a close relationship with
16 the casino group and offer any additional amenities
17 for our visitors to be entertained.

18 Thank you.

19 PRESIDING OFFICER: Thank you.

20 Dr. Donald Sheffield.

21 DR. SHEFFIELD: Good afternoon. My
22 name is Don Sheffield. I'm wearing two hats today. I
23 live at 229 Bailey Hill right here in Big Beaver
24 Borough. And I want to first echo the comments of my
25 neighbor, Dr. Nugent, regarding security and law

1 enforcement.

2 When I moved here in 2003, I remember
3 having an incident in my home. Somebody happened to
4 leave in my mailbox, as part of their welcoming, a bag
5 that had something I won't disclose in it. And so I
6 had to call the security, the police. And
7 unfortunately, there wasn't any police force here in
8 Big Beaver, so I ended up calling the State Police.

9 My hope is that however this incident
10 unfolded - and by the way, I am in favor of the
11 casino. However it unfolds, my hope is that part of
12 that reinvestment here in Big Beaver can go to us
13 having our own law enforcement community or at least a
14 partnering with a neighboring community.

15 I think communities that have to use
16 the State Police whose resources are already drained,
17 lose that neighborly community access of having our
18 own local law enforcement. So I'm hoping that this
19 initiative does that.

20 My second hat, a very important one
21 that I do in this community, I am a consultant, and I
22 represent a lot of agencies that receive diversity,
23 inclusion and culture training.

24 And first, let me commend the Board,
25 because when I went to your website, I was able to see

1 the diversity plans of all of those that have been
2 involved with the Gaming Commission. And I applaud
3 you for that. That's amazing.

4 And so what I did, I pulled off three
5 plans of three casinos that I have been to; Presque
6 Isle, Rivers and The Meadows. And I will say that
7 there is a need for those plans to be revisited to
8 talk about that very important component of cultural
9 competencies, which I think is what is missing in a
10 lot of places, which is basically the skill set that
11 folks need to relate to folks that are different than
12 they are.

13 It's a skill set, and it's not
14 something that happens because of diversity and
15 inclusion.

16 The second thing I want to say, to
17 those that are responsible for building this facility,
18 I often hear about how important diversity and
19 inclusion is to an individual organization.

20 But where they fall short is, when
21 they go into the construction phase, nobody monitors
22 whether or not those in the construction phase have
23 those consistent values that the individual
24 organization has. And that's where we often fall
25 short, because in this community, as you see the

1 cracker plant being built, and as you see a lot of
2 labor and industry involved, the missing piece is we
3 don't have representation in those areas.

4 Look at the state numbers, and you'll
5 see within the labor union and the trade, there's a
6 huge absence of diversity. Huge.

7 And if folks that believe it don't
8 start requiring that of the subcontractors that they
9 hire to at least oversee that they have the same
10 values you do when it comes to diversity and
11 inclusion.

12 So my hope is that we can begin to
13 impact the very same goals that companies have for
14 having a diverse workforce, by also impacting many of
15 those areas that are still unrepresented that often go
16 under-accounted for as people experience the
17 construction phase.

18 So my advice is - to you is please
19 look at that and hold those that work for you, that
20 you spend money on building this, accountable for also
21 having your same values when it comes to diversity and
22 inclusion.

23 Thank you.

24 PRESIDING OFFICER: Thank you.

25 Martin Morris?

1 MR. MORRIS: Hi, folks. My name is
2 Martin Morris, M-O-R-R-I-S, and I live on Foxwood
3 Road, a mile from the casino, with family and friends
4 that live a mile - or less than a mile, in the same
5 general area, so that's a key interest.

6 I first learned about the casino plan
7 last summer when I read the article in the Times. I
8 believe this will be a great opportunity for Big
9 Beaver and Beaver County in terms of employment,
10 entertainment and also a destination for tourists that
11 could add more to a broader economy.

12 I am confident that the casino will
13 operate well in every way in the C-3 industrial zone
14 where it will be located. However, there is an
15 unknown risk that the casino operation may not be
16 compatible with the adjacent R1 rural zone, which is
17 largely farmland, agricultural and livestock, with
18 farm vehicles traveling slowly along the country rural
19 roads.

20 And again, I'm talking about one mile
21 from the casino.

22 Now, having said that, all planning
23 should consider potential unintended consequences and
24 the options to take corrective action immediately.
25 Now, should the casino be very successful and enter

1 into another growth phase, that would be good news as
2 long as local roads and the State Police can handle
3 the effect on adjacent roads and neighborhoods.

4 So prior planning is needed to ensure
5 that growth occurs in a planned manner.

6 Now, I'm really happy to tell you that
7 our council has already considered the necessity for
8 upfront planning and has taken actions such as
9 contacting the State Police about providing manpower
10 if increased police calls result from higher traffic
11 on the secondary roads.

12 And for this, I compliment Jason
13 Landsbach, our President of the council, Rosalind
14 Miller, Vice President, as well as the entire council
15 and also Kathryn McClure, chair of the Planning
16 Commission.

17 I also want to express appreciation to
18 our local district representative in Harrisburg, Jim
19 Marshall, for his vision of strategic planning.

20 Last summer when I told him of my
21 concerns living in a rural area next to the casino, he
22 said, quote, Big Beaver will always remain rural. I
23 believe our zoning will remain as is, end quote.

24 Finally, I appreciate Mt. Airy for
25 selecting this site. I've looked at the detailed

1 impact study in your application and what's most
2 interesting in the traffic analysis, showing that the
3 access roads between the casino and interstate
4 interchanges, do have the capacity for all the
5 envisioned increased traffic.

6 Having said that, I suggest that a
7 traffic survey be done before the casino opens along
8 several key roads in R1 within a mile of the casino,
9 since these can be used and I believe will be used as
10 alternate routes for folks going to a crowded casino.

11 For example, Foxwood Road intersects
12 Shenango one half mile from the interchange, and
13 Careywood is even closer.

14 This traffic survey would be available
15 as a benchmark if the casino is blamed for increased
16 traffic at a later date, and also to justify
17 corrective actions such as traffic lights, signs or
18 road improvement. The survey would also satisfy
19 regulatory requirements for current improvements such
20 as lowering speed limits or adding traffic signs.

21 These low cost measures could decrease
22 the risk of traffic problems at a later date. This
23 survey had been suggested to council, but rejected due
24 to lack of funding.

25 I know that Big Beaver, the county and

1 Mt. Airy will be partners in a casino venture for the
2 benefit of all sides. Therefore, and this is key,
3 today I'm suggesting that Mt. Airy provide the funding
4 and consider a traffic survey of these rural road,
5 Foxwood and Careywood, that would be done
6 substantially for the same reasons as their initial
7 surveys and also show good faith as we enter this new
8 partnership.

9 Thank you.

10 PRESIDING OFFICER: Thank you.

11 Ronald Montgomery. Mr. Montgomery?
12 I'm afraid to stand up, too. I'm not sure my knees
13 are going to work after this.

14 MR. MONTGOMERY: If you don't mind,
15 I'd just as soon stand up here. Is there anybody that
16 can't hear me? I doubt it. I feel like a chipmunk
17 with about a dozen foxes around here right now. I
18 guess I'm going to be the only one that is opposed
19 openly to this casino. And I'm opposed to it for
20 several reasons, which my neighbor and new friend has
21 stated. I'm opposed to it because we have a state
22 that's being run by gambling, by drugs and I'm waiting
23 for them to go to Las Vegas and open a brothel around
24 here.

25 I'm sort of tired of it. I stood

1 outside here, this thing right here, voted. I voted
2 right here. There was a bench across there. I had a
3 sign and stood outside for over seven hours. Now, I
4 didn't get all of the 830-some people that voted here,
5 but I probably seen about 250 or 300 of them, and some
6 of them had enough interest to stop and talk to me.

7 Everybody is a dreamer. You're
8 dreaming of things that you looked off of there. All
9 I could see was a bunch of heads.

10 What they're telling you and what you
11 get is never the same. And I don't care what kind of
12 organization it is.

13 I was the President of the
14 Steelworkers, well, of PACE first, until we were
15 railroaded into the steelworkers.

16 BASF, AS, Arco Chemical, Nova
17 Chemicals, we have hundreds of employees. Right now
18 you can go over to Nova Chemical, and they have less
19 than 200. If that looks like something that's -
20 excuse me, I'm running out of air. And I got it with
21 me, but it's still - it's a little short.

22 I've lived in this county all my life.
23 I was born in 1944. I'm 74 years old. I've seen the
24 unions and what they can control and what they can
25 approve and what they will do. And I can tell you,

1 it's never the same as what they tell you.

2 When I started with the Steelworkers,
3 I joined the Labor Union, went to work when they built
4 the Kaufmann building next door. When I went to work
5 there, the first thing they told me, are you
6 registered to vote? No. Well, you go over to the
7 courthouse, you register Democrat, and then come back,
8 give us your card, and then and only then you can
9 start to work today.

10 Well, I did. And I tell you what.
11 It's in here still. I never got so upset about
12 somebody telling me how to do something in order to
13 get something. I know what it's like to be at the
14 bottom. I've been there.

15 My dad crawled down to the fire
16 department on the Third Street of Beaver to pick up
17 rice and beans and shredded wheat and stuff. I've
18 been at the bottom, and I know what it's like, and I
19 don't want to see a town, someplace where I was born,
20 I don't want to see it hit bottom again.

21 If it could go up and it doesn't need
22 a casino that's going to cause drug problems, it's
23 going to cause problems in the schools.

24 I went to Tractor Supply and I talked
25 to a girl and she says I am against it, and I said

1 believe me, I am, too.

2 I said why are you against it? She
3 said my son. Now, this isn't two miles away, and
4 that's all the further they live. This is a boy that
5 lives within two miles of where they're going to build
6 this, and he goes to West Virginia. He goes to The
7 Meadows and spends his money down there.

8 He lost his job, he lost his family.
9 And these aren't just isolated things. These are
10 things that are going to happen and they're going to
11 happen. And you watch, if you want to see it, then
12 you approve something like this. I don't.

13 With the will of God, somebody could
14 sit down and think, and that's one thing I liked about
15 the people that I talked to out there. Ninety (90)
16 percent of the people that I talked to were against
17 it. And I talked to probably, I don't know, maybe 60,
18 70 people out there, which when you look at the 780,
19 800-some people, that's not a very good
20 representative, but I felt pretty good about it.

21 And when I talked to them, they didn't
22 want it, the biggest majority. Two people said I need
23 to know more. You don't see too many people saying
24 that anymore either. They just go by what they see.
25 Two people said I want to see more, more information,

1 and if you go by the information that we've shown here
2 in your heart, you're going to say, oh, that's going
3 to help us.

4 Well, it's not going to help me. I
5 probably won't be here by the time the damn thing gets
6 built anyway.

7 Two people were for it. One of them
8 was the man that sold the ground to them, and another
9 man had property on both sides, which they included it
10 in this map, but they haven't even talked to him yet.
11 He hasn't been paid for it, but it's included on that
12 map.

13 I know I went over.

14 PRESIDING OFFICER: Be careful.

15 MR. MORRIS: Thank you.

16 Well, I thank you for your indulgence
17 and I thank you people for listening.

18 PRESIDING OFFICER: Thank you, sir.

19 Thomas Reed.

20 MR. REED: My name is Thomas Reed.

21 I'm the president of Beaver County and a property
22 owner in Big Beaver. I do support this project.

23 I would like to speak about the
24 entertainment opportunities for young people in our
25 area.

1 A lot of our young adults will go off
2 to college and never return. If you look around this
3 area, you won't see a lot of job opportunities. You
4 don't see a lot of office parks providing good job
5 opportunities for these kids. And you won't see an
6 overabundance of things for the young people to do in
7 this area. So why live here?

8 I think if there was more to do here,
9 some of these young people may decide to live here,
10 even if they do need to commute to work. The Mt. Airy
11 group seems to provide first class venues, and it's
12 not just gambling. I think it's the dining, shows,
13 other entertainment.

14 Mt. Airy offers reasonable property
15 taxes, affordable housing, good schools, and if you
16 can get --- if you can get some of these young people
17 to live here, you may even see job opportunities come
18 here for these young people.

19 And if not, I'm afraid our population
20 just continues to age. Thank you

21 PRESIDING OFFICER: Deborah Carr?
22 Deborah Carr?

23 Stuart Day?

24 MR. DAY: Hello. Thank you.

25 My name is Stuart Day, S-T-U-A-R-T,

1 D-A-Y. I'm here today to voice my opposition for the
2 casino. I totally understand why people think it's a
3 good idea.

4 I guess it's a nice flashy sales pitch
5 and big promises. It makes sense why people in this
6 community would think it was a good idea. However,
7 this is not a new situation. It's not unique. This
8 has happened all over the country.

9 There's been rural economically
10 depressed towns looking towards racetracks and casinos
11 to sort of save them and re-bolster their economy all
12 over the nation. And so we can - we can actually look
13 at these other towns as examples and case studies.
14 And when you do that and you look at the data, what
15 you find is that overall the net effect is negative to
16 the community.

17 You have an increase in problem
18 gambling. One study said that problem gambling is two
19 to four times higher right around the casino than ten
20 miles away. You have an increase in substance abuse,
21 other addictions, suicide, depression and drunk
22 driving and other small crimes.

23 You have - one Canadian study said
24 that 75 percent of customers who gamble the most
25 casually, provide only four percent of casino

1 revenues. The bulk of casino revenues comes from
2 people with gambling problems. So that's something to
3 be aware of, that the kind of person that you're
4 attracting is not the kind of person that the
5 marketing campaign says is the demographic.

6 The National Association of Realtors
7 says, and I quote, the impact on neighboring property
8 values around casinos is unambiguously negative.
9 Property values go down around casinos.

10 The idea that casinos will help small
11 businesses is also a well studied phenomenon and it is
12 negative, particularly in rural communities. When
13 casinos go into urban cities and places like the
14 Poconos where you already have a thriving economy,
15 it's different, but in rural communities, the casinos
16 just pull money away from small businesses, because
17 they're a one stop shop.

18 They have hotels, they have bars, they
19 have restaurants, so all the money gets pooled - it's
20 like a magnet for all the money locally. It comes
21 away from small businesses. It does not help small
22 businesses.

23 Furthermore, this location - there's
24 nothing around this location. It's right on the
25 Interstate, so I don't see how anyone coming to this

1 casino is going to actually provide consumerism to the
2 small businesses.

3 In Atlantic City, for example, prior
4 to legalization of gambling, they had 255 restaurants
5 and bars. Twenty (20) years later, that was cut,
6 quote, more than half. to 142. And that 142 actually
7 includes businesses in the casinos, so it's even lower
8 than that.

9 The rest of Atlantic City outside of
10 the casinos is pretty much decimated, pretty much the
11 same as it was. The tax revenues are typically
12 overblown. In Ohio, \$650 million annually was the
13 promise for tax revenue, and to date, they're making
14 about \$250 million, so only a third of the tax revenue
15 promised is actually being actualized.

16 Rivers Casino was short on their tax
17 revenue by tens of millions of dollars, and they're
18 actually asking for a 10 percent tax subsidy now to
19 help them pay for the marketing campaigns.

20 Job projections are also typically
21 overblown and exaggerated. In Ohio again, they
22 promised 8,000 jobs annually statewide, and they're
23 only producing about 4,000 jobs right now. So half -
24 it's about 56 percent of their projections.

25 Places like Cranberry did not become

1 Cranberry because of casinos. Places like Cranberry
2 because - became the way that they are because their
3 readership was smart enough to invest in industrial
4 parks and modern medical facilities, bringing in
5 businesses like Westinghouse and bringing UPMC up.

6 So this is not the way to go to become
7 a thriving economy like Cranberry.

8 This is also ignoring an important
9 national trend, which is that you have people like
10 myself - I'm a business owner and entrepreneur. I own
11 three businesses. And you know, I'm young, successful
12 and educated.

13 There's this trend of people like me
14 moving to places like this because we want to buy old
15 farmhouses, fix them up. We want the peace and quiet.
16 We want the ability to grow food. And I feel like
17 this is old thinking that is sort of going against
18 that very important national trend, and they're
19 actually going to push those people away.

20 I would never have moved here if I
21 knew that a casino and a racetrack were a few miles
22 away from my house.

23 So I think there's a lot of real
24 concerns, and I think if you actually look at the
25 data, it does not support the promises being made.

1 And I think that's important for our leadership and
2 our community to understand.

3 I moved to Pittsburgh from California
4 to start my business. I got a dilapidated storefront.
5 I invested \$15,000 in that storefront. When I left my
6 landlord was able to charge almost 20-percent more
7 rent.

8 I'm the kind of person that you want
9 to attract here, not problem gamblers and people from
10 the interstate. And so I think there's better, more
11 creative ways to create a healthier economy locally
12 that will attract people like me. This, I think, will
13 push those people away.

14 Thank you.

15 PRESIDING OFFICER: Thank you.

16 I have come to the end of my list of
17 individuals that registered to speak that I was given.

18 Is there anyone here who thought they
19 registered and I have not called their name today?
20 Raise your hand.

21 Seeing none, that is the end of the
22 public comment portion. I have a little bit of
23 housekeeping.

24 We have received three written
25 comments from the public thus far, two in support and

1 one neutral. They will be entered into the record as
2 Hearing Exhibit Number 1 if I don't hear any objection
3 from Mt. Airy?

4 ---

5 (Whereupon, Hearing Exhibit Number 1, Written
6 Comments, was marked for identification.)

7 ---

8 ATTORNEY SKLAR: No objection.

9 ---

10 (Whereupon, Hearing Exhibit Number 1, Written
11 Comments, was admitted.)

12 ---

13 PRESIDING OFFICER: Okay.

14 The record in this matter will remain
15 open. The transcript from today's hearing, as well as
16 all the written comments received, will be given to
17 the Board for consideration.

18 At some time in the future, the Board
19 will schedule this matter to be heard at a Board
20 meeting in Harrisburg. Like I said before, a video of
21 today's hearing and the PowerPoint presentation will
22 be placed on the Board's website for your viewing
23 pleasure in the future.

24 I want to thank the staff here at Big
25 Beaver Borough, especially Candy and Becky, for all

1 their help with arranging and holding the hearing
2 today, and to those who set up the room for us and
3 moved all the tables and chairs around. And I thank
4 all of you for coming here today and for your
5 cooperation and listening. And the hearing is now
6 adjourned. Thank you.

7 * * * * *

8 HEARING CONCLUDED AT 3:07 P.M.

9 * * * * *

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CERTIFICATE

I hereby certify that the foregoing proceedings,
hearing held before Linda S. Lloyd, Presiding Officer,
was reported by me on 12-04-18 and that I, Diana L.
Inquartano, read this transcript, and that I attest
that this transcript is a true and accurate record of
the proceeding.

Dated the 27th day of December, 2018



Court Reporter

Diana L. Inquartano

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