

Charlestown Community Impact Trust Fund Guidelines

Updated: March 20, 2025

PART 1
INTRODUCTION

The Charlestown Community Impact Fund (the Fund) holds payments made by Wynn, MA LLC to the City per the terms of a Surrounding Community Agreement (SCA) entered into by Wynn and the City on January 27, 2016. The purpose of the Fund is to provide mitigation for impacts that the development and operation of a gaming establishment (the Project) in Everett, Massachusetts will have on the City of Boston, particularly the adjacent neighborhood of Charlestown. The SCA is a condition of the Category 1 gaming license granted to Wynn by the Massachusetts Gaming Commission (MGC) pursuant to the Massachusetts Gaming Act, Chapter 194 of the Acts of 2011 and G.L. c. 23K. The Fund is administered by the City's Collector-Treasurer.

Under the SCA, Wynn agreed to make an annual payment (Community Impact Fee) in the amount of two million dollars (\$2,000,000) that shall continue for as long as Wynn, or any parent, subsidiary or related entity owns, operates or controls a commercial gaming facility on the Project site. In addition to the annual payment, the MGC would release from escrow a one-time, upfront, non-refundable mitigation payment of one million dollars (\$1,000,000) made by Wynn to the City as a condition of the gaming license agreement.

The Fund was created by Order of the Boston City Council on August 31, 2016. The Order directs the City's Collector-Treasurer to set up the Fund, authorizes expenditures from the Fund (in accordance with SCA s.2.1), and the creation of a Managing Committee. Pursuant to the Order and the SCA, the City will make distributions from the Fund for purposes including:

- Supporting Charlestown's non-profits, parks, after-school activities, senior and job training programs, cultural events and related activities that promote Charlestown's heritage, quality of life, recreational and cultural activities;
- Water transportation and public safety initiatives for use of Boston Harbor in relation to the Project;
- Staffing and public safety initiatives related to increased pedestrian and vehicular traffic in the City related to the Project;
- To address other impacts of the Project, including any transportation infrastructure impacts and the Sullivan Square Infrastructure Project.

The Community Impact Fee shall remain in the exclusive custody and control of the City, and shall be used and applied at Boston's sole discretion and determination toward

any impact, infrastructure, improvement and/or mitigation measures related to the Project that Boston deems necessary and suitable (SCA s. 2.3).

PART 2

THE MANAGING COMMITTEE

Distributions from the Fund are recommended by a Managing Committee comprised of the City's Collector-Treasurer 9 (or his or her designee), the District One Boston City Councilor (or his or her designee), the State Senator for the Middlesex and Suffolk District that includes Charlestown (or his or her designee), the State Representative for the Second Suffolk District that includes Charlestown (or his or her designee), the City's Commissioner of Public Works (or his or her designee), the City's Transportation Commissioner (or his or her designee), and the City's Chief of Civic Engagement (or his or her designee).

MANAGING COMMITTEE MEETINGS

The Committee will meet at least twice a year, in the spring and fall. The spring meeting will focus on Community Grants as described below. Four members shall constitute a quorum for purposes of voting to approve or deny a distribution proposal or to conduct other business of the Committee. The Committee may also meet at other times designated as Special Meetings by the Chairperson.

Documents made or received by the Committee shall be subject to the Massachusetts Public Records Law, G.L.c.66, §10. The Committee is subject to the Massachusetts Open Meeting Law, G.L. c. 30A, §§ 18-25.

The Committee may adopt further guidelines governing its operations as it sees fit.

PART 3

COMMUNITY GRANTS

The one-time payment of one million, received prior to the casino's opening as a condition of the gaming license funded a productive grant program to support Charlestown's non-profits, parks, after-school activities, senior programs, job-training programs, cultural events and related activities. The Managing Committee supports the continuation of this program funded by the Community Impact Fee. A non-profit distribution round annually in the spring (Community Grant round) will continue to

support these purposes. The process will be reviewed periodically to ensure it meets the needs of the Charlestown community.

The Committee will determine the total amount available for distribution from the Fund and the award amount per organization annually. The Committee will seek to ensure as many qualified non-profits as possible participate and reserves the right to increase award amounts or to award grants in a lesser amount than requested. The Committee reserves the right to roll over uncommitted funds or to defer an annual community grant award if it deems funds are insufficient.

COMMUNITY GRANTS **APPLICANT ELIGIBILITY**

Applicants must be an established non-profit 501(c)3 tax exempt organization that has the legal authority to accept grant funds and the ability to expend and account for such funds to ensure proper management, or is a department of the City of Boston.

Applicants must be from Charlestown or support the Charlestown community and demonstrate past success with implementing initiatives or projects of the type proposed or demonstrate to the satisfaction of the Committee the ability to carry out the initiative or project to be supported with grant funds.

The financial condition of the organization must be sound and the required organizational documentation or reports current (e.g., corporate filings with the Secretary of State, Form PC filings with the Public Charities Division of the Massachusetts Attorney General's office, or Form 990s required by the IRS).

COMMUNITY GRANTS **APPLICATION PROCESS**

Community Grant requests shall be submitted on the Fund's application, which will be made available on the City's website at boston.gov/charlestownfund when the grant round is announced. The Committee reserves the right to amend the annual grant application as needed.

Applicants must ensure that applications are complete and present all information necessary for the Committee to make a decision; the Committee reserves the right not to consider any application that is incomplete.

Applicants must include a feasible itemized budget. Applicants are strongly encouraged only to request an amount that is consistent with actual need as well as the Fund's limitations.

Applications are due by close of business on the deadline and may be hand-delivered, mailed, or submitted via the Fund's website above. Potential applicants will be notified of any updates to deadlines as soon as possible and any changes will be posted on the website. Staff will ensure that each application received is complete and that the applicant is eligible to receive funds. Applications received after the deadline or that do not meet the priorities of the grant round will be reviewed at the discretion of the Committee. The Committee reserves the right to request further information. Applicants will be informed in writing of the Committee's decision. Questions regarding the application process may be directed to staff at charlestownfund@boston.gov.

COMMUNITY GRANTS

GENERAL GUIDELINES

Funds will generally not be awarded for fundraising campaigns, special fundraising events, or programs seeking to retire debt; programs requiring religious or political participation; grants or portions thereof which directly or indirectly benefit a specific individual, group or private business/enterprise which maintains no charitable objective;

Grant proposals must promote the Fund purposes for which funding is sought, demonstrate community support, and show that the program or initiative can be completed in a timely fashion.

Applications shall be evaluated on the basis of need in the community, merit of the application (the extent to which the grant will benefit the proposed program or initiative, the extent to which it fits within the Fund's purposes), and the applicant's ability to carry out the proposed program or initiative. The Committee may also consider whether the applicant may obtain funding from other sources.

COMMUNITY GRANTS

AWARDS

The City's Collector-Treasurer may enter into grant agreements with and issue payments to grantees on behalf of the Managing Committee.

Grant agreement forms will be prepared and emailed to awardees. The grant agreement will set forth the obligations of each party and the terms under which a grant

may be revoked. Grant agreements must be executed by an awardee before awards from the Fund will be made available.

The grant agreement will also include a reporting requirement that awardees must follow. Awardees will be expected to document expenditures and to provide a report to the Committee within a time frame it specifies, detailing how it implemented its program or initiative and the outcomes achieved. The Committee reserves the right to not release additional grants awarded to an organization until it has completed the reporting requirements.

PART 4

ADDITIONAL USES OF THE FUND

The Committee will meet annually in the fall concurrent with the City's preliminary budget planning, however may meet at any time to award funds for work in Charlestown consistent with the purposes of the Fund discussed in Part 1.

The balance of the funds will be at the sole discretion of the City for any capital or infrastructure project that satisfies/meets the uses outlined in the SCA. The Committee will give special consideration to projects that are ready to proceed and have secured some funding from other sources but are delayed by a shortfall in available funds.

The Committee reserves the right consider any matter in its purview including, but not limited to, allocation of funds at any meeting, regular or special.

PART 5

AMENDING THE GUIDELINES

The Committee may amend these guidelines at any time by a 2/3 vote of the quorum. The City will make distributions from the Fund pursuant to the process outlined in these guidelines, as amended and voted on March 20, 2025.