

Host Community Agreement Summary: City of Gardner & Baystate Racing, LLC

The Host Community Agreement (HCA) is a contract between the City of Gardner and Baystate Racing, LLC.

Financial Benefits for Gardner

- **Annual Payments:** Baystate Racing will pay the city more than \$700,000 each year.
- **Initial Payment:** \$10,000 non-refundable payment for the city's expenses in reviewing the project.
- **Upfront Payment:** \$650,000 payment to the city within 30 days after getting all required licenses and permits.
- **Other Costs Covered:** Baystate will pay for all peer reviews, consulting costs, police, fire, and EMS services on festival days.

Environmental Contributions

- **Stormwater Management:** Baystate will use strong stormwater management systems to protect the watershed.
- **Environmental Compliance:** The MA Department of Environmental Protection will review the site plans, inspect at any time, and require Water Quality Certificate.
- **Water Testing:** Baystate will test the surface water runoff quality quarterly.
- **Manure Management:** Baystate will properly collect and dispose of horse manure offsite, following environmental regulations.
- **Tree Planting:** 500 trees will be planted throughout Gardner.

Community Benefits

- **Job Creation:** 15 to 25 permanent jobs and 100 temporary jobs for Gardner residents.
- **Community Events:** At least one event per year, like fundraisers for local charities, sports teams, or schools.
- **Educational Programs:** An "Ag in the Classroom" program for students and a mentoring program for local graduates.
- **Charity Donations:** \$20,000 donated annually to a local or regional non-profit that benefits Gardner.
- **Open Space Preservation:** Baystate will preserve open spaces and trails, provide access from the equine center to the North Central Pathway.
- **Minimize Neighborhood Impacts:** Baystate will hire a police detail for the end of Stone Street to ensure that the public does not use or park on Stone Street on Festival days.
- **Support for GAAMHA:** Helps the GAAMHA build a new facility with double the capacity.

Local Regulations & Controls

- **Community Oversight:** A community member appointed by the Mayor will join Baystate's Racing Oversight Committee.
- **No Casino License:** Baystate commits to never applying for a casino license.
- **Wagering Rules:** Betting onsite is only allowed on days with live racing.
- **Late Payment Penalty:** Baystate will pay a 5% penalty for any late payments.
- **Traffic Management:** Baystate will handle traffic impacts, including plans for transportation and parking, which will be reviewed by the Planning Board.
- **Festival Days:** Likely only one or two weekends per year, with a maximum of 20 days per year.
- **No Transfer of Commitments:** Baystate cannot transfer or assign its commitments in this contract without permission from the City of Gardner.
- **Annual Review:** The City will review operations each year and the state will convene a hearing in Gardner annually.