

Richard F. Levins, Esq.

June 2, 2006

Pennsylvania Gaming Control Board
P.O. Box 69060
Harrisburg, PA 17106-6090

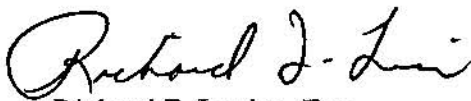
Attn: Public Comment

RE: Two Casino Applicants in Philadelphia

Dear Sir or Madam:

Please accept the attached as my public input into the public record regarding casinos.

Sincerely,


Richard F. Levins, Esq.

Richard F. Levins, Esq.

May 31, 2006

Mr. Thomas A Decker, Chairman
Ms. Anne LaCour Neeb, Executive Director
Pennsylvania Gaming Control Board
303 Walnut Street
Harrisburg, PA 17101

RE: Two Casino Applicants in Philadelphia

Dear Chairman Decker and Director Neeb:

I write this letter not in my role as President of New Kensington Community Development Corporation, but as a twenty-three (23) year resident of Fishtown and lifelong resident of the City of Philadelphia.

Over the last several months, I have met with other community leaders and representatives of the two Fishtown casino applicants, Pinnacle Entertainment and HSP Gaming ("SugarHouse"). These meetings were to address quality of life and related concerns expressed by the community in several public meetings to discuss casinos in our community.

As the Pennsylvania Gaming Control Board considers the testimony and documents presented, I wish to express my observation of the different cultures of these two applicants. On one hand, SugarHouse affirmatively reached out to the community to hear and address their concerns. After listening to various community groups, SugarHouse followed-up with a written commitment to address community concerns (see attached). The large public community meeting with SugarHouse was attended by all of the principal SugarHouse investors, including lead principal Neil Bluhm.

In contrast, Pinnacle Entertainment has not been forth coming with any detailed or firm commitment. Instead, Pinnacle has used excuses such as they are "late entrants" and that their CEO is tied up trying to acquire another casino enterprise in a neighboring state.

Based on these interactions and the track record of these applicants, it is clear to me that the SugarHouse applicant is strongly committed to working with the community and becoming a model corporate citizen. The investors of SugarHouse have demonstrated an impressive record of giving back to the communities they impact. In Philadelphia, Daniel Keating has proven his ability to carry out vibrant high quality construction

projects. Neil Bluhm also has a well established record of commitment to community, including significant financial support to institutions in his hometown Chicago. These include many millions of dollars Mr. Bluhm contributed to Northwestern Memorial Hospital, University of Chicago School of Law, Chicago Education Fund, University of Illinois and Chicago Museum of Contemporary Art. In 2001, the City of Chicago recognized Mr. Bluhm for his efforts by presenting him with the prestigious *Distinguished Philanthropist Award*.

Like the late G. Fred DiBona, Jr., Willard Rouse, and Walter Annenberg, Mr. Bluhm used his business success and civic skills to build his region's economy and improve its quality of life. I believe that if given the opportunity to establish a presence in Philadelphia, Mr. Bluhm will continue his well established record of giving back to the communities and the region he serves.

Thank you for giving me the opportunity to provide these comments.

Sincerely,



Richard F. Levins, Esq.



April 9, 2006

Andrew Thompson
Board Member
Fishtown Neighbors Association

Matt Rubin
President
Northern Liberties Neighborhood Association

Richard Levins
President
New Kensington Community Development Corporation

Gentleman:

On behalf of the partners of HSP Gaming, L.P., applicants for a category II license to operate the SugarHouse Casino, I thank you and your organizations for the time that you spent with us during our meetings over the past few months.

The purpose of this letter is to respond, in writing, to the many questions posed by your respective groups during our various meetings.

TRAFFIC

We recognize that there will be an increase in traffic as a result of the SugarHouse Casino. We are confident that we can minimize any impact in this regard. To that end we are committed to:

1. Advocate and lobby to accelerate the planned construction of the new I-95 access ramps;



2. Pay for signage and road improvements identified in our traffic study, and lobby authorities to place signs that direct patron traffic away from neighborhood streets;
3. Strictly control the routes of any buses coming to SugarHouse (which we expect to be minimal) so that they do not disrupt the neighborhoods. This program has worked successfully in Atlantic City. Also, we have bus bays located on property so there will no buses idling on the curb;
4. Strictly control our vendors to minimize travel on neighborhood residential streets and regulate the time of any such travel (e.g. avoid times when kids are present); and
5. Continue our dialogue with your groups about mitigating increased traffic.

PARKING

Our project will not interfere with neighborhood parking. We are building over one space of parking per slot machine on the site – more than the City zoning and casino planners currently require. We want our patrons to park on our property and will provide more than adequate parking for them.

Additionally, all employees will park on-site, and will not be permitted to park on neighborhood streets.

JOBS

We will seek out and employ local residents who live in the neighborhoods surrounding our site. It benefits us, eliminates commutes and helps make us part of the community. Prospective employees will have to be qualified; but if they are, we will give priority to our neighbors.

Before the casino begins operation, we will be hiring a wide variety of employees ranging from slot managers, cashiers, operations directors, and machine technicians, catering, chefs, beverage services, cocktail and food servers, front desk workers, security, valets, phone and telecommunication positions, maintenance, entertainers and a variety of other hotel personnel.

We also anticipate hosting and participating in local job fairs very early in the process, creating a local job applications bank, and implementing a meaningful job training program. Finally, as required by Act 71, we will make every effort to ensure a diverse workforce at all levels of our company.



LOCAL VENDORS

As with the job opportunities created by our project, many different vendor opportunities will be created. We are committed to working with local vendors for the supply of necessary goods and services, including hosting a workshop for local vendors, to consider the opportunities presented by this project.

GREEN AND OPEN SPACE

Perhaps one of the most attractive aspects of our site is the proximity to the Delaware River waterfront. We intend to take advantage of the waterfront by including a fully accessible public waterfront promenade, from one side of the site to the other. Additionally, we are exploring the possibility, at a future date, of building a marina and related facilities.

As a further demonstration of our commitment to green space, we are contemplating that the final design of our project will incorporate many "green" design principles, such as a "green roof top."

SECURITY

As any business owner would be, HSP is extremely concerned with the security of our facility – both inside and out. We are committed to providing our customers and employees a safe and secure facility. We believe that, with your help, we can work in an effort to ensure that the current fears of an unsafe environment do not materialize. We will work with the City in an effort to provide additional street lighting and surveillance cameras, and will contribute financially toward these efforts.

COMMUNITY AND CHARITABLE INVOLVEMENT

HSP and its partners, on a collective and individual basis, are committed to community and charitable involvement. HSP has committed to contributing 2.5% of its pre-tax income, up to a maximum total of \$3 million annually, to a newly created SugarHouse Foundation.

The SugarHouse Foundation, among other things, will distribute a portion of our revenues for worthy causes such as cancer care and research, funding scholarships, educational opportunities, and local aid drives. We anticipate serving as a host to community organizations by providing meeting rooms for community meetings and events.



Finally, your suggestion of a Special Services District (like that at the stadiums in South Philadelphia), encompassing the communities of Fishtown and Northern Liberties, is an excellent idea which HSP supports. To this end, we expect to contribute one third of the above mentioned contribution to the SugarHouse Foundation to the Special Services District that you propose to form.

This list of topics is not meant to be exhaustive of the many topics we discussed at our meetings. Rather, it is intended to provide you with a summary of our position and to continue the dialogue we have started. We sincerely hope that you will find this information useful and we look forward to working with you in the future in addressing and considering these and other issues.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Caplin", is written over the typed name.

Greg Caplin
CEO, HSP Gaming, L.P.

Richard F. Levins, Esq.

FILED

JUN - 2 2006

Board Clerk PGCB

May 31, 2006

Mr. Thomas A Decker, Chairman
~~Ms. Anne LaCour Neeb, Executive Director~~
Pennsylvania Gaming Control Board
303 Walnut Street
Harrisburg, PA 17101

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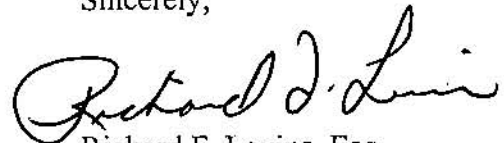
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Sincerely,



Richard F. Levins, Esq.



CITY OF PHILADELPHIA
CITY COUNCIL

FRANK RIZZO

MINORITY WHIP
COUNCILMAN-AT-LARGE

FILED

APR 17 2006

Board Clerk PGCB

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April 11, 2006

Pennsylvania Gaming Control Board
P.O. Box 69060
Harrisburg, Pennsylvania 17106-9060

SUBJECT: Proposed SugarHouse Casino Site
941-967, 1001, And 1015-1025 North Delaware Avenue

Dear Pennsylvania Gaming Control Board,

As a Philadelphia Councilman-At-Large, I have specifically familiarized myself with the HSP Gaming, L.P., SugarHouse Casino proposal (based on HSP Gaming being granted a Category 2 Gaming License) for the 941-967, 1001, and 1015-1025 North Delaware Avenue site. I am unaware of any community opposition or any other issues with this site; therefore, I believe this site would be a good location for such a facility. And, in that context, I support HSP Gaming's application currently pending before you.

Thank you for your kind consideration.

Sincerely,


Frank Rizzo

FR/wsg