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PLDW Attorneys Assists Town of Winthrop, MA in Reaching a \$30 Million Surrounding Community Agreement with Mohegan Sun Massachusetts

Annual Community Impact Fee of \$2 Million is the Highest Per Capita Agreement in MA

Boston, MA – July 8, 2014 – Pannone Lopes Devereaux & West LLC (PLDW) announces its successful negotiation of a \$30 million surrounding community agreement (SCA) for the Town of Winthrop, MA with Mohegan Sun Massachusetts (MSM). MSM is vying for a license from the Massachusetts Gaming Commission (MGC) to build and operate a resort destination casino at Suffolk Downs in Revere, MA, which borders Winthrop to the west.

The transaction is the largest SCA on a per capita basis yet to be reached in the state and was negotiated under the terms of the Massachusetts Expanded Gaming Act. The Act mandates that applicants for a license include agreements with neighboring communities that provide resources to mitigate adverse impacts resulting from a casino development. The transaction was signed on May 27, 2014, avoiding arbitration required by the MGC if the two parties were unable to reach a settlement. It becomes effective if the Commission awards MSM a casino license.

“The PLDW team is pleased it could assist the Town to secure a SCA of significant value, and that will help address the public safety concerns and community challenges that a casino at the Suffolk Downs site is likely to create for Winthrop,” said Bruce H. Tobey, PLDW Partner. “The agreement also furthers economic development opportunities for local businesses and allows for new community initiatives for both the residents of the Town and casino visitors.”

Winthrop is a 1.6 square mile, seaside community with a population of 18,000. It is about four miles from Boston Logan International Airport and abuts the region’s massive Deer Island Sewerage Treatment Plant, which is the second largest sewage treatment plant in the U.S. and protects Boston Harbor against pollution from sewer systems in 43 communities, including the City of Boston.

The Town of Winthrop's SCA includes an annual \$2 million Community Impact Fee, to be paid out over the 15-year term of a casino license. The money will support critical mitigation measures, including the following:

- \$100,000 to the Town's Viking Pride Foundation;
- \$100,000 to its Community Action Programs Inter-City, Inc.;
- \$200,000 divided among any business improvement districts for business development, promotion and marketing;
- \$250,000 for recreational capital projects;
- \$400,000 for the Town police department to add two police shifts;
- \$350,000 for the fire department, and
- \$500,000 for the public school system.

In addition, MSM agrees to seek out and purchase services and products from local vendors and promote the Town's restaurants, hotels and businesses in its marketing programs.

"This agreement will ensure that Winthrop residents benefit from the proposed project," said James M. McKenna, Town Manager. "We believe that the resources provided in the agreement should accomplish a lot for the benefit of the town."

PLDW Partner and Municipal Infrastructure Team Leader Teno A. West said, "We are pleased to have assisted the Town of Winthrop in this important negotiation process on behalf of the citizens of the Town. All of the attorneys who helped secure this agreement are veteran negotiators and advocates for our municipal clients, and the substantive agreement typifies the quality of legal services our firm is able to provide."

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About Pannone Lopes Devereaux & West LLC

The attorneys and staff at Pannone Lopes Devereaux & West LLC (PLDW) are committed to developing practical and cost-effective solutions while also being supportive of the community in a meaningful way. PLDW has developed a business model that combines international expertise with a more cost-effective delivery system that involves cross training of lawyers and a more practical approach to problem solving. The primary areas of practice for the firm include administrative, corporate and municipal law, civil litigation, employment, government relations, real estate and commercial lending and estate planning and special masterships. The partners demand of themselves and those on the PLDW team, an unparalleled sense of urgency and responsiveness which is derived from an authentic appreciation for their clients and the community in which they serve. For more information, visit www.pldw.com.