

RUSH STREET's GIVEAWAYS: Rush Street Gaming [RSG] has been generous to casino communities everywhere but in Schenectady, where all giveaways have gone from the City & County to RSG. Mayor McCarthy left Money on the Table. For details: <http://tinyurl.com/casinoMOTT2>
Prepared by David Giacalone, May 27, 2015

RUSH STREET

CASINO LOCATION Voluntary Payments, Revenue Guarantees, other Benefits from RSG

PHILADELPHIA - Sugarhouse – Rush Street entered into both a Development & Tax & Claim Settlement Agreement with the City, three days before it was granted its gaming license (Dec. 2007), and a Community Benefits Agreement [CBA] with neighborhood representatives (Nov. 2008), about two years prior to SugarHouse's opening. Among the many terms were:

- The creation of a Special Services District ("SSD") under the CBA, controlled by four neighboring communities, with the PENN Treaty SSD distributing funds for mitigation and charitable activities benefiting the community
- Paying \$175,000 per yr. prior to opening to the community SSD; \$500,000 the first Post-Opening Year; and \$1,000,000 in subsequent years, for 15 years, with upward adjustments up to \$1.5 million
- A minimum of \$3.2 million in Settlement Payments, and \$1 million in Use and Occupancy (real estate tax) payments to the City in each of the first 10 years, and \$3.5 million in years 11 to 20, with CPI adjustments.
- Guaranteed permanent Waterfront Access to the Public; also, a promise to spend at least \$1 million on a Green Roof
- Operation under Zoning Laws that: continue all existing Signage regulations; limit pylon signs to 40'; ban use of Electronic Message signs within 200' of an intersection; require open waterfront space that is accessible to the public, at a width of at least 30 ft., plus providing a right-of-way dedicated for pedestrian and bicycle traffic at a width of at least 20 feet.

PITTSBURGH - Rivers Casino - After community group pressure, RSG took over the "goodwill" promise of the prior licensee to pay:

- \$1 million a year for three years, with the money to be used for housing development, revitalizing business districts, and anything else that would mitigate the negative impact expected then a casino.

DES PLAINES, IL - Rivers Casino – In its Application proposal, Rush Street agreed to:

- Contribute 3% of its annual pre-tax income, up to \$5 million through a foundation, to foster economic development statewide.
- Contribute up to \$3 million to the State of Illinois to complete construction of the unfunded I-294/Devon interchange

NEWBURGH/Hudson Valley - 6/2014 – In its joint Application with Saratoga Raceway for a Town of Newburgh casino, Rush Street

- Promised a total of approximately \$2.5 million per year in "mitigation" payments, about half to the abutting City of Newburgh for public safety, \$500K to nearby Dutchess County, \$175K to three school districts; \$200K to Beacon and \$175K to Middletown.
- Predicted a rise in problem gambling, and recognized the spread of crime across jurisdictions

BROCKTON, MA - In a Host Community Agreement signed in February 2015, RSG's Massachusetts Affiliate agreed to:

- Provide the city with three \$1million upfront payments during construction
- Guarantee at least \$10 million a year in total payments once operating
- Fund impact studies, pay City's review expenses, and fund all identified impacts
- Pay property taxes during construction based on arms-length purchase price
- Give hiring and vendor preferences to City residents, and then to those in surrounding community
- Build a tastefully-designed brick casino resort (which is in the style of a New England college campus)

RSG has also pledged to work with surrounding communities to create mitigation agreements.