

COMMONWEALTH OF PENNSYLVANIA
GAMING CONTROL BOARD
OFFICE OF HEARINGS AND APPEALS

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IN RE: GREENWOOD GAMING AND ENTERTAINMENT, INC.,
d/b/a PARX CASINO - CATEGORY 1 SLOT MACHINE OPERATOR
LICENSE RENEWAL

PUBLIC INPUT HEARING

* * * * *

BEFORE: LINDA S. LLOYD, Director
Denise J. Smyler, Chair
Frank Dermody
Shawn Dillon
Sara Manzano-Diaz
Nedia Ralston
Frances J. Regan
George Dunbar
HEARING: Thursday, April 3, 2025
10:29 a.m.

Reporter: Emma Edwards
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LOCATION: Bensalem Township Municipal Building
2400 Byberry Road
Bensalem, PA 19020

WITNESSES: Mayor Joseph DiGirolamo, Eric Hausler,
Ron Davis, Senator Frank Farry, Kathleen Tomlinson,
Eugen DiGirolamo, Sergeant Lauren Piccini, Jesse
Schell, Marc Merchiore, Karen Downer, Karen
O'Donnell, William Ferrara, Christopher Francis,
Patty Conroy, Mary Ann Griffin

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A P P E A R A N C E S

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ALSO PRESENT:

Joseph Hogan, State Representative

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*EXHIBIT NOT ATTACHED

P R O C E E D I N G S

PRESIDING OFFICER: Good morning,

everyone. My name is Linda Lloyd and I'm the
Presiding Officer assigned by the Board to conduct
this portion of the Category 1 License Renewal
Hearing for Greenwood Gaming and Entertainment,
Inc., doing business as, Parx Casino. Before we
begin, if we could call, please turn off or to
vibrate, our cell phones and other electronic
devices.

And I would like to remind everyone
that this proceeding is being recorded today by the
Court Reporter who's down here on the end, as well
as being recorded on video and live streamed to the
Board's website as well. That livestream video will
also be posted on the Board's website later today or
tomorrow, along with any exhibits that are entered
into the record today.

As the Presiding Officer, I call this
hearing to order. The date is Thursday, April 3rd,
2025. The time is 10:31, and the location is the
Bensalem Township Municipal building located at 2400
Byberry Road in Bensalem, Pennsylvania.

The Pennsylvania Race Horse

1 Development and Gaming Act as amended, requires at
2 Section 1326 that an operator's license shall be
3 subject to renewal by the Board every five years.
4 This license renewal is convened by the Board
5 pursuant to the mandate found in Section 1205(b) of
6 the Gaming Act that requires as part of the renewal
7 process, that a public input hearing be held in the
8 municipality where the license facility is located.

9 This public hearing is advertised on
10 the Board's website, announced by the Board at
11 public meetings and advertised in local newspapers.
12 The Board Members present today for the hearing are
13 our Board Chair, Denise Smyler, Commissioner
14 Dermody, Commissioner Dillon and our newest
15 Commissioner, Commissioner Dunbar and then to my
16 left, Commissioner Regan and Manzano-Diaz.

17 We'll begin the hearing of the
18 presentation by Parx, and after that, our
19 Enforcement Counsel and Board will have opportunity
20 to ask Parx witness's questions. And then we'll
21 hear from our Enforcement Counsel witnesses, again
22 with opportunity for Parx and for our Board members
23 to ask those witnesses questions.

24 After the close of testimony and
25 evidence from both the parties. Those individuals

1 who registered to speak today will be heard as the
2 name is called and they each have about five minutes
3 for their comments. Following that, Parx can make a
4 short closing statement if you'd like, and as well
5 as OEC and that will conclude our hearing.

6 I would ask that any witnesses speak
7 loudly and clearly into the microphones we've
8 provided. They pick up pretty well, so you
9 shouldn't have a problem hearing anybody. And when
10 it's your first time to speak, it'd be to just spell
11 your name to the Court Reporter. I think she has
12 most of the spellings, but just in case she does
13 not.

14 So we will start with swearing in the
15 witnesses from Parx and any witnesses from our
16 Office of Enforcement Counsel, and then I understand
17 that Senator Ferry, Representative Tomlinson, our
18 Commissioner DiGirolamo and the Mayor DiGirolamo are
19 all going to speak today. So if they would also
20 stand and raise your right hand to be sworn. Have
21 the court reporter swear or affirm.

22 ---

23 (WHEREUPON, WITNESSES SWORN EN MASSE)

24 ---

25 PRESIDING OFFICER: I will invite

1 Mayor DiGirolamo to the podium. Can you come up
2 with us and kick this off?

3 ---

4 MAYOR JOSEPH DIGIROLAMO,
5 CALLED AS A WITNESS IN THE FOLLOWING PROCEEDING, AND
6 HAVING PREVIOUSLY BEEN DULY SWORN, TESTIFIED AND
7 SAID AS FOLLOWS:

8 ---

9 MAYOR DIGIROLAMO: Good morning.
10 Welcome to Bensalem. Glad to have you all down here
11 in this great community we have here. I'd like to
12 start out by - I've been here since before the
13 casino as Mayor. It's my 32nd year. I went through
14 the process of the casino when it first started and
15 when it was done in 2006.

16 The other mark as Mayor, if you
17 remember Governor Rendell, who I worked with very
18 closely, with all of the legislators and everything
19 to get this done for Parx and all of the casinos we
20 have in Pennsylvania. Through that process, I
21 learned a lot how it was going to work, how we would
22 get it to work and how would be successful. All of
23 those things happened here in Bensalem.

24 We are so fortunate here in Bensalem.
25 Parx has created the most jobs of all Bensalem.

1 The employees they have and certainly in the County;
2 they're one of the top employers and they have done
3 a great job of that. I think if anybody knows and
4 looks at the people that work there are very happy,
5 great jobs. And it's just for the whole time I've
6 been here, I've never heard a bad work over there
7 about that.

8 I never heard - I'm not perfectly
9 honest with you, I've never heard a bad work in our
10 casino here. Our - all of our residents are very
11 happy. They are community people. They work very
12 hard in the community to help the community. They
13 do all kind of things and not just for Bensalem, but
14 they do a lot around Bucks County and the
15 communities. They do for everybody. And I'm
16 telling you, I don't know where we been in out to be
17 perfectly honest with you.

18 And I have a casino board that I
19 formed right as soon as they came in. We have a
20 Board that the casino is at every one of their
21 meetings and goes everything and report back to me
22 so anything I'm missing out, I find out about it,
23 about the casino.

24 And I can't tell you the relationship
25 we have with our police department and over at Parx

1 Casino. They work very close with that and with the
2 state police, of course. And Parx has actually
3 generated that. When I first became - when I first
4 heard that they were coming in, I hired 19 more
5 police immediately, anticipating that we needed
6 them. Do we need them? We need them for our whole
7 community. It turns out that our problem is not at
8 Parx Casino with our police. Our police help there
9 as much as they can and on a regular basis and it's
10 a great relationship that we have with them and I
11 had mentioned to our casino Board that I formed
12 immediately, some of the members are here. If you
13 raise your hand, some of the members are here. And
14 I think they - I can speak over that. I know
15 they're not going to testify I can speak for them,
16 but they have a great relationship. There said
17 seven of them that's on that Board, and they get to
18 hear everything abouts going on over there. There's
19 no secrets. There's nothing going on that we don't
20 know about.

21 I have been, I can't tell you, so
22 pleased with what they have done. None of the
23 things that you heard about casinos were going to
24 come into the Pennsylvania, all the - you heard all
25 the bad stuff, and I get it. I get it. There's

1 sometimes had been some things, I guess, surrounding
2 casinos. Some are vague and some were -. We
3 haven't had none of those problems. Zero.

4 And I can't speak for around the
5 rest of the State. Certainly, that's something you
6 speak to, but I can tell you here in Bensalem, we
7 are very, very, very fortunate to have Parx Casino.
8 They give back to this community so many years and
9 we're grateful for that.

10 So I just hope that the Board sees
11 everything and the rest of the testimony here
12 hopefully, it will be all positive, that you'll
13 renew this license that's much needed in our
14 community here in Bensalem.

15 So if there's any questions for me,
16 I'd be glad to answer them. I'm transparent as you
17 can be, so if you've got something for me you think
18 is tough, I'm ready.

19 PRESIDING OFFICER: Doesn't look like
20 anyone has any questions.

21 MAYER DIGIROLAMO: Is that an aye
22 vote already then? Thank you and God bless you for
23 being here.

24 PRESIDING OFFICER: Thank you. So
25 now we'll turn to Parx and your presentation.

1 ATTORNEY ASHFORD: Thank you,
2 Director Lloyd. Chair Smyler, Commissioners,
3 Members of the PGCB Staff, OEC Office, Executive
4 Director, I am Karin Ashford K-A-R-I-N,
5 A-S-H-F-O-R-D., Chief Legal Officer at Greenwood
6 Gaming and Entertainment, which does business as,
7 Parx Casino and I'm so pleased to welcome you to
8 beautiful Bensalem on this rainy Thursday to take
9 part in the public hearing part of Parx Casino's
10 gaming license renewal application.

11 We are so pleased that all of the
12 Board Members took time to come to Bensalem today in
13 person to be part of today's proceedings. And we
14 look forward to sharing an overview of our
15 operations and explaining how immensely proud we are
16 of what Parx Casino has been able to accomplish as a
17 Licensee.

18 With me today, to take you through
19 our presentation is our Chief Executive Officer,
20 Eric Hausler, E-R-I-C, H-A-U-S-L-E-R, who has been
21 in the company since 2020. Eric came to Parx from
22 Isle of Capri, a gaming company that operated 15
23 casinos in eight jurisdictions in the United States
24 that are now owned by Caesars. Eric was also a
25 founding board member of VICI Properties, a gaming

1 REIT that now owns 53 casinos, including one in
2 Pennsylvania.

3 Eric started his career as a Wall
4 Street gaming analyst and also worked as a gaming
5 regulator in New Jersey. Eric will present an
6 overview of Parx's operations and accomplishments.
7 Also with me today is Ron Davis, R-O-N, D-A-V-I-S,
8 our Director of Diversity and Community Development.
9 Ron has been with the company since the beginning.

10 He was the first employee hired at
11 Parx by its Chairman, Bob Green, when the Gaming Act
12 first passed. Ron has a vast network of community
13 connections throughout Bensalem and the Greater
14 Philadelphia Area. Ron sits on 16 boards and local
15 charitable organizations, and his work is integral
16 to our goal of establishing and maintaining close
17 ties with our community organizations and supporting
18 local charitable endeavors.

19 Ron came to Parx from the
20 Philadelphia Convention Center Bureau, and as some
21 of you may know, Ron started his career in the NFL.
22 First as a San Francisco 49er and then with the
23 Atlanta Falcons and the St. Louis Cardinals. Ron's
24 work and outreach has been integral in making Parx a
25 leader in charitable giving in the State, and Ron

1 will outline Parx's workforce engagement, community
2 involvement and charity.

3 I joined Parx as Chief Legal Officer
4 three years ago, coming from a long career as a
5 gaming attorney at Penn National Gaming, and my role
6 today is to introduce the speakers and Guide Parx
7 presentation. Also with us today is our Chief
8 Compliance Officer, Grace Flanagan, who will not be
9 presenting today but is here to assist in answering
10 the compliance-related questions of the Board or the
11 PGCB or OEC may have today, and we have our
12 Paralegals, Jamie Warner and Rose Harrison, and our
13 Diversity Coordinator, Michelle Saldutti, assisting
14 us today.

15 In support of our license renewal
16 today, we have several public officials in
17 attendance who will be introducing themselves and
18 speaking in support of Parx's Renewal Application.
19 You already heard from the Honorable Joe DiGirolamo,
20 our Mayor, but we also have the Honorable Frank
21 Farry, F-R-A-N-K, F-A-R-R-Y, Senator of the 6th
22 Senatorial District of Commonwealth of Pennsylvania
23 which covers Bucks County and includes Bensalem and
24 Parx Casino.

25 We also have the Honorable Kathleen

1 C. Tomlinson, K-A-T-H-L-E-E-N, T-O-M-L-I-N-S-O-N,
2 the State Representative of the 18th Legislative
3 District of the Commonwealth of Pennsylvania, which
4 includes Bensalem Township. In addition, we have
5 Eugene DiGirolamo, E-U-G-E-N-E, D-I-G-I-R-O-L-A-M-O,
6 Commissioner of Bucks County, Pennsylvania. And I
7 just wanted to note, although not speaking, present
8 today, I understand the State Representative Joseph
9 Hogan of the 142nd Legislative District, which is
10 from our neighboring Langhorne, where many of our
11 employees come from.

12 Also speaking during the public
13 comment section on our behalf are William J. Ferrara
14 W-I-L-L-I-A-M, F-E-R-R-E-R-A (sic), the Executive
15 Director of the Lower Bucks County Chamber of
16 Commerce, Christopher N. Francis,
17 C-H-R-I-S-T-O-P-H-E-R, and F-R-A-N-C-I-S, President
18 and CEO and Chief Clinical Officer of Livengrin
19 Foundation and Karen Downer,
20 K-A-R-E-N, D-O-W-N-E-R, former President Upper Bucks
21 County NAACP.

22 We will have additional speakers
23 during the public comment section and now I'd like
24 to turn it over to our CEO Eric Hausler.

25 ---

1 ERIC HAUSLER,
2 CALLED AS A WITNESS IN THE FOLLOWING PROCEEDING, AND
3 HAVING PREVIOUSLY BEEN DULY SWORN, TESTIFIED AND
4 SAID AS FOLLOWS:

5 ---

6 MR. HAUSLER: Thank you, Karen. I'm
7 going to try the impossible here, which is to run
8 the slide projector and speed at the same time.
9 It's usually way above my technical capabilities. I
10 want to thank you for the opportunity to present
11 here today. Last time I did this I didn't wear
12 glasses so that's new for me too.

13 I want to thank the Commission
14 Members and staff for taking the time to be here
15 today. Also want to thank our elected officials and
16 we have a lot of support from the local community.
17 We take that very seriously and are grateful and
18 appreciate people coming out to support us for our
19 relicensing.

20 Parx is a great story and it
21 continues to be a great story for both our region
22 and Commonwealth. We continue to be the number one
23 grossing slot revenue producer in Pennsylvania since
24 we opened in 2006.

25 We have over \$700 million invested in

1 the Parx complex and we continue to grow our
2 footprint. It's been an eventful five years since
3 our last renewal. Most notably, in 2020, we closed
4 for three and-a-half months for COVID and reopened
5 with significantly-diminished capacity.

6 During that time, we paid all of our
7 team members for over a month and then maintained
8 their health benefits at our cost for the duration
9 of that closure. When we reopened, we voluntarily
10 ceased smoking at Parx and we've never brought it
11 back.

12 At the same time we had a new
13 competitor open, the Live Casino in Philadelphia.
14 We've also seen the impact of the rapid
15 proliferation of skill games and illegal slot
16 machines all over our region.

17 Finally, we are on the online
18 business that has continued to grow. We participate
19 through our Bet Parx operations, but more and more
20 customers use the convenience of online betting.
21 Despite these challenges, Parx has continued to
22 flourish and reinvest in our property and our
23 people, which maintaining a strong balance sheet and
24 significant financial flexibility.

25 Our dedication is really to four

1 pillars for success as an organization. Those have
2 helped us navigate these challenges and we remain
3 committed to those pillars going forward. We'll
4 speak to each of them today. First, we have a
5 largely local group of diverse and dedicated team
6 members who are well trained, well paid and provide
7 excellent guest service.

8 Second, we have an industry leading
9 asset. We continue to invest and grow our fiscal
10 plan. Third, we take our commitment to the
11 community and region seriously. It is part of the
12 fabric of our culture as a company. We invest
13 significant time and money in charitable and
14 community organizations in our region.

15 Fourth, we have a strong track record
16 of regulatory compliance. We host approximately
17 four million people a year at Parx now and our
18 regulatory infractions are at or below other
19 industry players here in Pennsylvania.

20 As you know, I'm not going to go
21 through all of this history, but we opened in 2006
22 at the old Philadelphia Park Racetrack. That was
23 the temporary building that we now call Parx East.
24 We moved to the current facility in 2009. Had 3,000
25 slot machines. We added 57 table games when table

1 games were legalized. Between 2017, we added our
2 poker room which used to be at Parx East, which is
3 now in the back of the building. The Xcite Center,
4 the entertainment venue, it has 1,400 seats.

5 We added some new restaurant outlets,
6 including the Beer Garden, which you see here on the
7 right, which has ceilings and windows that open to
8 the outside. Ironically, it was the only venue we
9 could serve food in during the pandemic because it
10 opened to the outside.

11 Today, we've got about 165,000 square
12 feet, a little under 3,000 slot machines, 203 table
13 games including 131 traditional table games, 12
14 hybrids and 48 poker tables. We also have 37 self-
15 service sports wagering kiosks both in the main
16 casino area as well as within our sportsbook
17 complex.

18 We continued to invest in Parx.
19 Since our last relicense, we've invested over \$42
20 million. We opened a \$10 million Sportsbook. You
21 can see that here on the right. Playtech hosts its
22 live gaming studio in the Mezzanine level of Parx
23 and we've made significant upgrades to our security
24 and surveillance infrastructure as technology
25 continues to improve there and we have spent an

1 enormous amount of money on cybersecurity
2 protections, like most companies, and now have a
3 group of cybersecurity - six people that work in our
4 cybersecurity unit.

5 We also continue to invest heavily in
6 the casino experience. We spend about \$4,00,000 to
7 \$5,000,000 million dollars a year on slot machines.
8 That's just renewals of the capital for the existing
9 floor print. So the floor, I think looks better
10 today than it has in recent times. We've upped that
11 span more recently and the floor is full of newer
12 games.

13 Additional upgrades during post the
14 pandemic we renovated the 360 Nightclub actually
15 while were closed. It was much easier to do. We
16 added a heated smoking patio to, you know, outside
17 the end of the building to accommodate customers who
18 wanted to smoke. We moved our promotions booth. We
19 relocated Bamboo, the Asian restaurant on the
20 property. We also added charging stations
21 throughout Parx.

22 Finally, I'm particularly excited, we
23 recently purchased - you can see it down on the
24 bottom right, the Inn at Fox Chase, which is 167
25 room hotel adjacent to the Parx Complex. So there's

1 a picture of that. It has a pool among other
2 things. We have that hotel currently closed and we
3 are gutting it from floor to ceiling including the
4 lobbies, the gym. So when it reopens, it will -
5 everything inside of the building will be new. All
6 the rooms will be fully renovated, all the
7 bathrooms, the sixth floor, which is 32 guest rooms
8 will be converted into 15 double-bay suites, as well
9 as one four-bay presidential suite.

10 So I think it will be consistent with
11 the Parx's experience. When it's done, I think
12 it'll probably be one of the best hotels in this
13 region and we really look forward to getting that
14 back online. Expect it to be online by the end of
15 this year.

16 A couple of photos here. I'm not
17 going to spend a whole lot of time on them. This is
18 the Xcite Center. Seats 1,400, but we can also pull
19 those seats that we host poker tournaments and
20 special events in there. This is the remodel of 360
21 that was done since the last time we were in front
22 of you all that we host bands there Thursday,
23 Friday, Saturday night. Everything from jazz to
24 rock bands, depending on what it is. And comedy
25 nights as well.

1 This is the pub the Gastropub. This
2 was added as part of the 17 and 18 renovations. And
3 this attaches to the Beer Garden, which goes on the
4 back of the facility. Here's the Beer Garden again,
5 another photo there. Poker room; 48 poker tables,
6 particularly proud of the fact that if you go to
7 Bravo Poker at any given time we will have top five
8 number of poker games in play anywhere in the
9 country. So we have a big poker operation and
10 players know that get a good game with us.

11 This is the sportsbook. We opened
12 that in 2000, that part of that renovation there.
13 So you can see there is VIP seating there. There's
14 some - there's a large bar off the back, a cage to
15 the right there and then those televisions that are
16 there to wrap around. And for something like March
17 Madness, we'll have all the games displayed. It's
18 particularly - it's pretty empty in this photo, but
19 it's particularly a hopping place during the
20 basketball tournament.

21 This is the relocated Bamboo. This
22 was - Bamboo didn't have a bar. The old Bamboo
23 didn't have a bar nor did it have sushi. So we
24 added a sushi counter there to the right as part of
25 the long bar. And this was an underutilized

1 restaurant space in the back of the building that we
2 re-enlivened and it's been quite successful.

3 This is a hotel. This is a photo of
4 what will be the breakfast and lobby area of the
5 hotel once the renovations are done. I don't have
6 before and after photos here, but I can assure you
7 this is dramatically different than what it looks
8 like right now.

9 The left is the check-in desk. What
10 it'll look like. The name of it will likely be Parx
11 View Hotel, but we're still working on that. The
12 top right is one of the rooms. That is one of the
13 bigger suites, the two-bay suites. You can see it
14 has a living room area there. On the bottom, it'll
15 be a standard - that's a standard king room. So
16 very contemporary. Very upscale feel and look and
17 everything in those rooms will be new when we're
18 done.

19 In addition, we're a great story in
20 terms of our revenue we generate to the
21 Commonwealth. I think that's part of, obviously,
22 why we're here. It's a staggering number. We've
23 paid \$4.6 billion in gaming taxes since we've
24 opened. \$3.6 billion from slots, \$358 million from
25 table games. Sports betting is \$43 million and the

1 online casino is \$131 million. I would venture to
2 guess that we're probably one of the largest
3 taxpayers in the Commonwealth.

4 We continue to invest in our racing
5 operation. Racing is struggling, to be candid.
6 We've seen a steady decline, both at Parx and
7 nationwide, but that, we continue to keep the track
8 in good working order and focus primarily on safety
9 of horses and horse people. We've made several
10 renovations to benefit the horse folks. Renovated
11 the jockey room a year or two ago, the detention
12 barn, none of this is particularly interesting, but
13 sort of the blocking and tackling you need to do
14 when you board a thousand horses 12 months a year,
15 full time, and so we continue to do that.

16 We pay purses of \$48 million out of
17 our slot revenues in 2024. That's \$341,000 average
18 purses per day. It's down a little bit. Largely
19 because our slot revenues are down a little bit over
20 the past five years. I'm particularly excited, the
21 PA Derby is now Grade 1 Stakes Race and last year -
22 and the Cotillion is also a Grade One, so the
23 Cotillion is for fillies.

24 Last year, we had several of the
25 Kentucky Derby horses in, Belmont horses and so it's

1 really become a prep race for the Breeder's Cup in
2 October. And so we get some great, great
3 thoroughness in for that. We continue to look after
4 horses after they retire. We make annual donation
5 of \$50,000 to Turning For Home, which handles
6 retired thoroughbred horses.

7 I think since we last were here,
8 sports wagering was just coming up. We have that
9 sportsbook we showed you. We also opened Parx
10 Shippensburg in 2023 under the Category 4 Licenses.
11 That's about 500 slot machines and 40 electronic
12 table games. And as I mentioned our iGaming
13 operation operates primarily out of Bensalem. The
14 team is based, you know, half-a-mile from here, and
15 we operate in Pennsylvania, New Jersey, Maryland and
16 Michigan.

17 All of our employees who are in
18 customer-facing positions and up the chain in terms
19 of leadership are trained in responsible gaming on
20 an annual basis. We understand we're in the gaming
21 business. We make sure we take that commitment
22 seriously. We do make annual contribution to
23 Council on Compulsive Gambling. We sponsor the
24 training here in Eastern Pennsylvania and we
25 continue to support the Livengrin Gambling addiction

1 treatment program which is a mile or so that way and
2 have, you know, not only been active there
3 financially, but have I have a board seat there as
4 well for our participation.

5 Great story on our workforce; 2,000
6 employees in gaming positions, 191 in racing
7 operations. Eighty-seven (87) percent of those
8 folks live in Pennsylvania. We continue some of the
9 newer roles we've created are cybersecurity as I
10 mentioned is a relatively new group for us. Our
11 iGaming operations has a hundred employees at this
12 point. Our full-time, part-time mix is about 1,400
13 of those folks are full time.

14 If you're full-time you're eligible
15 for full health benefits with us. Those benefits
16 are as good as anything in the business or better.
17 Having worked for several gaming companies gives you
18 the best benefits I've had. All of us are the same
19 benefits. So you know, I know exactly what the
20 employees are -. We haven't raised our employee
21 contribution to the health benefits side in three
22 years. Despite the fact that our health benefits
23 continue to go up, our cost of providing benefits
24 continues to go up. We think it helps us remain
25 competitive, be a competitive employer in the region

1 and it's a great story with our team members.

2 There's other variety of other
3 benefits; health, dental, vision, company-matched
4 401K, paid vacation time, all of that is eligible if
5 you're a full-time employee. We generally will fill
6 75 percent of our roles with current team members.
7 We also recently in the last few years developed
8 Parx University. We saw a gap where were promoting
9 team members into management level positions because
10 of their technical capabilities, but they really
11 needed to learn how to lead and manage people, which
12 is a different skill. And so Parx University helps
13 that gap for the mid-level management team. We're
14 also the only fully non-smoking work environment in
15 Pennsylvania and New Jersey as far as I know, in
16 terms of casino work environments, obviously, plenty
17 of work environments. And Shippensburg is also non-
18 smoking.

19 We have a great group of people, very
20 inclusive. Forty-nine (49) percent of our total
21 employee workforce are historically underrepresented
22 groups. Thirty-nine (39) percent are female.
23 That's about consistent, maybe a little bit ahead of
24 where the industry is in Pennsylvania. At the
25 management level and director level, 33 percent

1 female minorities, 23 percent.

2 I'm particularly proud, we speak over
3 12 languages at Parx, across the enterprise. It's a
4 pretty impressive - when you think about the scale
5 of coordinating resources and communications with
6 many, many teams members whose English is a second
7 language for them. We also participate in programs
8 to hire disabled workers and veterans.

9 I'm going to turn this piece over to
10 Ron to talk about stuff we do outside of Parx in the
11 community. Thanks.

12 ---

13 RON DAVIS,
14 CALLED AS A WITNESS IN THE FOLLOWING PROCEEDING, AND
15 HAVING PREVIOUSLY BEEN DULY SWORN, TESTIFIED AND
16 SAID AS FOLLOWS:

17 ---

18 MR. DAVIS: Thank you, Eric, and it
19 is my pleasure to be here. This is my 20th year
20 with Parx. So I was here at the start of this great
21 venture with you and first of all, welcome and thank
22 you Madam Chair and the Board for allowing me to
23 present to you and to our community, the excitement
24 that I have is just so great that we built effective
25 teams inside and outside the organization. And as

1 was stated, I played years ago in the NFL. I played
2 for a great team that went to the playoffs and I
3 played for a high school team that didn't score.

4 So I know what effective teams are,
5 and I've been able to, with others, develop a plan
6 to share our success, to share our success with the
7 community. That was from day one, whatever we did,
8 we wanted to make sure we build bridges to the
9 community whether it be in any way form or fashion
10 to strengthen that community, because organizational
11 and community development, excellence is what we
12 strive for. Organizational and community
13 excellence, and that-that excellence only comes when
14 we, again, partner and we become stronger. And over
15 the 20 years and certainly the last five years,
16 we've done that, but with the help of others.

17 And I'm going to mention some of
18 those names that have joined us and I appreciate
19 them coming so much because we share a lot of the
20 passion for growing people and we feel very strongly
21 it's people first in our community that will make a
22 difference. And we believe in not only sharing
23 success, but servant leadership. We feel servant
24 leadership will take us all out of where we are in
25 the community, our lives, our and families servant

1 leaderships, serving something bigger than yourself.

2 And so we have developed teams within the
3 organization through, we call them ERGs, employee
4 resource groups.

5 Outside the organization, we serve on
6 panels and you'll see that in the - in our
7 presentation, but I want to just recognize the
8 people who may not be on the call list, but Chris
9 Francis from Livengrin, I think he is on. Chris.
10 And Donna Patti, Chair of our Bensalem Gaming
11 Advisory Board. Karen O'Donnell of Bucks County
12 Community College; she's over there.

13 Habitat for Humanity President
14 Florence Kawocza. Florence? Bob Norkus, Bensalem
15 Economic Development, Linda Salley, African-American
16 Museum of Bucks. Karen Downer of Bucks County
17 NAACP. Richard Snow, CEO of UNCF, Regina Hairston,
18 CEO of African-American Chamber of Commerce. Chavar
19 Hollinger, American Red Cross Executive, Bill
20 Ferrara, Executive Director of Lower Bucks Chamber
21 and Marty Burke, Caring for Friends, along with Joe
22 Saffron, Director of Tour of Honor. We also have
23 Theresa Fera from Central Bucks Chambers.

24 I want to mention those people
25 because we believe, first of all, they came forward

1 and I thanked them for coming forward to support
2 this request. We believe that people make the
3 difference and we've seen that in Parx over the 20
4 years, but it takes a team, it takes, obviously, a
5 CEO and board that believes that, but it also takes
6 employees that believe that and it takes a community
7 who believes that. So we're invested in all those
8 areas.

9 Getting to the numbers. In
10 construction, over the past five years, Parx have a
11 strong record of commitment to the local community
12 and inclusive work - partnerships. Local business
13 enterprise, state expenditures, and LBE is very
14 important to us because again, when we started and
15 when we continue, we generate, we generate, local
16 business, not only to Bucks, but surrounding
17 counties. That's LBE. Very important, along with
18 NDE and WBE.

19 Expenditures are 30.5. We've had 15
20 how-to-do business with Parx meetings with MBE, WBE
21 and LBE suppliers and vendors. Over 800 outreach
22 meetings and MBE, WBE, LBE individual suppliers.
23 And that's just not Ron Davis. There's a team that
24 does that and I'm very proud of that team that does
25 the outreach and in reach because again, employees

1 have got to believe what you're doing. Again, it
2 takes a team inside and outside the organization to
3 do it.

4 Active membership in Eastern Minority
5 Supplier Development Council to support active
6 membership and in the WBE or Women's Business
7 Enterprises. Our community involvement highlights;
8 we are active a member of local business development
9 groups, Hispanic Chamber of Commerce, African-
10 American Chamber of Commerce, Asian-American
11 Chamber, Greater Philadelphia Chamber of Commerce,
12 Bensalem Business Association, Lower Bucks and
13 Chamber of Commerce and Central Bucks Chamber, Visit
14 Bucks, Northeast Philadelphia Chamber of Commerce
15 Bensalem Economic Development Council, Bob Norkus is
16 here that represents that great organization. And
17 Transportation Management Association.

18 Since 2019, we've been contributed
19 more than \$2.9 million to the Pennsylvania
20 Educational Improvement Tax Credit, EITC, and
21 Opportunity Scholarship Tax. Community involvement
22 highlights; since 2019, Parx has awarded \$184,000 in
23 scholarships to 150 college-bound students. We have
24 a process where our staff becomes the jurors and we
25 get applications from five different schools and

1 they examine those applications and we award the
2 scholarships. It gives again a vision of trying to
3 help to the next level.

4 We meet regularly with the Gaming
5 Advisory Board to ensure the Advisory Committee is
6 informed about current operations and future plans.
7 Parx team members are on area Boards and I encourage
8 that from beginning. I'm on 16 Boards; that's down
9 from 22. I was on the NFL Board of Directors. You
10 know, it's crazy. I was just - I'm blessed. I was
11 just elected by Mother Bethel, which is the oldest
12 black church in America to the Trustee Board chairs.

13 There's reasons for outreach and
14 obviously I can't say no. So we're very - it's very
15 important. But so our team members are on boards
16 and so we encourage that because we get to know what
17 the organization is about. We get to help them, not
18 only with money, but looking at the priority of the
19 things that they're doing. Helping on a very basic
20 level, but helping where it's needed.

21 We have partnerships with Livengrin
22 Gambling Addiction Treatment Program. The Community
23 College of Philadelphia, Bucks County Community
24 College, a Student Empowerment Program, Caring for
25 Friends, which is a fantastic organization. I

1 mentioned them particularly. They're fantastic.
2 Habitat for Humanity, of course, and Bensalem
3 Economic Development Council.

4 Our charitable work; Parx is the
5 highest charitable-giving casino in Pennsylvania and
6 it has been since opening. It is dynamic. I mean,
7 we're probably at least four to one to all the
8 casinos combined, as you probably know if you read
9 the metrics, and I must comment that throughout the
10 20 years I've been here, Moselle Daniels in
11 particular has been great. They keep us
12 accountable, keep us aware of where we have - may
13 have missteps. She's been great as well as the
14 other staff members from the Gaming Board. They've
15 really been just been great.

16 Since 2019, we have donations and
17 established sponsors of \$70 million to 700
18 organizations. Donations made to the international,
19 national, local groups that support various causes
20 and they're listed on this sheet, but the passion
21 that we have for each one of these is just
22 outstanding. I'll pick out a couple; NACP (sic).
23 We host the NACP annual dinner. We have for at
24 least six years. We help with the, of course,
25 Council on Compulsive Gambling. We support the

1 Council.

2 Special Olympics. We just had the
3 Polar Pop. For you not familiar with that, that's
4 this disabled outreach that is done every year and
5 you hold the balloon over your head and pop it and
6 we give to that cause, and sometimes you can get
7 real wet in that vein. Firefighters and veteran's
8 outreach programs.

9 We have, probably not the most
10 unique, but it is in a way, Tour of Honor, and we
11 have Joe Saffron here who's the head of it. Joe?
12 Is he still here? We actually take veterans or help
13 take veterans to Washington, D.C. on buses and they
14 tour the various monuments, they get lunch. The
15 roads are clear by Easter in each state and people
16 actually get out of the cars and salute their buses
17 way down the road. So it's very emotional, but it's
18 part of America. They come back to us and we'll be
19 doing this Monday and so if anybody's around you can
20 join us to come back and they have a USO show and
21 welcome them back in front of 2,000, 3,000 people
22 waving flags. It's truly American. It's part of
23 our culture, part of what we've done and been
24 effective doing it.

25 So those kind of things are just a

1 highlight of what we do. And then just give an idea
2 of words of recognition and we're proud to be part
3 of that, but our recognition really comes when we
4 open doors. That's why I'm here, sitting here after
5 20 years. We open doors for a lot of people and we
6 point in a direction of positive change.

7 We also want to be a crucible of good
8 in every situation. A crucible of good. I think
9 that message hopefully will get out to everyone who
10 deals with Parx in any way. Certainly we have
11 quality world-class facilities, but we want to be
12 also crucible good as we go along.

13 So we won all the awards that you
14 see, I won't spend time - I do want to point out the
15 Bensalem Notary Business Award is supposed to be
16 Rotary. We like notaries, but I want to point that
17 out. We are just proud and the acronym that we use
18 a lot is Parx stands for P-A-R-X, but we kind of
19 take that Parx, always reaching for excellence. So
20 excellence is our goal in whatever we do.
21 Excellence in our outreach and for any reason the
22 CEO and others let me be on TV and I talk about that
23 excellence and I have tremendous, tremendous
24 gratitude for that efforts. So I want to thank you.

25 MR. HAUSLER: Thanks, Ron.

1 ATTORNEY ASHFORD: So, next we can
2 call up some of our elected officials.

3 PRESIDING OFFICER: We're going to go
4 through questions to keep the flow.

5 ATTORNEY ASHFORD: Okay.

6 PRESIDING OFFICER: So we'll turn to
7 our OEC. Do you have questions for Parx's
8 witnesses?

9 ATTORNEY BOEHM: Thank you, Director
10 Lloyd. Good morning, Members of the Board.
11 Elizabeth Boehm, E-L-I-Z-A-B-E-T-H, B-O-E-H-M,
12 Assistant Enforcement Counsel with the OEC. I'd
13 like to start with slide 25.

14 Regarding the 10,000 square foot
15 sportsbook, Parx's latest pre-approved January 2025
16 lists the sports wagering area is 7,519 square feet.
17 Could you please explain this variance?

18 MR. HAUSLER: I think when we say
19 10,000, that was the shell space we built. So when
20 we added 10,000 square feet to the building, so it's
21 probably a more colloquially reference than a
22 regulatory reference.

23 ATTORNEY BOEHM: Okay.

24 MR. HAUSLER: So there's some back of
25 the house, there's a bar there who also came in

1 subsequent to the build, so it's probably just a-.

2 ATTORNEY BOEHM: And are there
3 currently a plan - any plans to reduce number of
4 slot machines on the gaming floor?

5 MR. HAUSLER: No. I think we're at a
6 pretty good level. We put - where we at, 3,000
7 games on the busiest night, we put 2,200 in play.
8 That's rare. Most Saturday nights will be around
9 1,600 to 1,7000 games at peak. We can probably go
10 smaller but I feel like the floor in terms of what
11 we actually put into play. You always want some
12 margin for error there because people don't - like
13 an airport, people will always seek out an empty
14 seat on each side of them if they can, rather than
15 sit between two people.

16 So there is some always some extra,
17 but I think we're comfortable with where we are
18 right now in terms of game counts. You know if we
19 see the need for something we really want to add to
20 the facility, we might adjust the game counts
21 around, but I don't see that right now.

22 ATTORNEY BOEHM: Twenty-six (26).
23 Which departments receive unattended minor training?
24 Can you speak to -?

25 MR. HAUSLER: That is part of our

1 OSHA training and show that will be all employees.
2 In terms of unattended minors -. So OSHA falls with
3 you know, responsible alcohol service, not RAMP, but
4 there's a lower level of that. OSHA training on
5 having chemicals, fire safety, that kind of stuff.
6 And it falls into that training, which is all the
7 employees on unattended minors. It falls under it
8 kind of the responsible gaming unit, which includes
9 compulsive children in cars underage, that type of
10 thing.

11 ATTORNEY BOEHM: And what percentage
12 are program trained that -?

13 MR. HAUSLER: Do I have that right
14 here? Thirty-seven (27) - all employees who are
15 required to be certified are. Thirty-seven (37)
16 percent are RAMP certified. And then we do an added
17 level of training, what do we call that?

18 ATTORNEY ASHFORD: On alcohol
19 service, there's additional training for all of
20 those who RAMP certified, but additional employees,
21 such as, you know, valet, others who are customer-
22 facing.

23 MR. HAUSLER: That training is mostly
24 focused on dram shop. We're teaching them about
25 dram shop claims and the consequences of over-

1 service, and so it's an added level of training that
2 we put bartenders and people who are actually
3 serving alcohol through.

4 ATTORNEY BOEHM: How long must team
5 members work before they are eligible for the full-
6 time benefits?

7 MR. HAUSLER: Ninety (90) days.

8 ATTORNEY BOEHM: Okay.

9 And what are part-time workers
10 eligible for certain benefits, paid time off?

11 MR. HAUSLER: No. You have to be
12 above - I believe our benefits program dictates, ai
13 think it's 32 hours.

14 ATTORNEY BOEHM: Is Parx Casino
15 facing any current staffing, hiring or retention
16 challenges?

17 MR. HAUSLER: It's gotten better.
18 Post the pandemic, we were woefully short of staff
19 because, candidly, the government was paying people
20 to stay home and so a lot of folks just didn't come
21 back to work and we -. That's gotten better. We
22 base all our base rates -. When I got to the
23 company in 2020, our base rates for non-tipped
24 positions, around \$13. They're now closer to \$19,
25 and so that's competitive with Amazon, the big

1 warehouse companies and things like that.

2 It's probably at least - or better
3 than Atlantic City base rates for non-tipped
4 positions. That eased off a lot of that pressure
5 from the - you know, the inflation. We continue to
6 put annual raises to the team members. So I think
7 we're at a pretty good point now in terms of finding
8 qualified people. We're always hiring.

9 There's a certain level of turnover
10 in our business. It runs 24 hours a day. People get
11 in, they work the grave shift and then all of the
12 sudden, it's like, well, I don't like this. And so
13 we're always turning -. I think we had 600 in
14 fiscal '24 and we hired 300. So we're always
15 turning people over. The turnover rates are lower
16 than average, but that's just the nature of the
17 hospitality industry.

18 ATTORNEY BOEHM: And are there any
19 plans to again permit smoking on the gaming floor?

20 MR. HAUSLER: No. I think I'd be run
21 out of the building by my team, but I will say, from
22 a customer standpoint, it's been okay. But from a
23 team member's standpoint, it's probably the best
24 decision we, as a management team, have made in
25 terms of the team members. On one hand, you're

1 paying for their healthcare, on the other hand,
2 you're - they're in a smoking environment.

3 So, I understand it's a decision for
4 each company themselves. We called it the grand
5 experiment. After the pandemic, we actually smoked
6 for one day and then once we opened on June 29th of
7 '20, we were walking the floor, decided that we
8 didn't like what we saw in terms of compliance with
9 mask mandates and things, and people, like,
10 literally poking holes and smoking through their
11 mask. It was, like, what's the use of this? We're
12 just going to stop smoking and then we had the
13 opportunity to bring it back up, we said, let's just
14 leave it and see what happens, and I think our
15 customers adapted and our team members love it.

16 ATTORNEY BOEHM: And then next I'll
17 reference 22, if you'll look at it. Yeah, regarding
18 the taxes. So the taxes from sports betting, does
19 that include both online and retail sports betting?

20 MR. HAUSLER: Yes, it does.

21 ATTORNEY BOEHM: Okay.

22 And my question is Parx Casino facing
23 any particular challenges to revenue and tax
24 generation growth?

25 MR. HAUSLER: Yeah, I think you can

1 see as I alluded, our slot of revenues since 2019
2 are down. We're down low single-digit percentage
3 last year. Table revenue has been pretty stable and
4 we spent a lot of time repositioning our table
5 business. What I have noticed, there's a couple of
6 factors. Inflation has taken out a certain level of
7 customer in terms of they just don't have a
8 discretionary income. Skill games have affected our
9 operations. As you know, I think we've been one of
10 the most vocal as a company about the impact of
11 skill games on the business, I would say.

12 Bensalem passed an ordinance recently
13 banning skilled games, except in bars and taverns
14 and clubs. And prior to that, there were 300 skill
15 games in Bensalem alone and you think about that,
16 every dollar that's going in to a skill game, is a
17 dollar that theoretically would have gone to Parx,
18 54 cents of which would have come back to the
19 taxpayers in Pennsylvania in some way shape or form,
20 35 percent of the going property tax.

21 I don't have to tell you all of this,
22 you understand it, but that has for sure impacted
23 our business. The proportion it impact the slots
24 over the last five years has been a lot work than it
25 has been on our table games business, which it's -

1 some of its online I think. There is some dragged
2 to the online side of the business, but the impact
3 of slots have been materially worse for us than it
4 has been in table games.

5 Going forward, it's probably
6 everybody who wants a skill game, probably has one
7 at this point. I do think if the legislature were
8 to tax and regulate skill games in some sensible
9 manner, the competitive balance would kind of
10 rebalance.

11 For instance, Virginia wanted
12 advanced skill games, their revenues went up 11
13 percent pretty quickly. That's a lot of money to be
14 think about world we generate in terms of impact.
15 So, competitively. I'd say that's the biggest risk
16 we see out there. Atlantic City is pretty stable in
17 terms of their competitive. We compete with Borgata
18 at Hard Rock. All of us do in the Philly side of
19 the region. Within Philadelphia, the competitive
20 environment is pretty stable.

21 So, I think skill games are also the
22 wild card. Particularly when you're seeing 50 games
23 in a storefront. So, that's going to have an
24 impact.

25 ATTORNEY BOEHM: Thank you. I have

1 nothing further.

2 MR. HAUSLER: Okay.

3 I will turn to Board Members if they
4 have any questions. I'll start at the far side.
5 Commissioner Dunbar?

6 MR. DUNBAR: Thank you. First off, I
7 commend you for your for your community involvement.
8 It seemed to be theme throughout everything. And
9 I'm sure if there was have been some notary award
10 you'd get that too. With that being said, I also
11 saw that your goals were to hire locally and
12 diversity locally. I didn't see in there and maybe
13 I missed it, casino industry is a relatively
14 transient industry, especially in the management
15 level. Your management hires; what percentage are
16 from within and what are from outside of
17 organization?

18 MR. HAUSLER: It's a good question.
19 So I've been here five years. I've brought Karin in
20 to the senior team three years ago. She's the only
21 outsider we've brought in since I've been here, to
22 the senior team. Everything else has been promoted
23 from within. We've had a few retirements and so we
24 use that as an opportunity to promote a new general
25 manager, a new vice president of gaming operations,

1 a new VP of HR, who's here somewhere. And so I
2 think we have a pretty special group and people and
3 really know what they're doing.

4 And below - certainly below my level
5 and below, you know, Karin's level of the
6 organization, we have an incredibly talented group
7 of people who literally can run that building
8 without any of us showing up at work at all.
9 They're that good at what they do. And so whenever
10 we can we give them opportunities to advance.

11 So, when we bought the hotel, the
12 woman who runs our environmental services group
13 which is an incredibly confident operation, if
14 you've been in the facility, see how clean it is.
15 She had a hotel background. We put her in charge of
16 overseeing our hotel operations. And so where we
17 can, we'll expand scope, we'll expand duties and as
18 our team retires, we're always looking to develop
19 the next person.

20 MR. DUNBAR: Thank you.

21 PRESIDING OFFICER: Commissioner
22 Dillon?

23 MR. DILLON: The one question that I
24 have which, you already touched on so it's - no
25 longer needs to be answered, was the skill games

1 effect on your business. So I have nothing further.

2 PRESIDING OFFICER: Commissioner
3 Dermody?

4 MR. DERMODY: Just one question. The
5 non-smoking, when you implemented the non-smoking
6 after the pandemic, did you notice any change in
7 your business?

8 MR. HAUSLER: You know, I'm sure it
9 did affect the business negatively. I was in
10 Colorado, working in Colorado when smoking was
11 banned there and our revenues dropped. It's a
12 different company but 15 or 18 percent pretty
13 quickly. The hard part was during the pandemic. It
14 was hard to see what was causing people to come and
15 go. And so I can't really isolate that from the
16 noise.

17 Today, I don't think it affects us.
18 I'm sure there are some customers who will go
19 somewhere else because they can smoke while they're
20 playing, but we really try to differentiate the
21 asset and the service and the people and hope that-
22 that overcomes any objections they have. So most
23 customers we found it's been impossible.

24 MR. DERMODY: You'd probably get some
25 business because of the non-smoking.

1 MR. HAUSLER: What was the -?

2 MR. DERMODY: You'd probably get some
3 business because it's non-smoking.

4 MR. HAUSLER: Yeah, I think that's
5 been slower to spread. When people come in, we see
6 a lot of people come in to the Xcite Center for
7 shows who've never been to the casino before and
8 they automatically assume that it's a smoking
9 casino, and then they walk in and realize that it's
10 smoke-free environment and they're presently
11 surprised. I do hear that quite a bit.

12 MR. DERMODY: Thank you.

13 PRESIDING OFFICER: Commissioner
14 Manzano-Diaz?

15 MS. MANZANO-DIAZ: Yes. You talked
16 about the MBE and the WBE in terms of your
17 construction. What I'd like to know is do you have
18 a breakdown of the minority break done on that? So,
19 African-Americans? How many Latinos? How many
20 Asians? Do you have that breakdown by any chance?

21 MR. DAVIS: I don't think we have a
22 breakdown, but we certainly can check back on that
23 questions, yeah.

24 MS. MANZANO-DIAZ: And I was
25 interested in terms of your commitment to the

1 education credit, tax credit, and I'd like to know a
2 little bit more how you participate in that?

3 MR. DAVIS: We have a - and
4 traditionally have participated. there's a list
5 that we get and we review it and the money is there
6 from the State with approval. Then we go back to
7 the list. There's a two-year commitment and we
8 award on the basis of that two-year commitment.

9 MS. MANZANO-DIAZ: Thank you.

10 MS. REGAN: Commissioner Dermody took
11 my question, but I just wanted to applaud you. I
12 love the fact that you didn't bring smoking back and
13 yeah, I just want to applaud you for that and also
14 to say it was a really great presentation. Thank
15 you.

16 PRESIDING OFFICER: And Chair Smyler?

17 CHAIR SMYLER: Just a couple of
18 questions. Unlike my colleagues who only have one,
19 I have a couple. With regard to the hotel, how many
20 employees do you project being hired once it's open
21 in operation?

22 MR. HAUSLER: We had 22 when we
23 brought the hotel down. So we took it over. We ran
24 it for a little while and then determined the best
25 path was to close it. So we moved several of those

1 employees to Parx while we're closed. Several
2 employees didn't want to or couldn't go to Parx for
3 whatever reason. So I think we'll probably be 22 to
4 30 as it ramps up.

5 CHAIR SMYLER: And I think I might
6 have received conflicting information in what you
7 said and what you answered with OEC. And by the
8 way, I like paper. So, somebody gave me your
9 PowerPoint. So. I like to scribble on the
10 PowerPoint. But when you said you train employees
11 and responsible gaming who are customer facing. So,
12 who's non-customer facing that doesn't get trained
13 on responsible gaming?

14 MR. HAUSLER: So, for instance,
15 cooks, stewards, folks that are cleaning kitchens,
16 our stewarding team would be somebody that wouldn't
17 get responsible gaming training.

18 CHAIR SMYLER: But they do get
19 unattended children training?

20 MR. HAUSLER: I believe there's a
21 certain level of training for all of them.
22 Certainly there's training when they start. I don't
23 know if it's necessarily recurring. I mean, there's
24 a variety of folks in the facility, for instance,
25 revenue audit, that's never in the casino floor.

1 You know, they're just not.

2 They're up in the mezzanine level and
3 so there are some folks that get carved out by proxy
4 of the fact that they're not - they're never
5 interacting with the guests. They might as well be
6 working in a corporate office offsite. And then
7 there's a handful within the casino complex that
8 don't ever face the guests or out - aren't on the
9 casino floors, like, stewarding would be one of them
10 where they're deep cleaning kitchens while they're
11 closed overnight.

12 CHAIR SMYLER: So they don't get the
13 unattended children training?

14 MR. HAUSLER: I don't -. Do we -?
15 They do through OSHA. So we have a - yeah, it's a
16 module of OSHA where every - they would get it
17 through OSHA because it's a module that sits within
18 our OSHA training. Now, obviously, they're getting
19 OSHA because they're dealing with hazardous
20 materials.

21 And so, there's this - as a
22 mentioned, there's a broad module we do of OSHA,
23 Responsible Alcohol Service, unattended Minors,
24 children in cars, responsible gaming. All of that
25 is given to everybody, but there's other folks who

1 get more detailed training, depending on what their
2 job function is. But that's kind of the broad -
3 it's really sort of broad overbrush for people who
4 don't really need a lot of that, but it's more
5 specialty-oriented.

6 CHAIR SMYLER: Okay.

7 And do you have tuition
8 reimbursement?

9 MR. HAUSLER: We do, yes. It's not
10 widely used, but we do offer it.

11 CHAIR SMYLER: And Parx university,
12 when your employees go through Parx University, are
13 they employees that want to become promoted and go
14 into management? Or those employees that already
15 been tapped to go into management and then you give
16 them the training? How does that work?

17 MR. HAUSLER: That's a great
18 question. It really varies depending on the
19 department. So within each department they nominate
20 team members for Parx University and then they'll
21 send say, Karin, are you interested attending Parx
22 University? And then the team member says yes or
23 no. I mean, it's a big time commitment. It lasts
24 several months and they have homework and
25 assignments and I go in and speak to the group and

1 they have lecturers and folks like that. And most
2 of the time -.

3 So, our hierarchy is kind of line
4 level, you know, manager, you know, director, that
5 level. So most of the time it's that mid-level,
6 first management level position that goes to Parx
7 University. And what we're trying to do is develop
8 people so that if a - the next person up chain, the
9 director level or whatever leaves, that we've got
10 three or four people that we can choose from at all
11 times.

12 Like, for instance, our table games
13 group has a VP, an assistant director, a director of
14 table games and assistant director of table games.
15 And then we have four shift managers, all of whom
16 are - any one of those folks, if they needed to,
17 could walk in and run the table games group. And so
18 it's - we're always focused on getting the next
19 person ready for whatever the position is.

20 And more often than not, as I said,
21 Parx University is really focused on developing
22 managerial skills of managing people, not
23 necessarily the technical skills. We assume you've
24 got excellent skills because you've been nominated.

25 CHAIR SMYLER: That's excellent.

1 Succession planning is very important.

2 MR. HAUSLER: As I mentioned, I -
3 they can run that place fine without me. That's the
4 goal.

5 CHAIR SMYLER: Yeah. I feel the same
6 way. And Ron, you said that there were 15 how-to-do
7 business with Parx meetings with MBE, WBE and LBEs,
8 suppliers and vendors. How are they scheduled? Are
9 they annual? I mean, is there a schedule or what?

10 MR. DAVIS: Yes. We work with the
11 organization on available opportunities, because we
12 feel that how to do business, sometimes it's a
13 cumbersome way, cumbersome understanding of how to
14 do business with the gaming operation and how to
15 become a supplier in the operation. It's one of the
16 tips, the uniqueness that we've gotten the - the
17 staff of the Gaming Board to help us in a lot of
18 that, but yeah. We work with each organization,
19 whether it be African-American Chamber, Women's'
20 Business Enterprise Council, or the other chambers
21 to do a specific and knowledge-based, how to do
22 business.

23 We have our director of purchasing as
24 part of that and they'll talk about licensing and
25 all the other things that need to be done that may

1 be different from any other kind of outreach that
2 they do.

3 CHAIR SMYLER: Great.

4 Okay.

5 Thank you. And I don't - because
6 PowerPoint's not up there again, but I think it's on
7 PowerPoint number 10 where you have a picture of
8 your sportsbook. Was that taken during the Eagle's
9 playoffs and that's why it's so -?

10 MR. DAVIS: As a person who grew up
11 outside of New York, I have no comment.

12 CHAIR SMYLER: Thank you and I echo
13 my colleague, yes, excellent presentation.

14 MR. HAUSLER: Thank you.

15 PRESIDING OFFICER: Housekeeping
16 matter, your PowerPoint. Do you move that as Parx
17 Exhibit Number 1, and do you have any objection from
18 OEC?

19 ---

20 (Whereupon, Parx Exhibit 1, PowerPoint
21 Presentation, was marked for identification.)

22 ---

23 ATTORNEY BOEHM: No objection.

24 PRESIDING OFFICER: Okay.

25 We'll move that as -.

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(Whereupon, Parx Exhibit 1, PowerPoint
Presentation, was admitted.)

PRESIDING OFFICER: Do you have any
other exhibits with you?

ATTORNEY ASHFORD: We do not.

PRESIDING OFFICER: Okay.

So then we will move to hear from our
Government representatives. Is Senator Frank Farry
- did he arrive? There he is.

SENATOR FRANK FARRY,
CALLED AS A WITNESS IN THE FOLLOWING PROCEEDING, AND
HAVING PREVIOUSLY BEEN DULY SWORN, TESTIFIED AND
SAID AS FOLLOWS:

SENATOR FARRY: Thank you. Madam
Chair, Commissioners, thank you for being here and
joining us in the 6th Senatorial District on this
important day. I do want to begin with something
controversial, I think, and I see there's some -
some of my former colleges from the western part of
the state, but I think Mr. Dillon will - well, this
may resonate with him. You know the one complaint I

1 have is if Ron had maybe played for the Eagles back
2 in day, we would have gotten that first Super Bowl a
3 little earlier.

4 But in all seriousness, thank you for
5 being here. Prior to being elected to the Senate
6 two-plus years ago, I served seven terms in the
7 House and I served in the House seat, which is a
8 neighboring District here. Representative Hogan is
9 in the back here. He now serves in that House
10 district. And I just want to highlight the regional
11 component of this. You're going to hear from
12 Representative Tomlinson in a few minutes.
13 Representative, now Commissioner DiGirolamo is
14 Representative. Prior Representative Tomlinson.
15 And Parx regional impact has been very significant.

16 I want you to know that their
17 interaction with their legislators is in both
18 chambers. It is with both parties and it is a
19 regional representation that we work with Parx on.
20 I've done a little bit of work in the legislative
21 space on these issues over the years during my time
22 in the House and now my time in the Senate. I'm
23 actually carrying the skill game bill that I think
24 is the right answer to solve this problem. I
25 carried it last term. We're about to reintroduce

1 it.

2 But Parx has been a good ally to
3 teach us Gaming 101, I will say. I went to a
4 different Parx University I guess. But in talking
5 to the gaming interests across the state, as we
6 worked and developed that legislation, by the way,
7 my office and myself had over 100 stakeholder
8 meetings, so we took it very, very seriously what we
9 were working towards. But in my previous capacity
10 as a representative and then my current capacity
11 Senator and prior to that I worked in municipal
12 government in a neighboring township, and I can tell
13 you what we were able to do with that local share
14 revenue that we get through our redevelopment
15 authority was very significant.

16 I've been the fire chief of my
17 community for 25 years as a volunteer and we had
18 some very specific projects that we would not have
19 been able to fund or the municipality would have had
20 to raise property taxes, but for the contributions
21 of local share going to pay for air packs, going to
22 pay for a fire truck project we were doing. And
23 that impact covers multiple communities from small
24 boroughs to larger townships, but that has made a
25 difference with the property tax rate for our local

1 property taxpayers.

2 So if Parx was not here, that revenue
3 would not have been available for those projects.
4 And the public safety ones, whether it's police
5 equipment, vehicles, our EMS gets money from it, our
6 volunteer fire service gets money from it. It has
7 made our community safer by having access to that
8 money. I think that's something very important to
9 highlight.

10 Parx's charitable contribution, I
11 don't want to bear repeating what was a great
12 presentation, but their charitable contributions
13 have been difference making. When we have a
14 challenge in the community and they need some
15 funding, we know we can go to Parx and it gets
16 funded to help those charitable groups. The
17 disability community has benefited.

18 Ron has served on the Board of -
19 Services, which is one of the entities listed in my
20 full disclosure, my wife works there, but Parx is
21 sponsorship of some of their programs has also
22 called our disability building community.

23 Obviously, Habitat is here. Many of
24 our other groups, you may not have known what all
25 those names were on there, but they are the heart

1 and soul of our community when people are in need,
2 and Parx has been huge in funding them.

3 We talked about the financial
4 investment that they have made, but it bears
5 repeating that that is employing. So we talk about
6 who Parx employs, but they also employ members of
7 our building trades. Whether it's through
8 maintenance or when they're renovating the building
9 or having expansions, local suppliers.

10 All the indirect benefits we get for
11 our small businesses and our workforce in the
12 community is so important. And if Parx wasn't here
13 and if Parx wasn't continuing to try and reach that
14 high level they reach and continuing to try and
15 exceed that every time, our regional economy would
16 not be where it is today.

17 If they talked about the improvements
18 since they last went through this process. You
19 know, whether it's a sports betting location, what
20 they're doing with the hotel now, which is going to
21 be fantastic for our community. You know, all that
22 is stuff Parx - Parx doesn't need to acquire a
23 hotel. It's probably good for their business model,
24 but even as we're working our way through the
25 negative impacts COVID had on them, as well as the

1 very serious impact skill gaming has been on the
2 gaming industry across this Commonwealth, as well as
3 our lottery by the way, you know, Parx is continuing
4 to still try and do the right thing and build the
5 right model here.

6 We're very proud to have them in our
7 community. I really don't want to repeat anything
8 they've already said because you've already heard
9 it. You've already provided feedback on it, but I
10 can just tell you as a lifelong resident of Lower
11 Bucks County who literally grew up in a neighboring
12 community, have been a volunteer firefighter for 35
13 years, worked in municipal government in a
14 neighboring community and now served in both
15 chambers in the state legislature, I can tell you I
16 don't know of another industry, right, or more
17 specifically, more importantly, a business that has
18 had such an impact on our community in a positive
19 way, and obviously, the Commonwealth as a whole.

20 So, as Eric mentioned, I don't think
21 you're going to find too many businesses that are
22 paid that much in taxes over the years. If you
23 think about it, that 54 percent, I mean the
24 government, our state actually owns more of the
25 dollars going in the machine than the business does

1 itself, but it is made a significant difference.

2 So, hopefully, as you work through,
3 hopefully renewing this license, please realize the
4 tremendous impact Parx has had and they've been a
5 leader and a model both in what they're required to
6 do, but also what they choose to do. And I think
7 that is something that's very important.

8 I'm happy to answer any questions we
9 have it. Otherwise, I just ask you consider an
10 affirmative vote for renewing their license.

11 PRESIDING OFFICER: Any questions?

12 Thank you very much.

13 SENATOR FARRY: Thank you. Thank you
14 for the time.

15 PRESIDING OFFICER: Representative
16 Kathleen Tomlinson?

17 MS. TOMLINSON: Good morning, I'm
18 State Representative K.C. Tomlinson. I wanted to
19 take a moment to acknowledge all that Parx and
20 gaming has done for our community and the entire
21 state. As you heard, casinos contribute 54 percent
22 of slot revenue and 16 percent of table revenue
23 which adds up to hundreds of millions annually.

24 The benefits of these funds are
25 statewide going to education, senior services and

1 property tax relief. Parx alone employs over 2,000
2 people and at least 300 right here in Bensalem.
3 Every year, Parx pays at least \$10 million in local
4 property taxes alone, which directly benefits
5 Bensalem homeowners, my constituents.

6 Not to mention the community partner
7 they have been. They are very much involved and
8 extremely generous locally. I can't emphasize that
9 enough. I believe they spend over \$70 million to
10 date on sponsorships and donations. For all these
11 reasons and many more, I would kindly ask that their
12 license be renewed. So, thank you for your time.

13 PRESIDING OFFICER: Thank you.
14 Eugene DiGirolamo?

15 MR. DIGIROLAMO: I'm here. Good
16 morning. Almost afternoon. Good to see everybody.
17 Welcome, Madam Chair. The Members of the Gaming
18 Board, good to see you. I've got to give a shout
19 out to -. I served 25 years in Harrisburg
20 representing this district here in Bensalem, my
21 hometown. George Dunbar, who I worked with on my
22 side of the aisle and my good friend, Frank Dermody,
23 who I worked with on the other side of the aisle.
24 And we had a lot of fun together. We really did.

25 MR. DERMODY: Yeah, we did.

1 MR. DIGIROLAMO: I was going to ask
2 Frank if it would be okay if I made a motion.
3 That's an inside joke. Well, good morning and
4 welcome. We're just so happy and proud to have you
5 here today to our beautiful community, Bensalem.
6 And everybody thinks the mayor is my brother. He is
7 actually my uncle, my dad's brother. So we're not
8 brothers. He's my uncle and he's been here, the
9 Mayor of Bensalem, 32 years. And I've been - I've
10 represented in the District in Haverford for 25.
11 And I've been now in my sixth year as County
12 Commissioner.

13 We are just so very, very proud of
14 our community here in Bensalem. It's about 65,
15 maybe a few more thousand residents. We're very
16 diverse. Money Magazine, which is a national
17 publication a number of years ago named Bensalem one
18 of the 50 best places to live in the United States.
19 Not in Pennsylvania. In the United States. Quite
20 an honor that were recognized that way.

21 I've lived here my whole life. I
22 just turned 75 years old on Monday, March 28th.
23 Grew up with the mayor. We had a farm here in
24 Bensalem right down the road, only a few miles down
25 the road. This was a farming community back in the

1 '50s, when I grew up and the '60s. And about 1965,
2 they put I-95 right there on Street Road. And once
3 that happened, the community just grew and
4 flourished and grew up and it is what we have today,
5 just a wonderful community.

6 We're very diverse, not only
7 culturally, but we have so many different religions
8 and churches here in Bensalem. And we are just so
9 proud. We've got a great group of people. We get
10 along well. We're just so proud. And Parx Casino
11 is such a big part of our community. And you've
12 seen all the slides, so I'm not going to go into it.

13 When the Bill was passed in 2004, I
14 had a Bill and I had moved the Bill out of the House
15 and it dealt with something over at the racetrack, I
16 think, dealing with security, and moved over into
17 the Senate. And I got to give a shout out to my
18 former Senator K.C.'s father, Senator Tomlinson,
19 because he was over in the Senate, and they took
20 that little Bill of mine and they added the language
21 for the casino, or what would be the casino bill
22 over in the Senate, and it came back to the House
23 and it passed. Frank, you were there, you remember.

24 It passed with bipartisan support and
25 myself and the Mayor and Senator Tomlinson, when we

1 started doing this, and we worked on this together,
2 I mean, there were a lot of our constituents that
3 were concerned about traffic, and crime and not in
4 my backyard. We held a lot of public hearings and
5 meetings and we assured them that we were going to
6 work to make sure that none of the things that they
7 said they were worried about were going to happen.

8 And I can tell you 20 years later, it
9 has worked out perfectly. It has not been a
10 homerun, it's been a grand slam for our community.
11 The number of jobs that they created, many of those
12 jobs and again I represent the county, many of those
13 jobs are local jobs, county jobs. It's just
14 amazing. It's over - I believe it's over 2,000
15 jobs.

16 The money that they put back into the
17 community, not only to the Township, but to the
18 county. It's been incredible. The number of groups
19 and organizations and some of them are here. I see
20 Florence is here. Florence, good to see you, from
21 Habitat for Humanity. The amount of money that they
22 put into these groups and organizations is just
23 amazing. The NAACP here, I see Karen's here.

24 I mean this has just been incredible.
25 And how many of you remember Smarty Jones? Remember

1 Smarty Jones? Yeah? Some people are waving their
2 hands. Smarty Jones was a horse, was right here in
3 our race track here.

4 And Frank, if you remember when we
5 were doing the bill, we were talking about the
6 casinos got started, they would save the race -
7 horse racing industry here in Pennsylvania. And
8 that was one of the things that we use and it's
9 become true. We still have horse racing here in
10 Bensalem. And if it wasn't for the casinos, there
11 would be no horse racing here in Bensalem. There
12 wouldn't be no horse racing in the State of
13 Pennsylvania. I don't believe so.

14 So, I am - I'm just here to just
15 wholeheartedly, I mean, I can't say any clearer,
16 wholeheartedly support Parx Casino that they try for
17 their removal for their license. And I can't say
18 enough about the good work that they do. The people
19 are just wonderful, wonderful, wonderful people.
20 They put so much back into the community.

21 I mean it's so easy to work with.
22 And again, it's not just the money that was in the
23 bill where the townships get two percent or one
24 percent of the table games and the county gets two
25 percent. That money's been incredible, but it's the

1 money in addition to that that they give to the
2 community to these groups and organizations. They
3 are so, so, generous.

4 We are so happy to have them here and
5 I just love Parx. I don't know what else to say.
6 But thank you very much. I don't think anybody has
7 any questions.

8 CHAIR SMYLER: Happy belated
9 birthday.

10 PRESIDING OFFICER: Thank you.

11 MR. DIGIROLAMO: All right. Thank
12 you.

13 PRESIDING OFFICER: We are going to
14 take a five-minute break and we'll be back in about
15 five minutes and we'll pick up with our OEC
16 presentation.

17 ---

18 (WHEREUPON, A SHORT BREAK WAS TAKEN.)

19 ---

20 PRESIDING OFFICER: So we will get
21 started now. Again, we will - OEC's presentation.

22 ATTORNEY BOEHM: Thank you, Director
23 Lloyd. Prior to this hearing, the OEC provided the
24 Board and Parx Casino with documents marked as OEC
25 Exhibits 1 through 9, which relate to the Parx

1 Casino's Renewal Application for its Category 1 Slot
2 Machine License. The OEC and Parx Casino entered
3 into stipulations regarding the admissibility and
4 authenticity of these exhibits. These include the
5 2019 through 2024 Senate Reports addressing criminal
6 incidents that occurred at Parx Casino since the
7 time of its last renewal. This report is marked as
8 OEC Exhibit 1.

9 ---

10 (Whereupon, OEC Exhibit 1, Senate Reports, was
11 marked for identification.)

12 ---

13 ATTORNEY BOEHM: Bureau of Liquor
14 Control and Enforcement Letter issued to OEC dated
15 March 14, 2025 indicating two actions taken against
16 the Licensee since it's last renewal. This Letter
17 is marked as OEC Exhibit 2.

18 ---

19 (Whereupon, OEC Exhibit 2, BLCE Letter dated
20 3/14/25, was marked for identification.)

21 ---

22 ATTORNEY BOEHM: March 11, 2025
23 Memorandum issued by the Board's Office of
24 Compulsive and Problem Gambling regarding Parx
25 Casino's compliance with its casino and iGaming

1 compulsive and problem gambling plans. This Memo is
2 marked as OEC Exhibit 3.

3 ---

4 (Whereupon, OEC Exhibit 3, Memo dated 3/11/25,
5 was marked for identification.)

6 ---

7 ATTORNEY BOEHM: Copy dated March 13,
8 2025, issued by the Pennsylvania Department of
9 Revenue, Bureau of Compliance of Parx Casino's
10 Statement of Account, indicating Parx Casino is
11 standing with the Department of Revenue. This is
12 marked as OEC Exhibit 4.

13 ---

14 (Whereupon, OEC Exhibit 4, Statement of Account,
15 was marked for identification.)

16 ---

17 ATTORNEY BOEHM: And a Letter dated
18 March 14, 2025 issued to OEC by the Pennsylvania
19 State Horse Racing Commission indicating the
20 Licensee is in good standing with the Commission.
21 This Letter is marked as OEC Exhibit 5.

22 ---

23 (Whereupon, OEC Exhibit 5, 3/14/25 State Horse
24 Racing Commission Letter, was marked for
25 identification.)

1 ---

2 ATTORNEY BOEHM: The OEC and Parx
3 Casino's Stipulation of Facts and Admission of
4 Evidence executed by the parties on March 27th, 2025
5 is included and marked as OEC Exhibit 6.

6 ---

7 (Whereupon, OEC Exhibit 6, Stipulation of Facts,
8 was marked for identification.)

9 ---

10 ATTORNEY BOEHM: OEC's Exhibit 7, 8
11 and 9 are not before you today, but remain
12 accessible through a shared link previous provided
13 to Parx Casino and Members of the Board. Since it's
14 regarding these Exhibits, since it's last renewal,
15 the OEC and the Licensee entered into four Board-
16 Approved Consent Agreements. Together these are
17 marked as OEC Exhibit 7.

18 ---

19 (Whereupon, OEC Exhibit 7, Consent Agreements,
20 was marked for identification.)

21 ---

22 ATTORNEY BOEHM: OEC and the Licensee
23 conducted six Compliance Conference Memorandums
24 since the last renewal. Together these are marked
25 as OEC Exhibit 8.

1 ---

2 (Whereupon, OEC Exhibit 8, Compliance Conference
3 Memorandums, was marked for identification.)

4 ---

5 ATTORNEY BOEHM: OEC has issued Parx
6 Casino 27 Warning Letters since the last renewal.
7 Parx Casino has appropriately responded to each
8 Warning Letter. These are marked as OEC Exhibit 9.

9 ---

10 (Whereupon, OEC Exhibit 9, Warning Letters, was
11 marked for identification.)

12 ---

13 ATTORNEY BOEHM: At this time, the
14 OEC respectively requests that Exhibits 1 through 9
15 be entered into the record, with Exhibits 8 and 9
16 being marked as confidential.

17 PRESIDING OFFICER: Does Parx have
18 any objection to those?

19 ATTORNEY ASHFORD: No objections.

20 PRESIDING OFFICER: So those are
21 entered into the record, with 8 and 9 remaining
22 confidential.

23 ---

24 (Whereupon, OEC Exhibit 1, Senate Reports, was
25 admitted.)

18 ATTORNEY BOEHM: Thank you. The OEC
19 will call three witnesses today to testify about
20 Parx Casino for your benefit. The witnesses are
21 from the Pennsylvania State Police, the Board's
22 Bureau of Casino Compliance and the Board's Bureau
23 of Investigations and Enforcement. With your
24 permission, Director Lloyd, I will call my first
25 witness.

1 PRESIDING OFFICER: Yes. And I
2 believe they were sworn at the beginning. I think
3 so.

4 ATTORNEY BOEHM: And I'm going to
5 begin with the - actually, she's listed third,
6 Pennsylvania State Police, the OEC calls Lauren
7 Piccini from the Pennsylvania State Police.

8 ---

9 SERGEANT LAUREN PICCINI,
10 CALLED AS A WITNESS IN THE FOLLOWING PROCEEDING, AND
11 HAVING PREVIOUSLY BEEN DULY SWORN, TESTIFIED AND
12 SAID AS FOLLOWS:

13 ---

14 THE WITNESS: Good afternoon.

15 PRESIDING OFFICER: And you can -
16 there or there, wherever you feel comfortable.

17 THE WITNESS: Oh, sorry.

18 PRESIDING OFFICER: Either or,
19 whichever you're comfortable.

20 ---

21 DIRECT EXAMINATION

22 ---

23 BY ATTORNEY BOEHM:

24 Q. Good afternoon, Sergeant. Would you
25 please state and spell your name?

1 A. Sure. Lauren Piccini, L-A-U-R-E-N,
2 P-I-C-C-I-N-I.

3 Q. Can you please describe your career with
4 insanity?

5 A. Yes, I've been a employed for almost 17
6 years with the Pennsylvania State Police.

7 Q. And can you describe your duties in your
8 current position?

9 A. Currently I'm the Office Commander of PSP
10 at Parx Casino.

11 Q. Can you explain a little about what you
12 do as your duties?

13 A. My office investigates criminal activity
14 in the gaming-related areas of the casino.

15 Q. Regarding the police jurisdiction of Parx
16 Casino, where does the -? I'm sorry. Is the
17 Pennsylvania State Police responsible for the gaming
18 floor and related areas?

19 A. Yes.

20 Q. Does the Pennsylvania State Police share
21 jurisdiction of Parx Casino with any other law
22 enforcement agency?

23 A. Yes. Bensalem PD.

24 Q. Thank you. And what law enforcement
25 agency has primary jurisdiction over Parx Casino

1 parking lots?

2 A. The parking lot is Bensalem PD.

3 Q. And what areas of Parx Casino are the
4 Pennsylvania State Police responsible for?

5 A. According to our interrogative agreement,
6 PSP is responsible for the gaming floor, including
7 the bars and stages, sports wagering area, poker
8 room, front lobby area including the Parx Gift Shop,
9 restrooms and the valet cashier. Our PSP gaming
10 office, the PGCB Office, casino administrative
11 offices, casino security offices, casino
12 surveillance room and offices, VIP gaming areas,
13 slot repair, the main bank, include but not limited
14 to all man traps, soft count room, storage areas,
15 cashier windows and adjacent bank-related offices.
16 Gtech room and administrative office, meeting rooms,
17 warehouse space located on level two and the main
18 floor casino.

19 Q. Can you please describe the working
20 relationship between the Pennsylvania State Police
21 and the Bensalem Police Department?

22 A. We have a very good relationship with
23 them.

24 Q. Can you please describe the working
25 relationship between the Pennsylvania State Police

1 and Parx Casino personnel?

2 A. A very good relationship with them as
3 well.

4 Q. Are the Pennsylvania State Police
5 satisfied with the level of cooperation between Parx
6 Casino and the trooper station within the facility?

7 A. Yes, ma'am.

8 Q. Can you please describe the working
9 relationship that the Pennsylvania State Police
10 personnel have with personnel from the Board's
11 Bureau of Casino Compliance assigned to Parx Casino?

12 A. Very good as well.

13 Q. Are you familiar with how the
14 Pennsylvania State Police track Parx Casino's crime
15 statistics?

16 A. Yes.

17 Q. And can you briefly describe how those
18 statistics are reported?

19 A. They are done electronically through our
20 record management system, RMS, and also annually
21 through our Senate Report that we compile.

22 Q. Has this process of reporting statistics
23 changed since Parx Casino's Slot Machine License was
24 last renewed in May 2019?

25 A. Yes.

1 Q. Can you briefly describe how the
2 reporting of criminal statistics has changed?

3 A. Yes. Statistics were previously manually
4 entered into the UCR, the Uniform Crime Reporting,
5 by our corporals in our office, our supervisors and
6 that job has since moved to an electronic process,
7 again, through the RMS system.

8 Q. I'm going to direct you to what has been
9 provided as OEC Exhibit 1. Can you identify the
10 document and where it came from?

11 A. That's the Annual Senate Report that I
12 just referenced and that was prepared by the
13 corporals.

14 Q. In calculating the criminal statistics,
15 how is one individual being arrested for multiple
16 offenses reflected?

17 A. Every offense is recorded separately.

18 Q. And what years are reflected?

19 A. 2019 through 2024.

20 Q. Have you reviewed the arrest statistics
21 for Parx Casino for the time period represented?

22 A. Yes.

23 Q. What criminal offense has the greatest
24 number of incidents reported based on the
25 information provided?

1 A. Trespassing.

2 Q. Can you give an example of the type of
3 conduct that results in a person being charged with
4 this type of offense?

5 A. The most common two instances that we run
6 across are patrons being permanently evicted at the
7 discretion of the casino personnel or when a patron
8 would voluntarily enroll in a Pennsylvania Gaming
9 Control Board Self-Exclusion program and they come
10 back to the casino in defiance of either one of
11 those.

12 Q. And is there any reason or explanation
13 for why this offense has occurred at the reported
14 level?

15 A. No.

16 Q. Regarding other offenses occurring in
17 Parx Casino, how common are theft offenses?

18 A. Not very common.

19 Q. Violent Crimes?

20 A. Again, not very common.

21 Q. And how common are crimes involving
22 individuals under 21 years old?

23 A. That's very uncommon.

24 Q. Throughout your assignment at Parx Casino
25 after reviewing this data, have you noticed any

1 patterns or trends in the type of offenses occurring
2 at Parx Casino?

3 A. No, ma'am.

4 Q. Are you aware of any issues or concerns
5 which would negatively impact Parx Casino's
6 suitability for continued licensure at this time?

7 A. No.

8 ATTORNEY BOEHM: Okay.

9 Thank you.

10 PRESIDING OFFICER: Does Parx have
11 any questions for the Sergeant?

12 ATTORNEY ASHFORD: We do not.

13 PRESIDING OFFICER: Okay.

14 Any Board Members have any questions?

15 CHAIR SMYLER: Sara?

16 MS. MANZANO-DIAZ: How many times have
17 the State Police been called for unattended
18 children, minors in the parking lots, in the hotel?
19 Have they been called?

20 THE WITNESS: We have been called.
21 Again, the parking lot. The primary jurisdiction is
22 for Bensalem PD. We do get notification of any
23 instances of an unattended minor, or a kid left in
24 the car or anything like that. And my office will
25 respond just to make sure that the child is safe.

1 But again, that's Bensalem PD's responsibility,
2 primary responsibility.

3 MS. MANZANO-DIAZ: But do you have
4 any idea in terms of within the last five years, how
5 many times that those kinds of instances have
6 occurred?

7 THE WITNESS: Again, I would
8 reference Bensalem PD for that. They're the ones
9 making the actual arrests.

10 MS. MANZANO-DIAZ: Thank you.

11 THE WITNESS: Thank you.

12 CHAIR SMYLER: Sergeant, how long
13 have you been in this position?

14 THE WITNESS: In this position, since
15 October - excuse me, August of 2024.

16 CHAIR SMYLER: And what were you
17 doing before that?

18 THE WITNESS: I was a corporal -
19 prior to that, I spent approximately one month out
20 in Erie when I got promoted. I was patrol sergeant
21 out there and prior to that, I was a corporal at
22 Wind Creek Casino in their gaming office.

23 CHAIR SMYLER: At Wind Creek Casino?

24 THE WITNESS: Yes, ma'am.

25 CHAIR SMYLER: So you have casino

1 experience before you -?

2 THE WITNESS: I do. I've worked as a
3 trooper, a corporal and a sergeant in the gaming -
4 in the Bureau of Gaming Enforcement.

5 CHAIR SMYLER: Excellent. Thank you.

6 THE WITNESS: Thank you, ma'am.

7 PRESIDING OFFICER: Okay.

8 Thank you very much.

9 SERGEANT PICCINI: Thank you. Have a
10 nice day.

11 ATTORNEY BOEHM: OEC would like to
12 call its next witness, Jesse Schell from the Board's
13 Bureau of Casino Compliance.

14 MR. SHELL: Good afternoon.

15 ---

16 JESSE SCHELL,
17 CALLED AS A WITNESS IN THE FOLLOWING PROCEEDING, AND
18 HAVING PREVIOUSLY BEEN DULY SWORN, TESTIFIED AND
19 SAID AS FOLLOWS:

20 ---

21 DIRECT EXAMINATION

22 ---

23 BY ATTORNEY BOEHM:

24 Q. Would you please state and spell your
25 full name?

1 A. Jesse Schell. J-E-S-S-E, S-C-H-E-L-L.

2 Q. Are you employed by the Pennsylvania
3 Gaming Control Board?

4 A. Yes, I am.

5 Q. And what is your job title?

6 A. I'm a Supervisor at Parx Casino for the
7 Bureau of Casino Compliance.

8 Q. And how long have you held this position?

9 A. Nearly three years.

10 Q. And have you previously held other
11 positions within the Pennsylvania Game Control
12 Board?

13 A. Yes, I was a Casino Compliance
14 Representative. Prior to that since 2018 at Parx
15 Casino and at Live! Philadelphia.

16 Q. And can you -? When was the time for
17 your Live! Philadelphia?

18 A. From the time it opened in, approximately
19 2020, 2021, right in there, and then up until the
20 time I was promoted in March of 2022.

21 Q. Thank you. And what are your
22 responsibilities as a Bureau of Casino Compliance
23 Supervisor for Parx Casino?

24 A. I oversee the Bureau of Casino Compliance
25 Parx Office. I supervise staff of eight casino

1 compliance representatives.

2 Q. And does this include interaction with
3 the Department of Revenue regarding the Parx Casino?

4 A. When needed or requested, we act as a
5 liaison for the Department of Revenue.

6 Q. Can you describe the role of the Bureau
7 of Casino Compliance at a licensed Pennsylvania
8 casino?

9 A. Regulatory review and oversight of Parx
10 Casino, all BCC staff are familiar with the Board's
11 regulations as well as Parx's internal controls.

12 Q. Can you describe the type of access that
13 the Bureau of Casino Compliance has within Parx
14 Casino and the following departments; the
15 surveillance room?

16 A. We have full access.

17 Q. Count room?

18 A. The count room, we have full access.

19 Q. And is there any other monitoring?

20 A. Yes. We monitor the daily table games
21 count.

22 Q. Central control computer room?

23 A. We have emergency access, but we also
24 monitor that.

25 Q. Are or were there any issues with the

1 connectivity regarding the central control computer
2 at Parx Casino during the renewal period?

3 A. Not that I'm aware.

4 Q. Any other important departments for
5 monitoring?

6 A. We monitor table games, poker, slot
7 department security, player service.

8 Q. Was there ever a need for emergency
9 access to any of Parx Casino's departments during
10 the renewal period?

11 A. No. Not that I'm aware.

12 Q. Does the Bureau of Casino Compliance
13 interact with Parx patrons?

14 A. Yes, occasionally.

15 Q. And does the Bureau of Casino Compliance
16 respond to the patron complaints?

17 A. Yes. If we get a patron complaint.
18 We'll do an investigation and provide an unbiased
19 investigation and we'll advocate for the patrons
20 when it's appropriate.

21 Q. And does the Bureau of Casino Compliance
22 conduct self-exclusion intakes?

23 A. They're primarily done online now, but we
24 do some of them whenever somebody would need
25 assistance or want to come to the office, they can.

1 Q. Can you describe the process?

2 A. Yes. So if they were going to come into
3 the casino and want to sign up, we'd explain it to
4 them in detail. We have a computer there. They can
5 do it online if they prefer. If not, we can print
6 out the paperwork and assist them going through
7 that.

8 Q. Can you describe the relationship between
9 the Bureau of Casino Compliance and members of the
10 Pennsylvania State Police that are on site at Parx
11 Casino?

12 A. We have a great relationship.

13 Q. Can you describe the relationship between
14 the Bureau of Casino Compliance and Parx Casino
15 staff?

16 A. Yes. We also have a great relationship
17 with them.

18 Q. And has Parx Casino staff any cooperative
19 in compliance reviews conducted by the Bureau of
20 Casino Compliance?

21 A. Yes, ma'am.

22 Q. Are you familiar with typical regulatory
23 issues found at Pennsylvania casinos in general, and
24 have these - anything occurred at Parx Casino?

25 A. Nothing remarkable since I've been there.

1 Q. Are the regulatory issues that occur at
2 Parx Casino comparable to the regulatory issues
3 found at other casinos in Pennsylvania?

4 A. I'd say they're similar to any other
5 license facility in the state.

6 Q. And are there any issues or concerns that
7 would negatively impact Parx Casino suitability for
8 continued licensure?

9 A. No. I don't believe so.

10 ATTORNEY BOEHM: Thank you. I have
11 no further questions.

12 PRESIDING OFFICER: Does Parx have
13 any questions for this witness?

14 ATTORNEY ASHFORD: We do not.

15 PRESIDING OFFICER: Okay.

16 Any Commissioners have questions?
17 No. Thank you very much.

18 MR. SCHELL: Thank you.

19 ATTORNEY BOEHM: My final witness
20 will be Marc Merchioire from the Board's BIE.

21 MR. MERCHIOIRE: Good afternoon.

22 ---

23 MARC MERCHIOIRE,
24 CALLED AS A WITNESS IN THE FOLLOWING PROCEEDING, AND
25 HAVING PREVIOUSLY BEEN DULY SWORN, TESTIFIED AND

1 SAID AS FOLLOWS:

2 ---

3 DIRECT EXAMINATION

4 ---

5 BY ATTORNEY BOEHM:

6 Q. Will you please state your full name and
7 spell your last name?

8 A. Yes, ma'am. My first name is Marc,
9 M-A-R-C, last name is Merchiore, M-E-R-C-H-I-O-R-E.

10 Q. Are you employed by the Pennsylvania
11 Gaming Control Board?

12 A. Yes, I am.

13 Q. And what is your job title?

14 A. My job title is Investigator Supervisor.

15 Q. Do you serve any other roles?

16 A. At the time of the renewal from Parx, I
17 also served as the acting BIE Case Agent assigned to
18 Parx Casino.

19 Q. And how long have you held the position
20 of Investigator Supervisor?

21 A. I was promoted to Investigator Supervisor
22 in July of 2021.

23 Q. And have you previously held any other
24 positions within the Pennsylvania Gaming Control
25 Board?

1 A. Yes, I have.

2 Q. Can you expand on these years you have?

3 A. I served as an investigator from March of
4 2020 until my promotion in July of 2021.

5 Q. And what are your responsibilities as an
6 Investigator Supervisor for the BIE?

7 A. As Investigator Supervisor, I supervise a
8 team of investigators who conduct background
9 investigations, as well as any enforcement
10 investigations requested by OEC that are assigned to
11 the Conshohocken Regional Office, and one of the
12 casinos we cover is Parx Casino.

13 Q. What are your responsibilities as a case
14 agent for the BIE?

15 A. As a case agent, I would make a monthly
16 visit to Parx Casino. Kind of act as that liaison
17 between BIE and the front office at the casino, most
18 importantly, the compliance personnel at Parx, as
19 well as human resources. I'm also was tasked with
20 conducting the background investigations for
21 principal employees, key employees, vendors,
22 principal entities, as well as any other enforcement
23 investigations that were requested by OEC.

24 Q. As mentioned, you conducted the
25 investigation of Parx Casino for its Slot Machine

1 License Renewal Application?

2 A. Yes, I did.

3 Q. And when did the BIE begin its renewal
4 investigation into Parx casino?

5 A. It was approximately the beginning of the
6 January of 2024.

7 Q. Can you describe the scope of the
8 investigation?

9 A. Sure. BIE conducted a thorough review of
10 the application and verified all the information
11 contained therein. I also conducted a query of
12 other state and federal regulatory agencies such as
13 the EPA, OSHA, the Pennsylvania Department of
14 Revenue, as well as Bensalem Township.

15 Q. And when was Parx Casino Slot Machine
16 License last renewed by the Board?

17 A. It was on May 15th of 2019.

18 Q. And does this investigation include a
19 review of Parx Casino from the date of the last Slot
20 Machine License Renewal to the present?

21 A. Yes, it does.

22 Q. Did the BIE review the renewal
23 applications filed by Parx Casino, its principals,
24 principal affiliates and affiliates?

25 A. Yes, it did.

1 Q. And did the investigation include a
2 review of the following; criminal history checks?

3 A. Yes.

4 Q. Civil litigation history checks?

5 A. Yes.

6 Q. Tax clearances?

7 A. Yes.

8 Q. A review of the Pennsylvania Control
9 Board regulatory history?

10 A. It did.

11 Q. A review of any enforcement actions taken
12 against Parx Casino by OEC?

13 A. Yes, it did.

14 Q. Has Parx personnel been cooperative
15 during the investigation?

16 A. Yes, they have.

17 Q. And is the investigation complete?

18 A. It is.

19 Q. Did the BIE discover any areas of
20 interest during the course of this investigation?

21 A. No, we did not.

22 ATTORNEY BOEHM: I have no further
23 questions.

24 PRESIDING OFFICER: Does Parx have
25 any questions for the witness?

1 ATTORNEY ASHFORD: We do not.

2 PRESIDING OFFICER: Any from our
3 Commissioners? No.

4 Thank you very much.

5 MR. MERCHIORE: Thank you.

6 ATTORNEY BOEHM: I have nothing
7 further at this time, but I thank you all for your
8 time and your attention.

9 PRESIDING OFFICER: So we will now
10 move to one housekeeping matter. We received one
11 written comment through the Board's Clerk email
12 address from Central Bucks Chamber of Commerce
13 President and CEO Theresa Fera in support of your
14 renewal, and I provided a copy to the parties and
15 will enter that into the record as Hearing Exhibit
16 Number 1.

17 ---

18 (Whereupon, Hearing Exhibit 1, Written Comments
19 by Theresa Fera, was marked for identification.)

20 ---

21 PRESIDING OFFICER: And if I don't
22 hear any objections?

23 Okay.

24 ---

25 (Whereupon, Hearing Exhibit 1, Written Comments

1 PRESIDING OFFICER: So Karen Downer I
2 think was number one. If you want to come up to the
3 podium and -?

4 ---

5 KAREN DOWNER,
6 CALLED AS A WITNESS IN THE FOLLOWING PROCEEDING, AND
7 HAVING PREVIOUSLY BEEN DULY SWORN, TESTIFIED AND
8 SAID AS FOLLOWS:

9 ---

10 MS. DOWNER: Good afternoon,
11 everyone. Hopefully my voice holds up. This is
12 allergy season, but I would like to first of all,
13 thank you to the Board and to Parx Casino. I am so
14 pleased with this opportunity to be able to talk
15 about our relationship with them. My organization
16 is the National Association for the Advancement of
17 Colored People in Bucks County, Pennsylvania. I
18 served as President of the Branch from November 2017
19 to January 2025. In January, I stepped down to
20 become the first Vice President of the organization
21 and to help mentor a next generation of leaders.

22 The NAACP was founded in 1909 in
23 Springfield, Illinois, as a result of the violence
24 and lynching of Black citizens. In 1951, Bucks
25 County Branch was formed and became a chartered

1 member of the national organization. We are
2 bipartisan and our mission is to advocate for the
3 civil rights of all Americans.

4 Prior to meeting and partnering with
5 Parx Casino, I had heard a lot about them from a
6 number of community residents who worked for them.
7 They had great things to say about them as an
8 employer who was good to their employees. Whether
9 you were a retiree looking for something part time,
10 or disabled or as a young person just looking for
11 that first job, Parx was highly recommended as an
12 employer of choice for anyone wanting to really
13 work. I have to say I've never heard a negative
14 comment about them. In fact, I'm told they are a
15 great company to work for.

16 In 2016, I was introduced to Ron
17 Davis at Parx by our previous branch president. She
18 had contacted him about holding our annual banquet
19 there and I was banquet chair and in charge of
20 organizing the event. I found Ron and his team very
21 easy to work with and so as a new branch president
22 the following year, I approached them to again host
23 their annual fair. Also, I wanted to recognize
24 their growing connection to the Bucks County
25 community. By this time, Parx was gaining a

1 reputation as community leader and we wanted to
2 recognize their work with our Community Service
3 Award.

4 Our annual banquets are our primary
5 fundraising event each year and we aligned with Parx
6 as our venue. They give us a fair price, which
7 allows us to make a decent profit. The food is
8 good, people know how to find the location, there's
9 plenty of parking, the service is awesome and many
10 people head to the casino following our occasion.
11 Ron Davis and my executive members have had a number
12 of conversations around building a community
13 partnership. Parx was already a corporate member of
14 the NAACP branch, but they wanted to do more.

15 We have been thinking about starting
16 annual scholarship fund for high school graduates,
17 but did not have the funds to get started. So we
18 had a discussion with Ron, who thought it was a
19 wonderful idea and suggested that Parx would fund
20 three scholarships annually, beginning in 2019.
21 Since that time, they have increased their
22 contribution to \$5,000 each year.

23 Since we began this program, we have
24 awarded scholarships to 20 Bucks County High School
25 graduates bound for college or secondary education

1 who show scholastic aptitude and have financial
2 need.

3 I am saying all this to say that Parx
4 Casino has become an important partner, community
5 member and contributor to this community. NAACP
6 Bucks County branch, not only asks you, but also
7 encourages you to grant Parx Casino a renewal of
8 their license. Thank you.

9 PRESIDING OFFICER: Thank you. but
10 county branch not only ask you but also encourages
11 you to grant Parx Casino for renewal of their
12 license. Thank you. And Florence? Or was Florence
13 one of the ones that left?

14 Okay.

15 Karen O'Donnell. I knew there was
16 one of the two of you were still here.

17 ---

18 KAREN O'DONNELL,
19 CALLED AS A WITNESS IN THE FOLLOWING PROCEEDING, AND
20 HAVING PREVIOUSLY BEEN DULY SWORN, TESTIFIED AND
21 SAID AS FOLLOWS:

22 ---

23 MS. O'DONNELL: Good afternoon. My
24 name is Karen O'Donnell, K-A-R-E-N, O, apostrophe,
25 D-O-N-N-E-L-L. I have the honor of serving as the

1 Vice President for Advancement and Alumni Relations
2 at Bucks County Community College since last week.
3 However, I am a lifelong Bucks County resident and
4 have worked in several organizations throughout my
5 life and I've worked with Parx and other ways, but
6 my role right now is to represent Bucks County
7 Community College, and it's a privilege to stand
8 before you today on behalf of the college to express
9 our unwavering support for Parx Casino's gaming
10 license renewal.

11 Bucks County Community College is
12 deeply embedded in the fabric of Bucks County,
13 operating across three campuses and two fire burn
14 sites. We proudly offer a diverse range of programs
15 from traditional associate degrees, to workforce
16 development and continuing education that fosters
17 both professional and personal growth. And
18 additionally, we are home to Pennsylvania's only
19 firefighter training academy, further underscoring
20 our commitment to the community.

21 With more than a thousand employees
22 and over 6,000 undergraduate students, along with
23 the countless others in our continuing ed and
24 workforce development programs, our impact is far
25 reaching. Parx Casino has been a steadfast and

1 invaluable partner in this mission. Their support
2 has directly changed lives, funding scholarships for
3 veterans, individuals with autism, students
4 requiring accessibility services, and mothers
5 striving to advance their education. These
6 initiatives would provide crucial opportunities that
7 quite simply would not exist without Parx's
8 generosity.

9 So, on behalf of Bucks County
10 Community College and the broader Bucks County
11 community, we offer our enthusiastic and
12 wholehearted support for the renewal of Parx's
13 gaming license and we deeply appreciate their
14 partnership and look forward to many more years of
15 working together to create lasting, positive change.
16 Thank you.

17 PRESIDING OFFICER: Thank you.
18 William Ferrara?

19 ---

20 WILLIAM FERRARA,
21 CALLED AS A WITNESS IN THE FOLLOWING PROCEEDING, AND
22 HAVING PREVIOUSLY BEEN DULY SWORN, TESTIFIED AND
23 SAID AS FOLLOWS:

24 ---

25 MR. FERRARA: Good afternoon. My

1 name's Bill Ferrara. It's great pride that I
2 introduce myself as the Executive Director of the
3 Lower Bucks County Chamber of Commerce. The Lower
4 Bucks County Chamber of Commerce has been in
5 continuous existence since 1958, meeting the needs
6 of Lower Bucks County and surrounding businesses.

7 I've been in my role for a year and
8 I've the opportunity to work with Ron and Parx to
9 help us meet the needs of our members. The Lower
10 Bucks County Chamber of Commerce is a membership-
11 driven organization, which is - functions on the
12 dues of their members. We have over 450 members
13 touching 5,000 lives throughout Bucks County.

14 Parx has been a, what we call, a
15 platinum sponsor, which means they contribute
16 \$15,000 and then also their dues to help our Chamber
17 meet the needs of our members. To understand that
18 what that really means, there's only five
19 organizations in our Chamber that does that.

20 Along with contributing their great
21 financial support, they also sponsor and house our
22 economic development conference every year. We will
23 be having that conference April 23rd at Parx East.
24 Ron mentioned that they help people understand how
25 to do business in - with the casino. Every economic

1 development conference has a person speaking from
2 Parx on how to accomplish that for our members.

3 So we really value what they do for
4 the economic part because that's what we're here
5 for. We're here to develop the economic
6 opportunities for our members. But also, Parx is a
7 major contributing to our leadership Bucks County
8 program, which is a three decade program, which Parx
9 has been involved with over the last ten years. And
10 we develop leaders that organizations believe should
11 be on their bench to fulfill their roles that they
12 talked about bringing people up to the ranks.

13 So we do that for all of our
14 memberships and Parx not only has people attend
15 that, but they also contribute greatly to that. So
16 like I said, it's a 30-year program and Parx has
17 been a major contributor for the last 10 to 15
18 years.

19 Prior to coming to Parx, I had a 36-
20 year career as a public educator in Pennsylvania.
21 And during that time, I did everything from phys. Ed
22 teachers and high school principal to
23 superintendent. So I took this position. One of
24 the first people I reached out to was Ron because I
25 had some connections with him through Bensalem

1 School District and Ron has been a great mentor to
2 me. Ron has helped me understand that leadership is
3 leadership. No matter where you're doing. Just be
4 upfront honest with people and they'll trust you.

5 He's helped me take a Chamber to
6 places where it hasn't been for quite some time, and
7 without Ron's guidance I wouldn't be able to do
8 that. But one of the things Parx talks about is
9 community is during COVID, I was the high school
10 principal at Bensalem High School and there was no
11 thought of any potential graduation ceremony.

12 So our Mayor worked with Parx and
13 they opened up the parking lot and they provided all
14 the audio visual. So every student had his or her
15 name announced, walked across the stage, shook hands
16 and received a diploma cover. Every parent was in
17 the cars listening, and seeing and hearing their son
18 or daughter get that graduation diploma.

19 I will tell you no one else in Bucks
20 County had that type of cooperation between Mayor
21 Joe and Parx to make a special event for kids and
22 parents happen. So we, as the Lower Bucks County
23 Chamber of Commerce and Theresa wrote her support,
24 Parx has been a great partner for us and we continue
25 to foster relationships with them, but most

1 importantly, we support them getting their license
2 renewed.

3 And one thing Parx talked about was
4 how much community involvement they do and its
5 support. Well, my wife and my mother-in-law are big
6 supporters especially through your slot machines.
7 Thank you for your time and attention. Have a great
8 day.

9 PRESIDING OFFICER: Thank you.
10 Christopher Francis?

11 ---

12 CHRISTOPHER FRANCIS,
13 CALLED AS A WITNESS IN THE FOLLOWING PROCEEDING, AND
14 HAVING PREVIOUSLY BEEN DULY SWORN, TESTIFIED AND
15 SAID AS FOLLOWS:

16 ---

17 MR. FRANCIS: Good afternoon.
18 Christopher Francis, F-R-A-N-C-I-S. I am the CEO of
19 Livengrin and Chief Clinical Officer. We are the
20 addiction treatment center down the street from
21 Parx. A mentor of mine once said speak from the
22 heart and don't use notes and your message will be
23 better received. I'm telling you that, because if I
24 go blank and embarrass myself, you all know why.

25 The first thing I'd like to say is in

1 terms of support, I couldn't ask for a better ally
2 than Ron Davis in particular. He's a Board Member
3 at Livengrin and since COVID, business hasn't been
4 the best, and half the Board was looking to sell to
5 a commercial entity.

6 So I didn't want that to happen
7 because if we do, we stop serving the underserved in
8 the community. The one person that was the first to
9 back me and my plan was Ron Davis, because of him,
10 we get to keep serving the underserved in the
11 community and I think that's one of the most
12 important things you're going to hear today. We're
13 talking about lives; real people's lives, and that's
14 because of Ron.

15 I know a lot of people have
16 misconceptions about the casino. I did. I've been
17 at Livengrin for 21 years and I've watched gambling
18 addiction increase and you look at the cases and you
19 think, surely, it's the casino and its related to
20 the casino and ironically, it's not. It's the skill
21 games. It's FanDuel. It's scratch-off tickets with
22 the young people. So they really do more good than
23 you can possibly imagine. It's the perfect neighbor
24 and that's why they should have their license
25 renewed. Thank you, Ron.

1 Any questions for me?

2 PRESIDING OFFICER: Thank you. And
3 Patty Conroy?

4 ---

5 PATTY CONROY,
6 CALLED AS A WITNESS IN THE FOLLOWING PROCEEDING, AND
7 HAVING PREVIOUSLY BEEN DULY SWORN, TESTIFIED AND
8 SAID AS FOLLOWS:

9 ---

10 MS. CONROY: Hi. My name's Patty
11 Conroy and I am the Development Office with the
12 Community College of Philadelphia. I'm proud to say
13 that I've worked with Ron Davis at Parx Casino since
14 2015, and just a little bit about CCP, we're a very
15 large diverse, urban institution with many, many
16 underserved students there and I'm happy to report
17 that Parx has been able to fund us with
18 approximately \$400,000 over the past ten years in
19 support of programs and much needed scholarships for
20 our students. So I'm proud to be here today in
21 support of Parx Casino. Thank you.

22 PRESIDING OFFICER: Thank you. And
23 again, is there anyone here that would like to speak
24 or make comments? Raise your hands. Seeing none -
25 oh, okay.

1 Pennsylvania partners in ACS CAN, which is a Cancer
2 Advocacy Group, how Parx is non-smoking and for
3 cancer, that's one of the biggest things that we
4 push.

5 We push for this free - smoke-free
6 environment every year we try to get it through.
7 But I'm proud when I'm on a call with all the rest
8 of the representatives. I represent PA One here in
9 Pennsylvania. So when I'm on a call with all the
10 other PA's in Pennsylvania, I get to tell them how
11 Parx decided not to bring smoking back and what they
12 did with their employees to interview their
13 employees and discuss with them and how their
14 employees said that smoking really hurt them. And
15 you know, secondhand smoke is the worst thing in the
16 world to get basically.

17 But I just want to say as being like
18 I said with the American Cancer Society, and what
19 they do for us and for everybody else in this
20 community, we're very grateful.

21 PRESIDING OFFICER: Thank you. So
22 we'll turn to Parx. Do you have any closing remarks
23 you'd like to make?

24 MR. HAUSLER: Very brief closing
25 remarks. I want to thank you all for coming to

1 Bensalem. I want to thank our elected officials and
2 our leaders from the community for their testimony.
3 I think they tell a better story than we do, which
4 is always our goal. Thank you for the Gaming Board
5 and the members of staff for their hard work on
6 relicensing and investigatory work and the
7 preparation that goes into that. So we appreciate
8 the effort there.

9 And as I had said in the beginning, I
10 think we, being Parx collectively, and on behalf of
11 2,000 employees, have been a great story for our
12 region and we intend to continue to do so. And I
13 would, you know, respectfully ask that you renew our
14 license when the time comes, and we appreciate your
15 consideration very much and the time you've spent
16 here learning more about our story as a group and a
17 community. Thank you.

18 PRESIDING OFFICER: And does OEC have
19 any closing remarks?

20 ATTORNEY BOEHM: No closing remarks.
21 Just thank you very much again.

22 PRESIDING OFFICER: All right. So,
23 the record will remain open until the Board hears
24 the matter at later public Board meeting. I'll
25 prepare a report based upon the testimony and

1 evidence entered into the record today. And that
2 report, along with all transcripts and all the
3 documents and the application, et cetera, will be
4 given to the full board for their consideration when
5 they hear the matter at a Board Meeting.

6 So I want to thank the staff here at
7 Bensalem Township, Mayor DiGirolamo, and all of
8 those who took time today to come and speak with us,
9 share their thoughts and the hearing is now
10 adjourned. Thank you.

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12 HEARING CONCLUDED AT 12:43 P.M.

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1 CERTIFICATE

2 I hereby certify that the foregoing
3 proceedings, held before Director Lloyd and the
4 Pennsylvania Gaming Control Board, was reported by me
5 on April 3, 2025, and that I, Emma Edwards, read this
6 transcript and that I attest that this transcript is a
7 true and accurate record of the proceeding.

8 Dated the 24th day of April, 2025.

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12 Emma Edwards,

13 Court Reporter
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