



GARDNER PARK

GARDNER, MASSACHUSETTS

AUGUST 23, 2023



Our Vision

- Thoroughbred festival racing two weekends a year
- Community concerts and farmers' markets
- Restaurant featuring local craft beverages
- Preserves and maintains the integrity of surrounding trails and outdoor recreation

Site Concept Plan





D.M.S ARCHITECTS INC. 2023

Thoroughbred Festival Racing

- Competitive horse racing events supported by thoroughbred owners, breeders and trainers from Massachusetts and the surrounding regions
- Gaming conducted at an on-site restaurant and includes the simulcast of races from around the country
- City eligible for state funding



Supporting Local Agriculture

- Preserve and protect 1,200 horse and hay farms around Massachusetts
- Collaborate with surrounding farms and artisans while supporting local breeders, horse owners, farriers and veterinarians to encourage economic activity and strengthen local agricultural community
- Every horse that races preserves a farm and requires a minimum of seven jobs
- Revenues from racing assist in preserving the land, breeding thoroughbreds, and operating the race meet
- Brings new local and statewide revenue to Gardner, providing new benefits for the town and agricultural community



The Massachusetts Model

“...the development of a Massachusetts Model horse park represents a significant economic opportunity for the Commonwealth...The annual economic impact is expected to approach \$99 million and lead to the creation of more than 950 jobs throughout Massachusetts.

Economic activity resulting from the facility’s development would also generate an additional \$5 million in state and local tax revenues per year.”

*Dr. John Mullin, Emeritus Professor
Regional Planning at the
University of Massachusetts Amherst*

The report:

https://scholarworks.umass.edu/cgi/viewcontent.cgi?article=1166&context=ced_tchrpts



Community Partnerships

- Exploring collaborating with GAAMHA on equestrian training for residents and providing retired race horses for therapeutic programs
- Early conversations with MWCC to explore possible partnerships with the college around agricultural and veterinarian tech training modules.
- Work with the municipal golf course to make the restaurant and patio area available for tournaments.



Protecting the health and safety of our horses

Responsible tracks have made great strides in reducing injuries to thoroughbred racehorses through both state and federal regulation.

We will work with HISA (Horseracing Integrity and Safety Authority) which was just established in July of 2022 that is working to set a standard for all tracks to follow.

Massachusetts has always been a leader:

- Any owner/trainer who violated anti-doping rules is permanently banned from racing in Massachusetts.
- Any owner who elected to euthanize an injured or retired horse and failed to find an after-care home for his/her horse after their racing career is banned for life from racing in Massachusetts.



Protecting the health and safety of our horses

Here are the measures that will further protect the health and safety of these racehorses:

- Before every race, horses will be medically examined by a qualified and independent vet who is under the control of the state. If the vet has any concern about the ability of the horse to run safely or has reason to believe they have received any banned substance, they alone can disqualify that horse.
- If that horse has been disqualified for receiving a banned substance, under our rules that the trainer will be permanently banned from racing at our track (and in Massachusetts)
- We will build a turf track to ensure greater safety for the horses as it is well known that turf is safer and gentler for the horse and results in fewer racing injuries
- Thoroughbred racing in Massachusetts is highly regulated under the Massachusetts Gaming Commission and its Horse Racing Committee
- Proceeds from our race day purses and put it towards the aftercare and wellbeing of our race horses

Benefits for Gardner

- Helps drive ongoing economic revitalization in the city bringing in new patrons for local restaurants and small businesses.
- Agricultural collaborations and programs with Mount Wachusett Community College and GAAMHA.
- Creates a venue for functions and events.
- \$25 million in new capital investment.
- Creates 25-50 permanent and more than 100 temporary jobs in the community.
- Millions of dollars in new revenue from the sale of property, real estate and gaming taxes, and community benefits to the City of Gardner.
- New venue for farmers' market, community concerts and events.
- Preserves open space and existing trails.





Community Process

- Selection of site
- Approval of site for thoroughbred racing
- Community meetings and input
- Execution of Host Community Agreement
- Application to Massachusetts Gaming Commission
- Hearing by MGC in Gardner on application
- Adjudicatory Hearing & Suitability by MGC
- MGC vote on application
- Gardner permitting process
- Application for a building permit



Thank you

Bay State Racing, LLC

marykate@baystateracingllc.com

www.baystateracingllc.com