

Richard F. Levins, Esq.

June 2, 2006

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

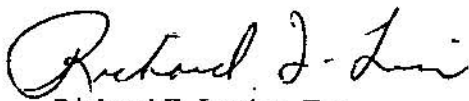
Attn: Public Comment

**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.

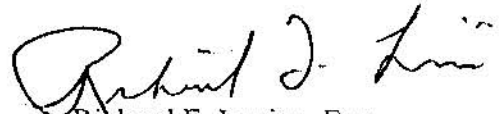
Based on these interactions and the track record of these applicants, it is clear to me that the SugarHouse applicant is strongly committed to working with the community and becoming a model corporate citizen. The investors of SugarHouse have demonstrated an impressive record of giving back to the communities 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 be 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 Catlin", is written over the typed name.

Greg Catlin  
CEO, HSP Gaming, L.P.



# 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: Frank Smezzano / IRLUS Co

Address

06

Teleph

Organization, if any:

06

Employer:

IRLUS home 7541 S. 2nd  
Philadelphia Pa 191

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

The least intrusive location for any casino is the Pinnacle site. The future ramps for the Corridor 2 off I-95 will be right there. Any other location is totally disruptive.

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



**KLETT ROONEY LIEBER & SCHORLING**

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

April 13, 2006

**Via Hand Delivery**

Eileen Capece, Licensing Agent  
Pennsylvania Gaming Control Board  
Strawberry Square, 5th Floor  
Harrisburg, PA 17101

Re: *In re* PNK (PA), LLC  
Docket No. 1751

Dear Ms. Capece:

We represent PNK (PA), LLC and Pinnacle Entertainment, Inc. ("Pinnacle"), an applicant for a Category 2 license in Philadelphia.

At the public input hearings in Philadelphia on April 10, 11 and 12, 2006, Pinnacle referenced a newspaper article which appeared in the *St. Louis American* on March 22, 2006. The article, written by Mr. Rodney Crim, Executive Director of the St. Louis Development Corporation, refers to the efforts made by Pinnacle in St. Louis to meet diversity goals for construction and operation of a \$400 million gaming project in that City. Pinnacle hereby submits several copies of the article, which are attached, for the public record.

Please contact me if you have any questions concerning this submission.

Very truly yours,



Andrew J. Giorgione  
For KLETT ROONEY LIEBER & SCHORLING  
A PROFESSIONAL CORPORATION

AJG/cl

Enclosure

cc: John Godfrey, Esquire  
Mr. Alex Stolyar  
Mrs. Luz Cardenas

**St. Louis American**

March 22, 2006

Section: Local Business



**City hit the jackpot with Pinnacle**

A taste of Vegas come to the Lou

By Rodney Crim

For the St. Louis American

I'm not a big gambler. I'm the type who loses \$10 and quits while I'm "ahead." Still, I love Las Vegas. For me, the excitement is just being in Vegas - the energy, the crowds, the shows, the lights. *Rodney Crim*

I feel that same excitement when I drive by the new casino complex underway on Laclede's Landing. A taste of Las Vegas is coming to the Lou, and with its new luxury hotel, condos, shopping, restaurants and nightspots, things will be rolling on the riverfront.

Pinnacle Entertainment Inc.'s \$400 million project, The Casino at Laclede's Landing, is one of the many great things happening downtown and all over the city. Besides the casino, Pinnacle is bringing a luxury hotel to the city, fine dining, retail stores, and entertainment.

I chaired the process and the city's selection committee that chose Pinnacle to develop a second gaming spot on the riverfront. I was extremely impressed with the company's first-rate hotel casino properties in Indiana and Lake Charles, Louisiana. But even more, I felt confident that Pinnacle shared the city's commitment to diversity and inclusion of African-Americans in every aspect of the development.

I am sure that Pinnacle's Landing project will be a fabulous addition to the events and attractions that are already drawing residents and tourists to the city and to downtown - and to the new central riverfront plan now being developed. St. Louis will recapture its riverfront like Memphis, Cincinnati and other river cities and make it a focal point for entertainment in the city.

But amidst the fun and games are business opportunities for African Americans, and Mayor Slay's Office, Jack Thomas of the City's Compliance Office, and I are working closely with Pinnacle to make sure everybody wins from the ground up.

Since construction began last fall, Pinnacle has utilized black-owned companies for construction management and design services, including Document Imaging Systems, Kwame Building Group, Legacy Building Group, TSI Engineering, and David Mason and Associates. MHR and ADE companies are also serving as minority inclusion consultants.

When the project is finished in 2007, the company will have over 1,300 permanent jobs in the casino, hotel, local office and business operations. Pinnacle is committed to hiring a significant number of African Americans and utilizing black-owned businesses on a regular basis.

Even the entertainment to be offered at the nightspots will be diverse and appealing to everyone.

Pinnacle is providing what the city was looking for: a destination attraction that also provides the city with good jobs and tax revenues. To that, add new opportunities for minority business ownership and growth.

Will Pinnacle live up to its promise? Betcha \$10 it will.

Rodney Crim is executive director of the St. Louis Development Corporation (SLDC), the city of St. Louis' economic development agency.