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### **Wynn Everett Site Cleanup Must Stop Due to Somerville Appeal**

**LAS VEGAS** (March 8, 2016)—Leaders of three highly respected environmental groups backed the approval of Wynn Resort’s Chapter 91 license by the Massachusetts Department of Environmental Protection (DEP) after Wynn announced that ongoing work to clean the highly contaminated 33-acre waterfront site must cease.

Wynn’s \$30 million remediation of the former chemical plant site started in October of 2015 and was moving forward on schedule before it was determined that infrastructure work and dredging needed for Wynn Everett’s public harborwalk and living shoreline constitute construction activities and could not proceed due to Somerville’s appeal. Several alternative methods to continue cleanup were investigated by Wynn, but none proved to be viable based on work limitations that are a result of Somerville’s legal action.

“If there was a legal way to continue with our site remediation, we would have done it,” said Robert DeSalvio, president of Wynn Everett. “No one wants this site cleaned up faster than we do.”

Wynn had hoped to continue with the harborwalk construction and begin infrastructure work and waterfront dredging needed to create boat docks, a living shoreline and a magnificently landscaped six-acre park that would be open to the public. The waterfront park would tie into the existing harborwalk system and include an event lawn, pedestrian and bicycle paths, viewing decks, picnic areas and more.

“The resort casino proposed by Wynn Everett has the potential to transform the former Monsanto Chemical property from a forlorn and forgotten hazardous waste site to more productive use and will bring a variety of public benefits to residents of densely developed Mystic River Communities,” said EkOngKar Singh Khalsa, Executive Director of the Mystic River Watershed Association.

Khalsa was joined at the Wynn Everett site by Julie Wormser, Executive Director of the Boston Harbor Association and George Bachrach, President of the Environmental League of Massachusetts,

“From the beginning, Wynn Everett’s developers acknowledged Chapter 91 requirements and proposed a number of thoughtful public amenities that unquestionably meet the obligation of enhancing public access and enjoyment of the harbor,” said Wormser. “Chapter 91 does not ban waterfront development, but rather requires that such projects protect and enhance public use of and access to the water. The Wynn Everett project clearly meets this standard.”

The president of the oldest environmental advocacy group in the Commonwealth asked for Somerville Mayor Joseph Curtatone to drop his appeal of Wynn’s Chapter 91 license.

“We support the cleanup of contaminated industrial sites. We support the reclamation of polluted rivers. We support sustainable economic development. We support subsidies that support mass transit. That’s what this Wynn project is about,” said Bachrach. “This is essentially no different than what we have across the river (at Assembly Row), only there are fewer cars than what we have across the river at Assembly Row. The environment is not the issue to be challenging this site on. Nothing but good environmentalism will come from this development. So I would urge Mayor Curtatone, even in the best interest of his city, to consider withdrawing the appeal to the Chapter 91 license.”

Wynn has spent three years and has completed 20 exhaustive environmental and traffic plans that have been thoroughly reviewed by three federal agencies, 12 state agencies, 14 municipalities, and 20 local organizations. In addition to building a public waterfront park, Wynn is designing a waterfront transportation system that will link visitors and employees to points across Boston Harbor and is funding a study to create a public walkway across the Mystic River to the adjacent and newly built Assembly MBTA station.

“Somerville’s appeal is delaying a once-in-a-lifetime opportunity to correct more than a century of pollution and environmental neglect,” said DeSalvio. “Wynn is spending \$30 million to recapture a waterfront that has been unusable for 100-plus years and create a spectacular shoreline park for all to enjoy, without one cent of public funds being used.”

#### **ABOUT SOMERVILLE’S APPEAL**

Mayor Curtatone’s appeal of Wynn’s Chapter 91 license will also cost the Commonwealth \$660 million a year/\$55 million a month. The \$660 million annual figure includes direct annual expenditures from Wynn: \$242 million in annual taxes and fees, \$170 million in payroll, and \$248 million in goods and services to operate and maintain the \$1.7 billion five-star resort. The delay will severely impact schoolchildren, public safety, healthcare, transportation, parks, and non-profits across the state. Following is a link that itemizes the allocation of Wynn’s anticipated \$242 million in annual gaming taxes and fees: <https://wynn.box.com/3f5cw2mhgcrsvlhsnw1pd9oipbkmim>

Wynn and Somerville participated and completed a mutually agreed upon arbitration process in 2014. Wynn won the arbitration, with Somerville getting nearly all the money that it asked for—except for an unsubstantiated \$1.5 million annual payment. Somerville agreed to the settlement and has accepted

and cashed the first payment by Wynn. Now, Somerville is seeking the exact same demands that were denied in 2014 by the arbitrators

A review of data by Wynn Resorts' consultants reveals that three major development projects that are located in Somerville or on its border—all located less than two miles from the Wynn Resort in Everett—will add more than 62,700 vehicles to area roadways on a daily basis. The traffic generated by these future projects have largely gone unquantified and unmentioned thus far. The projects include the 73-acre future phase of Assembly Square, the 12-acre/2.2 million sq. ft. mixed use redevelopment of Union Square and the 5-acre/2 million sq. ft. North Point project on the Somerville, East Cambridge border.

#### **ABOUT WYNN EVERETT**

Wynn Everett is a proposed \$1.7 billion project that will include a five-star resort with more than 600 hotel rooms, high-end spa, retail, dining, ballroom and meeting space. Situated on 33 acres along the Mystic River, the site will allow for public enjoyment of the waterfront with paths that provide access to the harbor and retail and dining experiences that overlook the river walk. Preparation and remediation of the 33-acre Wynn site along the Mystic River began in October of 2015 and was progressing on schedule. Construction of the Wynn Resort in Everett will generate 4,000 union construction jobs that cover 10 million total work hours. An additional 4,000 permanent operational jobs will be created when the resort is open.

#### **ABOUT WYNN RESORTS**

Wynn Resorts, Limited is traded on the Nasdaq Global Select Market under the ticker symbol WYNN and is part of the S&P 500 and NASDAQ-100 Indexes. Wynn Resorts owns and operates Wynn and Encore Las Vegas ([www.wynnlasvegas.com](http://www.wynnlasvegas.com)) and Wynn and Encore Macau ([www.wynnmacau.com](http://www.wynnmacau.com)).

Wynn and Encore Las Vegas feature two luxury hotel towers with a total of 4,748 spacious hotel rooms, suites and villas, approximately 186,000 square feet of casino space, 34 food and beverage outlets featuring signature chefs, two award-winning spas, an on-site 18-hole golf course, meeting space, a Ferrari and Maserati dealership, approximately 99,000 square feet of retail space as well as two showrooms; three nightclubs and a beach club.

Wynn and Encore Macau is a destination casino located in the Macau Special Administrative Region of the People's Republic of China with two luxury hotel towers with a total of 1,008 spacious rooms and suites, approximately 280,000 square feet of casino space, casual and fine dining in eight restaurants, approximately 57,000 square feet of retail space, recreation and leisure facilities, including two health clubs, two spas and a pool.

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