

Protect Our Property Values and Community: *Do you want to live in a casino town?*

Mason-Dixon Downs would be located right at the Steinwehr Ave Exit off Rt. 15, on 700 acres between Emmitsburg and Bullfrog Road. Plans include a harness racing track, a casino with between 1800 and 5000 slots, table games, several restaurants, and a separate hotel, conference center, spa and another restaurant.

Your Residential Property Values will go down: *“Casinos typically hurt property values in host communities. A study by the National Association of Realtors says the impact of a casino on the local housing market is “unambiguously negative”*

The study found that casinos were a nuisance that negatively impacted nearby residential properties within one mile. In the case of large casinos, (Large was defined as 100 slots) the value of each home fell by 4.6 “lights, noise, and traffic that accompany casino operations” were a negative associated with casino operations.” <http://uss-mass.org/documents/NationalAssociationRealtors-Casino-Research.pdf>

Your Commercial Property has limited value because:

- LeVan’s proposal is to limit commercial development **except on the property he would own** that is already zoned commercial. So the **now reduced-value residential property surrounding the site cannot be re-zoned as commercial if he gets the zoning amendment he requests.**
- Casinos don’t encourage non-gaming businesses to open nearby because the people who most often visit casinos, stay there then go home. Casino patrons rarely patronize other businesses. <https://www.theatlantic/business/archive/2014/08/a-good-way-to-wreck-a-local-economy-build-casinos/375691/>
- ***During the four years after casinos began to operate in Atlantic City, New Jersey, the number of retail businesses declined by one-third, and the number of restaurants was down-sized from 243 to 146.*** <http://www.sciencedirect.com/science/article/pii/S0261517714002441>
- ***“There appears to be at least one exception to the rule that casinos weaken nearby business. Regional casinos do seem to promote the flourishing of nearby pawn shops, check cashing operations, and ...payday lenders.”*** From “Why Casinos Matter: 31 Evidence-Based Propositions from the Health and Social Sciences” 2013 Institute for American Values.org www.americanvalues.org
- **Retail Sales in Casino Towns in Iowa were much lower than retail sales in non-casino towns in the same period.** Fairchild, L, Impact of Casinos on Retail Sales in Mid-Size Iowa Cities, 2005, <http://nocasinogettysburg.org/economic-development.html>
- **Heritage Tourists avoid casino towns and will be repelled by a racino at the main southern entrance to Gettysburg. *Tourism to the Vicksburg NMP fell by 40.05% from 1993 to 2008, when the first casinos were opened.***

Gambling ADDICTION Doubles within 10 miles of a casino:

- **Mason Dixon Downs is a Locals Casino** *“The typical visitor to non-destination casinos lives within about a 30-minute drive, said Jeff Hooke, a Bethesda-based gambling analyst.”* <http://stoppredatorygambling.org/wp-content/uploads/2014/06/2013-Casinos-drawing-mostly-local-crowds.pdf>

- In 2010 Mr. LeVan proposed a Resort Casino at the Eisenhower Hotel, with 600 slot machines. His own application materials said **88% of the proposed customers would be day trippers**, with 59% driving less than ½ hour. That percentage would rise for this racino. **Adams County itself would be the primary customer base**, since larger towns and cities nearby, such as Frederick, are generally closer to or equidistant from 5 surrounding casinos. Mason Dixon Resort application materials traffic study cited in Miller, K, MBA, Social Costs of Proposed Casino to Adams County, 2010, <http://nocasinogettysburg.org/economic-development.html>
- ***The casino attribute that is most critical to capture a local market is “an easy drive from home”. Modern slot machines are highly addictive, and people who live within 10 miles of a casino have twice the rate of pathological gambling... Casinos depend on problem gamblers for their revenue base. Problem gamblers account for 30 to 60% of slot machine revenue. Casual players comprised 75% of players but contribute only 4% of net gambling revenue.***” Natasha Schull, Addiction by Design: Machine Gambling in Las Vegas, Princeton U. Press, 2012
- **Casinos Enable Gambling Addicts**
<https://www.theatlantic.com/magazine/archive/2016/12/losing-it-all/505814/>
- Per capita bankruptcy rates in eight communities that had recently adopted casino gambling reveal that **bankruptcy rates increased in seven of the eight communities**. Mark W. Nichols, B. Grant Stitt, David Giacomassi, “Casino Gambling and Bankruptcy in New U.S. Casino Jurisdictions,” Journal of Socio-Economics 29 (2000) 247–261.
- **The Social Costs outweigh the Benefits: Economically, for every \$1 that comes into the area from a casino, \$3 goes out in social costs.** (addiction, divorce, domestic violence, bankruptcy, embezzlement). As Warren Buffett said, “*government shouldn't be in the business of making losers of its citizens*”. E. Grinols, PhD, Gambling in America, Cambridge U. Press, 2004

Casino Jobs are low wage, mostly part time. “Casinos generate jobs, but many of the jobs are reported to be minimal wage/ low paying opportunities, with a few experienced gaming professionals filling the management positions.” “Why Casinos Matter: 31 Evidence-Based Propositions from the Health and Social Sciences” 2013 Institute for American Values.org www.americanvalues.org

- On 4/26/17 there were 33 job openings at Hollywood Casino in Grantville, 7 Full Time, 26 Part Time. <http://www.hollywoodpnc.com/Careers> This casino has had a 40% turnover rate, high for “good jobs”. Table games dealers start at 7.35 per hr. <https://www.glassdoor.com/Salary/Hollywood-Casino-Salaries-E640669.htm>

Under current law, Local Share to the Township from the Racino would be only \$118,000.61 per year. Freedom Twp. Planning Commissioner P. Kellett, 5/3/2017

Do you want to live in a Casino Town? Are you sure it won't hurt you or your family? We are your neighbors and we don't want it in our backyard.

Freedom Township Team of No Casino Gettysburg

For more info see www.NoCasinoGettysburg.org