



**Pennsylvania
Gaming Control Board**



**WRITTEN COMMENT TO BE INCLUDED IN THE
EVIDENTIARY RECORD OF THE PUBLIC INPUT HEARINGS**

I request that the following comments be made part of the public input hearing record and considered by the Pennsylvania Gaming Control Board prior to awarding licenses for slot operators:

Name: Patrick B. Ford

Address:

Telephc

Organization, if any: City of Pittsburgh, Department of City Planning

Employer: City of Pittsburgh, Department of City Planning

COMMENTS: (Please use second page if more space is required)

SEE ATTACHMENTS

Comments: Page 2 (continued)

I, PAT FORD verify that the information contained in this written comment is true and correct to the best of my knowledge and belief.

Pat Ford



**CITY OF
PITTSBURGH**

Department of City Planning

Bob O'Connor

Mayor

Patrick B. Ford

Director

May 26, 2006

Office of the Clerk
Pennsylvania Gaming Control Board
PO Box 69060
Harrisburg, PA 17106

Dear Pennsylvania Gaming Control Board:

On behalf of the City of Pittsburgh's Department of City Planning, I am pleased to present you with "An Analysis of Proposed Casino Developments and their Impacts on the City of Pittsburgh," the Department's assessment of the three casino proposals for the City of Pittsburgh. This assessment is in response to 4 Pa. C.S.A. § 1506 from the Pennsylvania Race Horse Development and Gaming Act. This section provides political subdivisions with "a 60-day comment period prior to the board's final approval, condition or denial of approval". I would like you to include our report as a part of the evidentiary record of public hearings.

I have enclosed our report, which includes assessments of the locations, sites, designs, operators, socioeconomic impacts, and transportation impacts of the three plans. I have also enclosed powerpoint slides from a public presentation of this report made by myself to City Council on May 22, 2006 at 10 AM. Please feel free to contact me if you have any questions. My number is

Sincerely,

THE CITY OF PITTSBURGH

Patrick B. Ford, Director
Department of City Planning

cc: Mayor Bob O'Connor
Lena Andrews, Policy Analyst, Department of City Planning

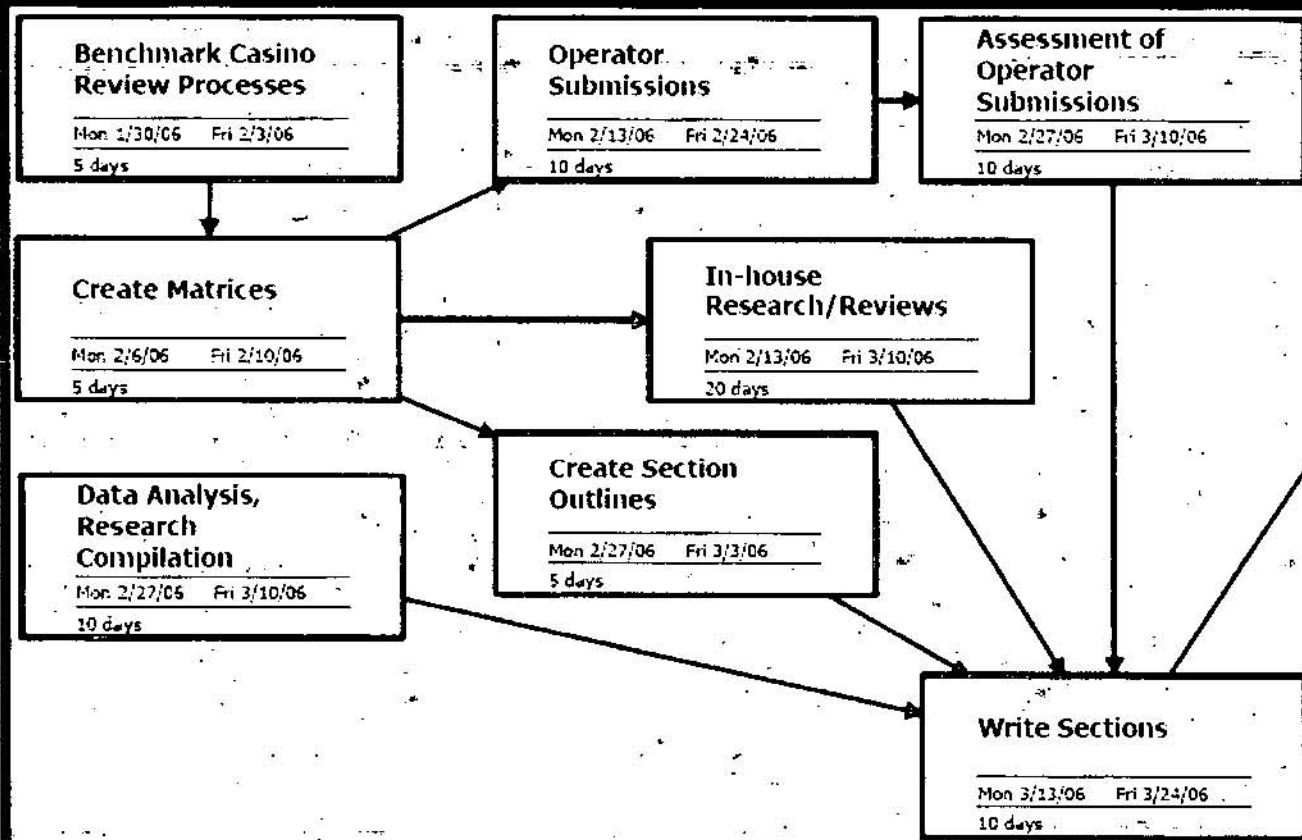
PF/la

**Analysis of Proposed Casino
Impacts and their Impacts on the
City of Pittsburgh**

**Patrick B. Ford, Director
of Pittsburgh, Department of City Planning
Strategic Planning Division**

	tion Outline
	Process and Schedule
	ology
	ts and Findings
	portation
	nd Design
	tion
	economic
	ator
	ary of Findings

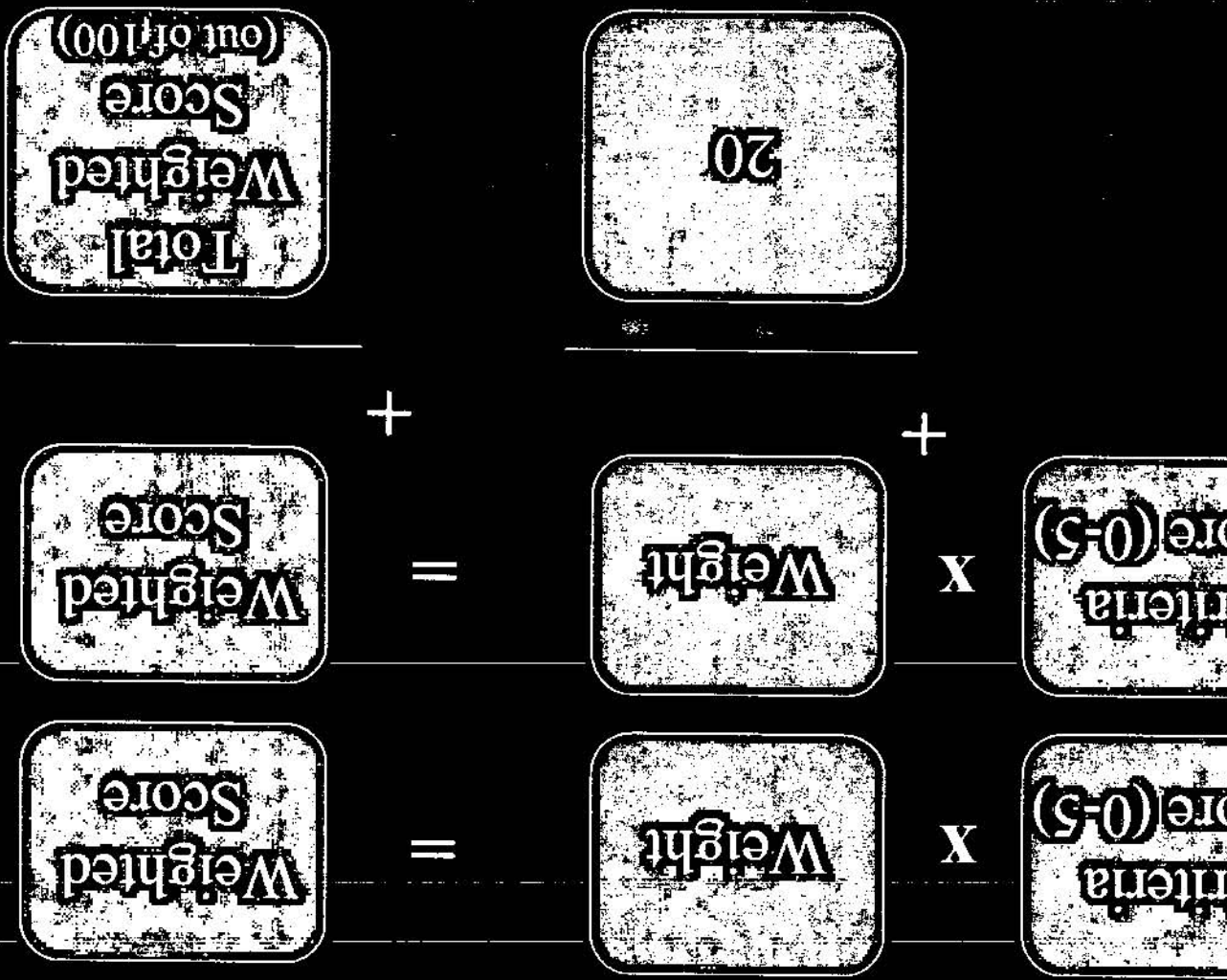
Study Process and Schedule



Sources

- Harrah's Entertainment: "City of Pittsburgh Department of Planning: Casino Proposal Data Request, Transportation Engineering Analysis" (December 2005-February 2006)
- Isle of Capri Casino: "Local Impact Report, Pittsburgh Plan Traffic and Parking Study (with three technical responses) Response to Data Request" (December 2005-February 2006)
- PITG Gaming, LLC (Majestic Star Casinos): "Local Impact Report Executive Summary" (December 2005)
- Philadelphia Gaming Advisory Task Force: "Final Report of the Philadelphia Gaming Advisory Task Force" (October 2005)
- Traffic and parking impact reports from casino applications
- Operator presentations at the April 18, 2006 public hearing before the Pennsylvania Gaming Control Board
- Meetings with the casino development teams
- Literature review (internet research, newspaper articles, publications, etc.)
- Phone interviews with municipal staff from other cities with comparable casino operations

Methodology: Category X



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	or Analysis
	conomic Analysis
	on Analysis
	d Design Analysis
	ortation Analysis
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	time

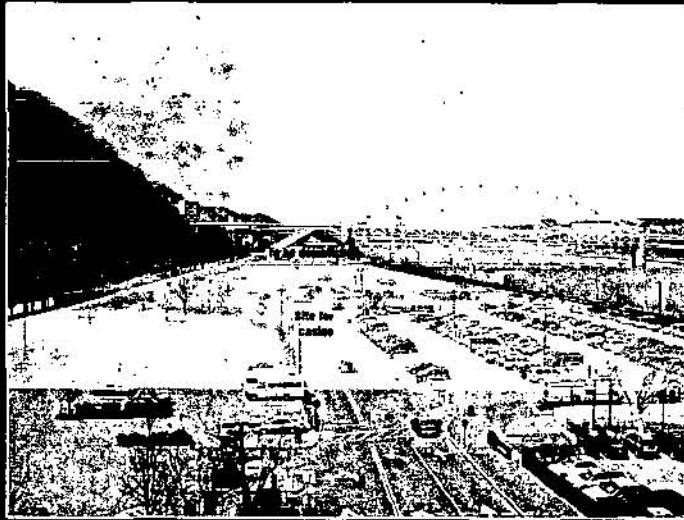
Proposed Casino Locations for Pittsburgh



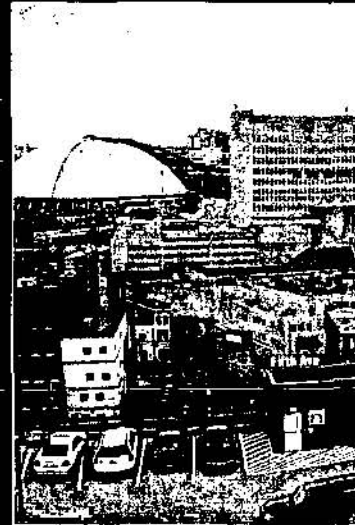
An Analysis of Proposed Casino Developments and their Impacts on the City of Pittsburgh

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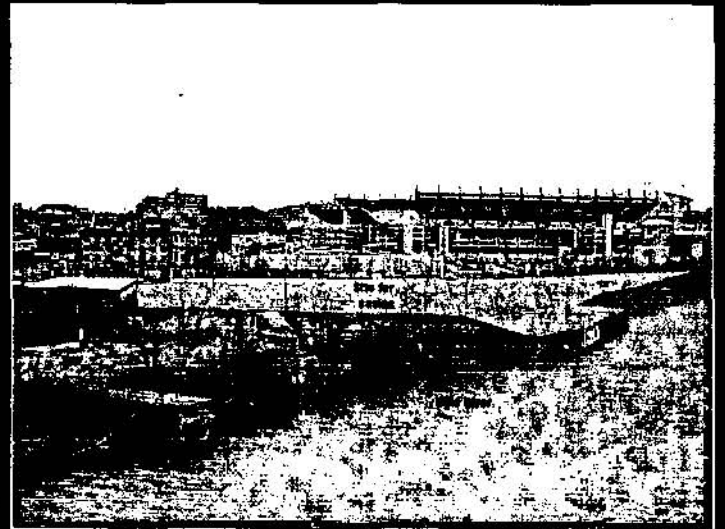
Existing Site Conditions



Harrah's Site in Station Square



Isle of Capri Site in Station Square



Majestic Site in Station Square

Station Analysis

arking-Criteria

Way/Access

cessibility

ibility

cessibility

arking Facilities

loading and

ilities

ential for Traffic

Applicants	Categories	Traffic
Harrah's (Station Square)		48.0
Isle of Capri		56.5
Star (North Shore)		42.0
Majestic		

Site Plan Analysis: Proposed Site R



Site Plan Analysis

Site Suitability Criteria

- Site Control
- Visual Access
- Accessibility
- Integration with Adjacent Amenities and Services
- Phased Expansion of Gaming and Non-Gaming Uses
- Existing Structures
- Site Category for Development
- Sustainable Measures
- New Public Amenities and Infrastructure
- Landscaping

Applicants	Harrah's (Station Square)	Is C (
Categories		
Traffic	48.0	
Site Plan	55.9	

Building Design Analysis

Design Impact Criteria

- Compliance with Zoning Code
- Site Context
- Non-Gaming Uses / Public Spaces
- Design Approach
- Building Facades
- Building Materials
- Public Art
- Spatial Organization
- Design Team
- Environmentally-friendly Building Design
- Utilities
- Lighting and Signage

Applicants	Harrah's (Station Square)	Is C (U
Categories		
Traffic	48.0	
Site Plan	55.9	
Building Design	45.5	

Location Analysis

Location Suitability

Criteria

- **Visibility**
- **Physical Access and Impacts**
- **Impact on Immediate Surroundings**
- **Ability to Use/Enhance Existing Amenities and Services**
- **Current Use**
- **Environmental Impacts**

Applicants	Harrah's	1
	(Station Square)	(C)
		(C)
Categories		
Traffic	48.0	
Site Plan	55.9	
Building Design	45.5	
Location	67.5	

Socioeconomic Analysis

Socioeconomic Impact Criteria

- Job Creation
- Leverages Additional Investment
- Recruits Pittsburgh Residents/Vendors
- Job Training for Pittsburgh Residents
- Enforceable Diversity Plan
- Ability to Attract Overnight Visitors
- Promotes Non-casino Visitor Spending
- Complements Tourism and Amenities
- Utilizes Local Vendors
- Community Feedback
- Consistent with Existing Plans
- Funding for Community Development
- Community Relations Liaison
- History of Community Involvement

Applicants	Harrah's (Station Square)	Is C (U
Categories		
Traffic	48.0	
Site Plan	55.9	
Building Design	45.5	
Location	67.5	
Socio-economic	76.5	

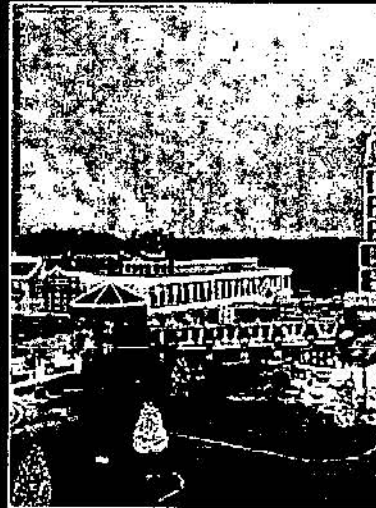
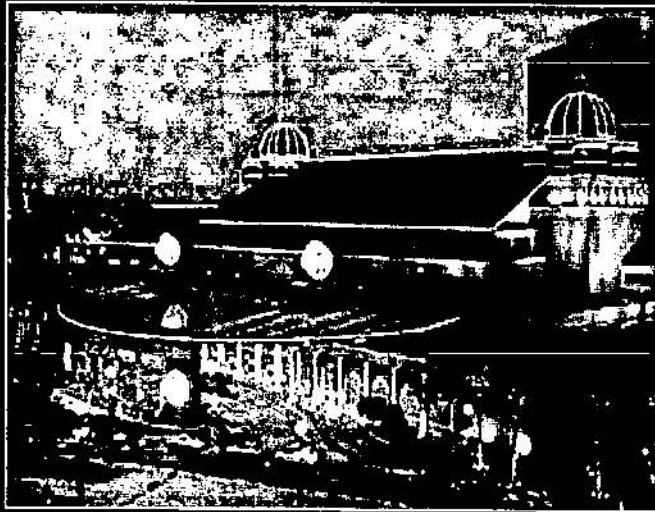
Operator Analysis

Operator Criteria

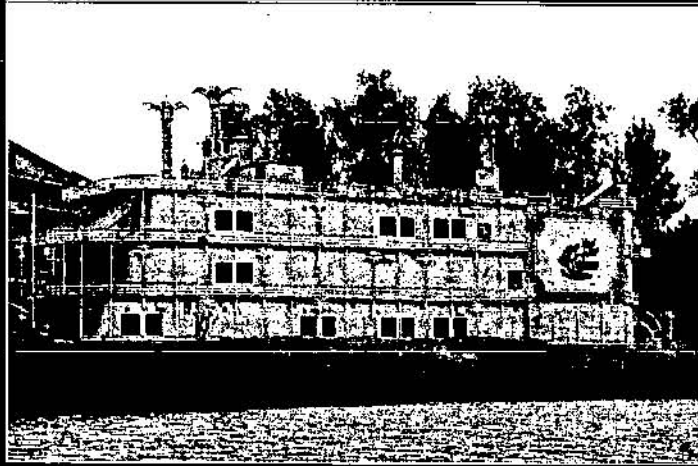
- Experience Operating Other Casino Facilities
- Financial Performance
- Labor relations History
- Quality of Existing Facilities
- Track Record in Other Cities

Applicants	Harrah's (Station Square)	Is C (U
Categories		
Traffic	48.0	
Site Plan	55.9	
Building Design	45.5	
Location	67.5	
Socio- economic	76.5	
Operator	94.5	

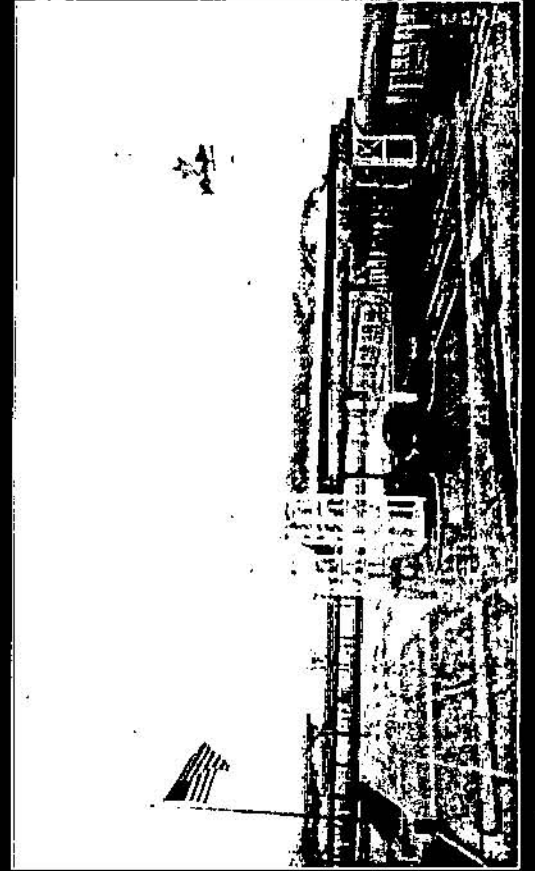
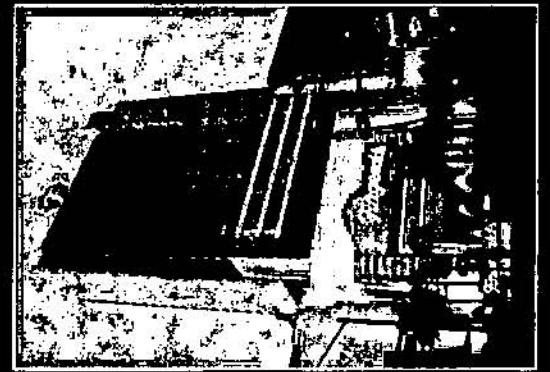
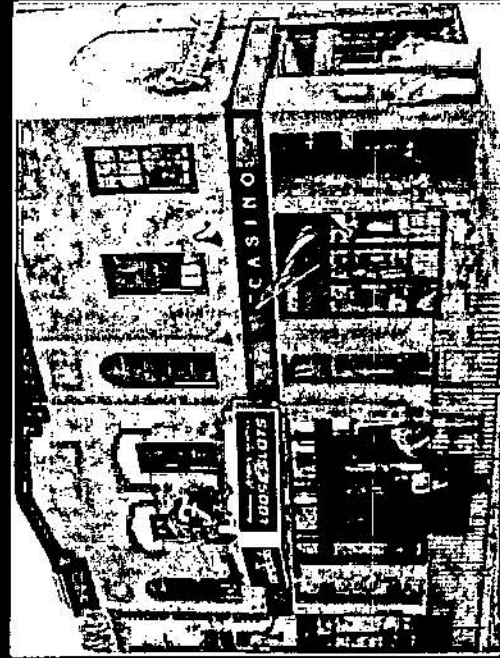
Operator Analysis: Harrah's Casino Fac



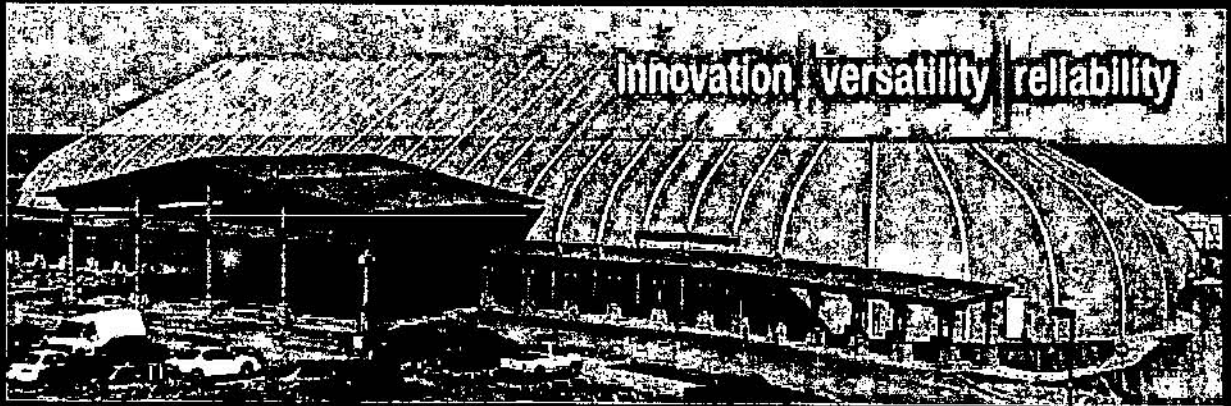
Operator Analysis: Isle of Capri's Casino



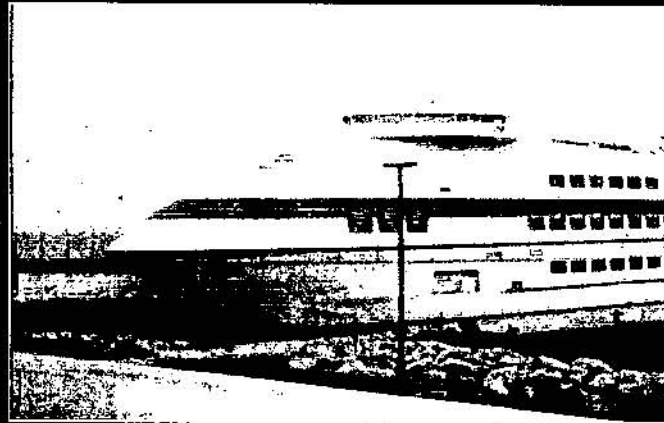
Operator Analysis: Majestic Star's Casino Facilities



Temporary Casinos



Riverboat Casino Facility



Summary of Findings

Applicants →	Harrah's (Station Square)	Isle of Capri (Uptown)
Categories ↓		
Transportation	48.0	56.5
Site Plan	55.9	39.5
Building Design	45.5	44.6
Location	67.5	50.1
Socioeconomic	76.5	65.0
Operator	94.5	61.0

Comments and Questions



An Analysis of Proposed Casino Developments and Their Impacts on the City of Pittsburgh

De

Buchanan Ingersoll PC
ATTORNEYS

P. Kevin Brobson

May 30, 2006

VIA HAND-DELIVERY

Tad Decker, Chairman
Pennsylvania Gaming Control Board
5th Floor, Verizon Tower
303 Walnut Street
Harrisburg, PA 17101

Re: City of Pittsburgh, Department of City Planning Report

Dear Chairman Decker:

We write on behalf of our client, PITG Gaming, LLC ("PITG"), its principal Mr. Don Barden, and Majestic Star Casino. PITG is one of the three applicants for the Pittsburgh Category 2 gaming license and proposes to build and operate a casino on the North Shore in the City of Pittsburgh, Allegheny County. As you know, the City of Pittsburgh, Department of City Planning ("Planning Department"), has released a 135-page report, purportedly evaluating the strengths and weaknesses of the three applicants' proposals ("Report").

PITG believes that it is important that the Board has a full understanding of the background regarding the Report. With that background in mind, we expect that the Board will understand that, although the Planning Department has created the *appearance* of doing a thorough job of evaluating the three proposals, it did not have access to the detailed or confidential information required and essential to reaching any meaningful conclusions. In short, the Report is disrespectful of the Pennsylvania Gaming Control Board ("Board") and the appropriate, analytical, and thorough process that the Board has established for evaluating the competing proposals. As a result, the Planning Department's conclusions have no meaningful basis in fact.

As background, by fax on Friday afternoon, February 10, 2006, followed by mail received on Monday, February 13, 2006, the Planning Department contacted PITG with an "urgent matter." The Planning Department made a detailed request for information, in many cases demanding the same information required and requested by the Board. The Planning Department gave PITG only six (6) business days (until February 21, 2006) to respond to this "urgent" request for information. A copy of the Planning Department's letter is attached.

May 30, 2006

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Beyond the fact that this request by the Planning Department provided PITG with no meaningful time to respond, PITG was especially troubled that the Planning Department was creating a parallel application review and evaluation process and apparently usurping this exclusive role of the Board. PITG was also concerned about providing this information to the Planning Department *in advance* of the Board's scheduled public hearings on April 18 -19, 2006, in Pittsburgh, as it seemed just plain wrong for the Planning Department to be moving its unauthorized process ahead of the Board's efforts.

As PITG continued to evaluate how best to respond to the Planning Department's request, we were very concerned about confidentiality. On February 20, 2006, PITG received a written reply from Patrick B. Ford, Director of the Planning Department, confirming PITG's concerns about confidentiality: "I am informing you that *we cannot guarantee that the information we use in the study of the casino sites will remain confidential.*" (Emphasis added.) A copy of that e-mail is attached.

For all of these reasons, PITG wrote to Mr. Ford on February 20, 2006. Included with that letter was a copy of the Executive Summary of PITG's proposal and an invitation to attend the Board's April 18-19, 2006 public hearings in the City of Pittsburgh to learn more about PITG's proposal. Beyond that, however, PITG provided no further information, and it advised Mr. Ford that PITG has the utmost respect for the concern for confidentiality and independent review established by the Board's review process. PITG did not want to do anything that would undermine the Board's mission or its obligations. A copy of PITG's letter is attached.

It was quite troubling to read this week in both the Pittsburgh Post-Gazette and the Pittsburgh Tribune-Review that, according to the Planning Department's Report, the "Harrah's plan . . . is rated highest in all six categories except for transportation" and that "Don Barden's Majestic Star on the North Shore did not rate best in any category analyzed." Nowhere in the press coverage or even in the Planning Department's Report is there a recognition that the Report was done without the benefit of the information needed to make any meaningful determination, favorable or unfavorable, with regard to PITG and the Majestic Star Casino—information that has been and will continually be made available to this Board as the *exclusive*, legally-authorized body to make such determinations in the interest of the citizens of the Commonwealth.

Our client has tremendous respect for the Board and the process that has been established. It understands not only the process but the timeline, and has not and will not succumb to pressures to circumvent that process, such as those pressures imposed upon it by the Planning Department. In PITG's view, the integrity of this Board's review process should not be compromised in the interest of local political expediency.

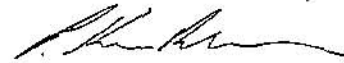
May 30, 2006

Page - 3 -

PITG's decision to honor the Board's process and submit only a small amount of information to the Planning Department in response to its inquiry, however, requires us to ensure that the record before the Board clearly reflects that this "135-page report" by the Planning Department has been completed without the information required to draw any conclusions based upon facts, and, therefore, we respectfully ask that the Board treat the Report for what it is—*i.e.*, the unsubstantiated conclusions of a group that is willing to issue a "supposed" authoritative report without a proper factual basis and without making appropriate disclosures of the lack thereof.

We respectfully welcome your comments on this matter at your earliest convenience.

Very truly yours,



P. Kevin Brobson

cc: Ray Angeli, Member
Mary DiGiacomo Colins, Member
Jeffrey W. Coy, Member
Kenneth T. McCabe, Member
Joseph W. "Chip" Marshall III, Member
Sanford Rivers, Member
Ann LaCour Neeb, Executive Director



CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

James LeFresne
Vice President – Project Development
Majestic Star Casino, LLC

8 February, 2006

Dear Mr. LeFresne:

The Department of City Planning is in the process of reviewing your application for a license to operate a casino in the City of Pittsburgh. This review will include a thorough review of your submission, staff site visits, and independent research. The goal of our process is to select the casino proposal that will bring the greatest benefit to the City of Pittsburgh. Once staff has identified this casino, the Director of City Planning will present his findings to the Mayor.

While we have already obtained some information detailing your proposal, our review is extremely thorough and requires more information than what has already been submitted. The attached data request includes information that we would like you to provide so that we can better evaluate the details of your proposal. We have also included a list of criteria categorized by site, design, transportation, and socioeconomic impact. We will be using these criteria to rank proposals and identify qualities of development that are important to the City. While we understand that you are still early in the design process, we would like you to provide us with as much information and data as possible. This information will enable us to better evaluate the criteria listed on the attached pages. Any information that you can provide will help us to better evaluate your proposal; missing information will result in lost points in the eventual ranking.

Because of the urgency of this matter, I would appreciate a response to this request on or before February 21, 2006. While you are free to call me at any time, the contact in our office for this review process is Lena Andrews. Her phone number is 412-255-2287 and she would be happy to answer any questions that you have.

Thank you very much for your cooperation.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Patrick B. Ford".

Patrick B. Ford, Director
Department of City Planning
City of Pittsburgh

cc: Stuart Anderson, IBI Group

Casino Proposal Data Request

We would like the following information to assist us in our analysis. The more detailed the information that you are able to provide, the better we will be able to understand and rank your proposal. Criteria that are important to the City of Pittsburgh are listed, by category, on the two pages following this list.

Design

- A list of all members of your design team with qualifications
- Contextual plans and elevations of the proposed development/s
- Architectural renderings of the proposed development/s
- Maintenance plans for building and landscaping
- Measures taken to make building environmentally friendly
- Building materials

Site

- A detailed site plan, including location and orientation of casino, other facilities, and phased developments.
- Information regarding lighting, landscaping, parking, signage, open space, and public art.
- Measures taken to mitigate environmental impacts of development (i.e. stormwater management, waste management, energy consumption)

Traffic

- As of this date your traffic and parking impact submissions are incomplete with respect to the study area and scope of work. (Please read the attached letter to applicants dated December 2, 2005) Documents submitted to date will be reviewed based on previous criteria contained in our Form-B1, a Technical Guidance Letter given to all applicants previously, and the additional criteria listed below.

Socioeconomic Impact

- Economic Impact Analysis, including:
 - Estimate of construction expenditures (in phases of development)
 - Estimate of operational expenditures (in phases of development)
 - Detailed development pro forma
 - Detailed operating pro forma
 - Job creation estimate and methodology (dividing jobs into operational and construction)
- Plans regarding employee wages and training
- Information regarding all community give-backs
- Detailed information regarding non-casino components of plan

Broader questions:

Do you have plans to construct a temporary facility?

Casino Proposal Evaluation Criteria

Design

- Compatibility with site context in land use, scale, appearance, and materials
- Makes maximum use of the site's development potential
- Density of development is similar to density of surrounding environs or desirable density.
- Inclusion of other non-gaming uses
- Minimizes the visual impact of on-site parking
- Design approach is bold, contemporary and innovative
- Street facades are active, inviting and visually connected to the interior
- Uses institutional and corporate quality building materials
- Contains monumental and memorable public spaces that connect to the exterior
- Clear and legible Interior spatial organization and circulation
- Design team is experienced in design of gambling and entertainment development
- Design team has achieved public awards for design excellence
- Participation of MBE/WBE and local firms
- Proposed design conforms to light performance standards
- Includes an environmentally friendly building design
- Lighting and signage makes location visible but does not detract from surrounding area.
- Utilities are efficiently located and designed

Site

- Compatible with broader planning and local community objectives for the area
- Visible and easily located by those not familiar with Pittsburgh
- Accessibility to and from site
- Takes advantage of adjacent amenities and services
- Facility can generate customers for adjacent businesses
- Allows for phased expansion of gaming space and non-gaming uses
- Contributes to the removal of blight and deterioration
- Enhances prospects for further appropriate development of adjacent sites
- Addresses hydrologic, vegetative, and heat related issues
- Addresses impact on city infrastructure and resources
- Potential to leverage development of new public amenities and infrastructure
- Site is enhanced by landscaping

Traffic

- Convenient regional highway access
- Convenient local access by car
- Accessible by public transit
- Accessible to pedestrians
- Provides adequate parking on or adjacent to site
- Provides adequate space for bus, taxi, and other common carrier loading and unloading
- Minimizes potential for traffic congestion

Socioeconomic

- Maximizes job creation and ensures jobs are quality jobs
- Leverages additional investment in the City of Pittsburgh
- Provides meaningful service sector job training for Pittsburgh residents
- Aggressively recruits Pittsburgh residents as employees and vendors
- Implements enforceable diversity plan with meaningful goals and oversight
- Maximizes ability to market to suburban and overnight visitor gamers
- Promotes visitor spending off of casino floor and outside casino walls

-
- Enhances convention, tourism, hotel, retail and restaurant activity
 - Creates synergy with other Pittsburgh entertainment, sports, and gaming venues and activities
 - Utilizes existing Pittsburgh restaurant/bar/retail vendors in the casino complex
 - Provide a strategy and resources to minimize and ameliorate policing burden to City
 - Provide a strategy and resources to minimize and ameliorate emergency medical services burden to City
 - Address with private funding all necessary infrastructure improvements
 - Plan to fund programs and/or a special service district to aid nearby communities
 - Community relations liaison and plan, with adequate resources to interface with neighbors
 - Demonstrated history of community involvement and consideration of community concerns
 - Plans to identify and assist in treatment of problem and pathological gamblers

MEMORANDUM

TO: Thomas E. O'Brien, PE
Stuart Anderson, PE
Matthew J. Radinovic, PE
Michael A. Andrewsh, PE
Cynthia A. Jampole, PE

GAI Consultants
IBI Group
HRG
Wilbur Smith Associates
Trans Associates

FROM: Sidney Kaikai, AICP
City Planning Dept.

DATE: December 2, 2005

SUBJECT: Casino Gaming Traffic and Parking Study Scope of Work

This memorandum is to further clarify the Department of City Planning's traffic and parking impact study requirements and expectations regarding casino gaming development in the city.

In separate meetings with each of you and your clients, we discussed the City's expectations, including broad outlines of a scope of study for a casino gaming facility, based on two technical guidance documents; Form-B1 and a paper narrative of the expected scope of work. In each meeting I explained the general parameters of the scope of study, including study area, data collection and analysis, and final report and recommendations.

However, because of time constraints expressed by each of you for submitting a completed report to the State Gaming Advisory Board by the December 28 deadline, I laid out two alternatives for meeting the City's requirements. Either conduct a comprehensive traffic and parking impact study before the State deadline, (which some of you felt was infeasible due to time constraints and the holiday season) or conduct limited data collection and analysis, and prepare a summary report for the Gaming Board, bearing in mind that once the license is issued, a more comprehensive study will be required for our Planning Commission's review and approval. I indicated that either option would be acceptable for our purposes. For some of you, it may not be possible giving the time and data collection constraints mentioned earlier to finish this work before December 28 and still satisfy the City's requirements, and this was explained clearly to all of you. If you have not done so already, please send your completed Form-B1 to me as soon as possible.

If you have any further questions please refer them to me at 412-255-2224 or via email at sidney.kaikai@city.pittsburgh.pa.us.

Cc: Susan Golomb Director City Planning
Patrick Hassett Assistant Director City Planning
Robert Reppe Zoning Administrator City Planning

PITG GAMING, LLC

February 20, 2006

Mr. Patrick B. Ford
Director
Department of City Planning
City of Pittsburgh

Dear Mr. Ford:

Thank you for your letter of February 8 to Mr. James LeFresne of Majestic Star Casino regarding your request for additional information pertaining to the application of PITG Gaming, LLC, for a Category 2 license to develop and operate a slots casino in Pittsburgh.

As you know, the application process under the Pennsylvania Race Horse Development and Gaming Act (often referred to as Act 71) is a comprehensive and complex statewide process governed by the Pennsylvania Gaming Control Board, which has exclusive authority over this process. In accordance with the requirements set forth in this process, PITG Gaming submitted comprehensive and thorough written detail to the Board in support of its application on December 28, 2005.

Through an existing provision of Act 71, local governments receive 'local impact' information and the opportunity to comment on proposed facilities that may affect their region and constituents. Indeed, PITG Gaming provided this local impact information to the City of Pittsburgh, the Pittsburgh Public Schools and Allegheny County on December 21, 2005. PITG plans to make a detailed presentation during the public hearings on April 18-19 and will present much of the information contained in this local impact report as well as other important features and benefits of our proposal. We are confident that our presentation will demonstrate why our application is the best solution for Pittsburgh and why it should receive the support of Mayor O'Connor.

Moreover, I'm sure you can also appreciate our sensitivity to the application review process and the rigorous procedures set forth by the Gaming Control Board. While we welcome the City's interest and support of PITG Gaming's application, we must also respect the concern for confidentiality and independent review established in the Board's review process. As you also know, confidentiality is of the utmost concern in this review process, and Act 71 recognizes the sensitive nature of the application information. PITG Gaming regards the proprietary nature of our application information to be of the utmost importance which, together with the Gaming Control Board's confidential review

Mr. Patrick B. Ford – Page 2
February 20, 2006

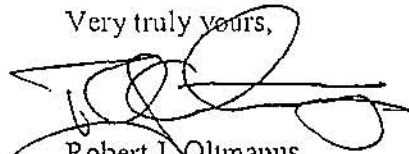
process, places on us a burden of responsibility to safeguard the integrity of this information.

In addition we have some concerns that your request for additional information could be viewed by the Gaming Control Board as a process for review and selection by the City of Pittsburgh that is separate from the Act 71 process. Though PITG Gaming welcomes the opportunity to work with the City of Pittsburgh and other local governments, it is unclear to us how this process might impact on the Gaming Control Board's review of our application. For these reasons, PITG Gaming must respectfully decline your request for additional information outside of the Act 71 process. We are, however, pleased to enclose for your review and consideration a copy of the Executive Summary of our application, which contains much of the information called for in your request.

In the meantime, we hope you will attend the public hearings on PITG Gaming's application proposal and that you will leave those hearings convinced, as we are, that this proposal will bring the greatest benefit to the City of Pittsburgh.

Thank you.

Very truly yours,



Robert J. Oltmanns
Skutski & Oltmanns
and Team Member, PITG Gaming LLC

cc: James LeFresne, The Majestic Star Casino, LLC
Steven Lemberg, The Majestic Star Casino, LLC

Jim LeFresne

From: Ford, Patrick
Sent: Monday, February 20, 2006 9:55 AM
To: Jim LeFresne
Subject: OFFICE POLICY--Casino Studies
Importance: High

Good Morning Mr. LeFresne!

As the Department of City Planning continues to study the applications, and other information related to the proposals, I am informing you that we cannot guarantee that the information we use in the study of the casino sites will remain confidential.

As a result, if there is anything you have given us that you are not prepared to become public at some time in the future, I will return it to you immediately. Also, if there is any information that we asked for, that you are not prepared to become public, do not send it to us.

We will prepare our study based on the information we have in our office.

I have informed the other casino representatives of this policy.

Please call me to discuss.

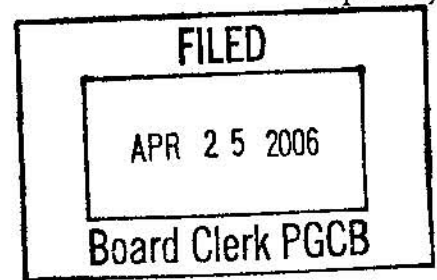
Thank you!

Patrick B. Ford, Director
Department of City Planning
City of Pittsburgh

Louis J. Tumminello

TO: Pennsylvania Gaming Control Board
P. O. Box 69060
Harrisburg Pa. 17106

April 22, 2006



FROM: Louis J. Tumminello

SUBJECT: Casino location in Pittsburgh, Pa.

As a professional Limousine driver in Pittsburgh, I have had occasions to take clients both to and from all the areas now being considered for a Casino location.

It is my opinion, that with the current highway network, as well as any additional systems that may be required, the proposal by Don Barden's Majestic Star Casino to locate on the North shore is far the best.

My opinion is based on the current highway system, and the traffic patterns that handle large volumes of traffic for Heinz Field and PNC Park, as compared to the congestion around Mellon Arena, and the limited access to and from Station Square.

I, like all Pittsburgher's are anxiously awaiting your decision, and hope that the opinions from people like myself who will be directly affected will be considered in your decision making process.

Thank you



From VANDOTTO'S BAR & REST

TO ~~THE~~

PA GAMING CONTROL BOARD

MY WIFE & I WISH TO
LET THE GAMING BOARD
KNOW OUR FEELINGS
ABOUT WHERE THE GAMING
LICENSE WOULD DO THE
MOST GOOD. FOR THE
CITY & FOR THE
NORTH SHORE NEIGHBORHOODS

#1 IDEAL LOCATION THE
BEST VIEW OF THE RIVERS

AND OF THE CITY
#2 EASY TO GET TO
FROM ALL DIRECTIONS,
BY CAR BY TRANSIT BY
WALKING BY BOAT

#3 MY WIFE & I HAVE
BEEN IN BUSINESS OVER 20 YRS
ON THE N.S. AND THE
N.S. NEEDS HELP MORE
THE ANY NEIGHBORHOOD IN
THE CITY OR P6A.

THE PEOPLE NEED JOBS THE
BUSINESSES NEED HELP?
THE AREA NEEDS TO BE
BROUGHT BACK THE WAY
THE OLD N.S. USE TO BE.

PLEASE VOTE FOR THE
MAJESTIC STAR
CASINO & FOR THE
MONT'S SHORE DEVELOPMENT
& LETS BRING THE
MONTH SIDE BACK TO
ITS FULL POTENTIAL

Thank you
Tony & Pat
Verdette

VERDETTO'S BAR & REST



CONTINENTAL REAL ESTATE COMPANIES

June 2, 2006

Tad Decker
Chairman
Pennsylvania Gaming Control Board
P.O. Box 69060
Harrisburg, PA 17106-9060

Re: Public Comment - Pittsburgh Gaming Facility Applications

Dear Mr. Decker:

On behalf of Continental Real Estate Companies, I am writing in opposition to gaming on the North Shore of Pittsburgh. Continental was selected to lead the development between Pittsburgh's new stadiums, and while many told us this development would be impossible, we have found the opposite to be true. Within the past year we have opened the beautiful Equitable Resource Headquarters Building and the Del Monte Foods Building on North Shore Drive. The initial phase of the project represents over \$75 million of private investment and over 1,000 jobs now committed to the City for years to come.

We are currently working on plans for condominiums, a hotel and a third signature office building. The Pittsburgh Steelers have recently begun to unveil their plans for a very unique entertainment area, which will be known as North Shore Live. The project the City of Pittsburgh spent years carefully planning is fast becoming a reality. We continue to work tirelessly to move the project forward, but are very concerned at the prospect of gaming adjacent to the site.

It is our belief that gaming on the North Shore will jeopardize the project. The businesses that have moved to the North Shore have told us categorically they would not have made the decision to locate on the North Shore had they known gaming was an option. We cannot take these comments lightly and would like you to take into consideration several key reasons why gaming would be harmful to the project:

1. **Planning Perspective.** The City of Pittsburgh, the Riverlife Task Force, the Pittsburgh Steelers, the Pittsburgh Pirates and many other stakeholders spent years planning for success on the North Shore. The plan is working. Downtown is being extended across the river and a new neighborhood is being created with opportunities for housing, restaurants, retail shops and sites for businesses. Why take the risk of introducing gaming into the middle of this project?

Tad Decker,
Page 2
June 2, 2006

2. Non-Compatibility. A casino is not compatible with the family-friendly and business-friendly environment that has been created on the North Shore. The Pirates, Pitt Panthers, Steelers, museums and our project all rely on bringing families, employees and patrons to the North Shore in a friendly outdoor environment. A casino would jeopardize this environment.
3. Economic Development. Economic development is the main reason given for gaming in Pennsylvania. Through careful planning, substantial public and private investment and through the hard work of the Pirates, Steelers and Continental, this site is already reaping rewards for the region. The North Shore does not need a casino to spur development.
4. Parking. Another major problem is parking. The parking needs of the Pirates, Steelers, Pitt Panthers, Live District, museums, restaurants, shops, offices, housing and commuters will fully utilize the parking facilities. The introduction of a casino will make an already difficult parking situation impossible on normal days and disastrous on event days.
5. Reliance. City officials fully understood gaming would be an impediment to development on the North Shore. To this end, the City permanently prohibited gaming from the riverfront in front of our site. Additionally, the Authority primarily responsible for the North Shore development has restricted gaming from its property between the stadiums. We should be able to rely on the local commitment already made by the City on this issue. We are asking you to respect this commitment.

Thank you for your consideration of our concerns. Please don't hesitate to contact me should you require additional information or have questions about the development on the North Shore.

Very truly yours,



Barry C. Ford
President of Development



Arthur J. Rooney, II
President

To: Pennsylvania Gaming Task Force

From: Pittsburgh Steelers Sports, Inc.

Date: May 25, 2006

The Pittsburgh Steelers would like to thank the members of the Task Force for their time and effort in considering the many issues arising out of the development of casino(s) in the City of Pittsburgh. The Steelers organization appreciates the opportunity to submit testimony to the task force regarding the Steelers strong opposition to the location of a casino on the North Shore of Pittsburgh.

The Steelers are opposed to the location of a casino on the North Shore for three primary reasons.

First, the Steelers organization opposes the location of a casino on the North Shore because it would seriously conflict with the North Shore master development plan. The North Shore master plan was developed over many hours, in fact years, of work involving many North Shore stakeholders, including the Steelers, the Pittsburgh Pirates, the University of Pittsburgh Athletic Department, Continental Real Estate Company, as well as input from many other local entities. The Steelers, Pirates and Continental in particular expended considerable financial resources and energy developing a master plan designed to guide the development of an important area of the City.

At this point, it is apparent that the North Shore Plan is working. The two new stadiums are drawing more visitors to the North Shore than was the case with Three Rivers Stadium, and the increase in attendance has produced a dramatic increase in tax revenue to the City of Pittsburgh. The development of the North Shore is well underway with the construction of two new corporate headquarters in the Equitable building and the Del Monte building. These two new buildings will bring approximately 1,000 workers to the North Shore by the end of 2006. Importantly, the anchor tenants of these new buildings were concerned enough about the possibility of gaming coming to the North Shore that both requested and received specific written protection from the City which assured these entities that gaming facilities would not be located on the North Shore. That fact, by itself, would be enough for the Steelers to take a position against the location of gaming on the North Shore.



The development plan for the North Shore also includes an area designated for development of residential units next to PNC Park. Again, this is a fact, which by itself, would strongly conflict with the location of a casino nearby.

The bottom line is that the North Shore development plan was designed to encourage a development area that was forty years overdue. Now that this development is finally in progress, with tenants in place and future residents on the way, it would make absolutely no sense to reverse direction on this development plan.

The second reason the Steelers are opposed to the location of a casino on the North Shore is the burden such a facility would place on the already strained parking and traffic infrastructure for the North Shore. On a Steelers game day the North Shore actually becomes one of the most densely populated areas in the state. Since the location of the Three Rivers Stadium on the North Shore, the Steelers, and Pirates, have worked with various local agencies to try to accommodate the needs of our fans. It has not always been easy and our fans, at times, have had to endure long periods of inconvenience that would probably not be tolerated by less enthusiastic fans in other cities.

As the North Shore development progresses, plans call for many more visitors to restaurants, retail and entertainment locations. The North Shore master plan and PDP's submitted in regard to the North Shore rely on a "shared parking" plan. This allows for an efficient use of parking infrastructure. During weekdays North Shore parking spaces serve two important purposes, those of downtown commuters, and those of North Shore office workers. As these users do not use the North Shore parking facilities on nights or weekends, sports fans attending games at Heinz Field and PNC Park are able to use (share) those same parking facilities on nights and weekends when most events are scheduled. We do not believe the huge new parking and traffic loads that would come with any casino can be accommodated by the existing North Shore parking and traffic infrastructure.

Although the parking garage currently under construction will help accommodate the next phase of North Shore development, the degree of difficulty experienced in getting that garage financing in place is a prime example of why the Steelers would be skeptical of vague future promises from the public sector about the possible addition of parking facilities.

The third reason the Steelers oppose the location of a casino on the North Shore is the long-standing policy of the National Football League to restrict involvement of NFL teams with gaming facilities and operators. The NFL commits considerable resources annually on security measures to maintain a separation of gaming interests from NFL interests. The location of a gaming complex in this thriving sports and entertainment district is, again, completely inconsistent with existing uses.

PITTSBURGH STEELERS



Thank you again for your attention to this matter. We would be happy to answer questions or supply additional information on this subject.

Sincerely,

A handwritten signature in black ink, appearing to read "Arthur J. Rooney, II". The signature is written in a cursive style with a long horizontal flourish at the end.
Arthur J. Rooney, II



June 2, 2006

Mr. Tad Decker
Chairman
Pennsylvania Gaming Control Board
P. O. Box 69060
Harrisburg, Pennsylvania 17106-9060

Re: Public Comment – Pittsburgh Gaming Facility Applications

Dear Mr. Decker:

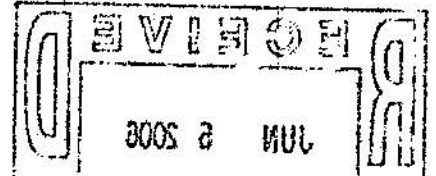
On behalf of the Pittsburgh Pirates, I would like to thank the members of the Pennsylvania Gaming Control Board for their efforts with respect to this important issue. While the addition of gaming to the State of Pennsylvania and in particular the City of Pittsburgh is anticipated to generate needed revenues, it is critical to the overall continued development of the City of Pittsburgh that careful consideration be given to where a casino would be located. As a primary stakeholder on the North Shore, I am writing to voice my strong opposition to the location of slot machines on the North Shore of the City of Pittsburgh.

The Pirates have faithfully, diligently and actively participated in the ongoing development of the North Shore. For several years, we have partnered with the Steelers, the University of Pittsburgh and Continental Real Estate to develop the North Shore into an area that is attractive for businesses, tourists and residents. PNC Park, looked at by many as the best ballpark in America, and Heinz Field draw well over two million sports fans to the North Shore every year generating substantial tax revenue for the State and the City. One of the main reasons why PNC Park is considered to be one of the industry's best is because of the family-oriented atmosphere that is created inside and outside the park throughout our season. Slot machines are not compatible to that type of family-oriented environment. In fact, they are quite contrary. Families are a primary audience for the Pirates and maintaining a family-friendly environment at PNC Park is of the utmost importance to us.

Additionally, as the North Shore development has progressed, the stakeholder group has worked together to make certain that the parking and traffic infrastructure has developed in tandem. This is so that during construction, those who live and work on the North Shore are caused the least amount of disruption. In the long-term, this "shared parking" plan also enables the North Shore to be used during the day by downtown commuters and North Shore businesses such as Equitable Resources and Del Monte, and at night and on weekends by sports fans attending events at PNC Park or Heinz Field. The addition of a casino, most assuredly, would negatively impact the existing parking and traffic plan.

PNC Park at North Shore

Mr. Tad Decker
Pennsylvania Gaming Control Board
June 2, 2006
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The Pirates are eager to continue the development of the North Shore in a way that is beneficial to all of its current residents and to the City of Pittsburgh as a whole. The North Shore development that has occurred thus far has revitalized this area. Equitable Resources and Del Monte have relocated here. The North Shore is now a recreational destination for walkers, runners and cyclists. In the near future, it will also be home to city dwellers eager to live in a safe, attractive and affordable environment. Those who are experienced in this type of mixed-use development have assured us that residential development will most certainly not occur here if a casino is located on this site. There are better options than slot machines to add to the North Shore mix.

I appreciate the opportunity to share my concerns with you and hope that the Gaming Control Board will take them into consideration when making decisions on this very important subject. Thank you.

Regards,

Kevin McClatchy
CEO & Managing General Partner

R E C E I V E D **D**
JUN 6 2006
BUREAU OF ADMIN.