



**BAY STATE PARK**  
— Gardner, Massachusetts —

A place for breeding, training, and  
racing of horses since 1875

PRESENTATION TO CITY COUNCIL

JULY 23, 2024








Our team includes recognized experts in the fields of engineering, traffic, environment and water, legal, horse racing, and horse welfare.

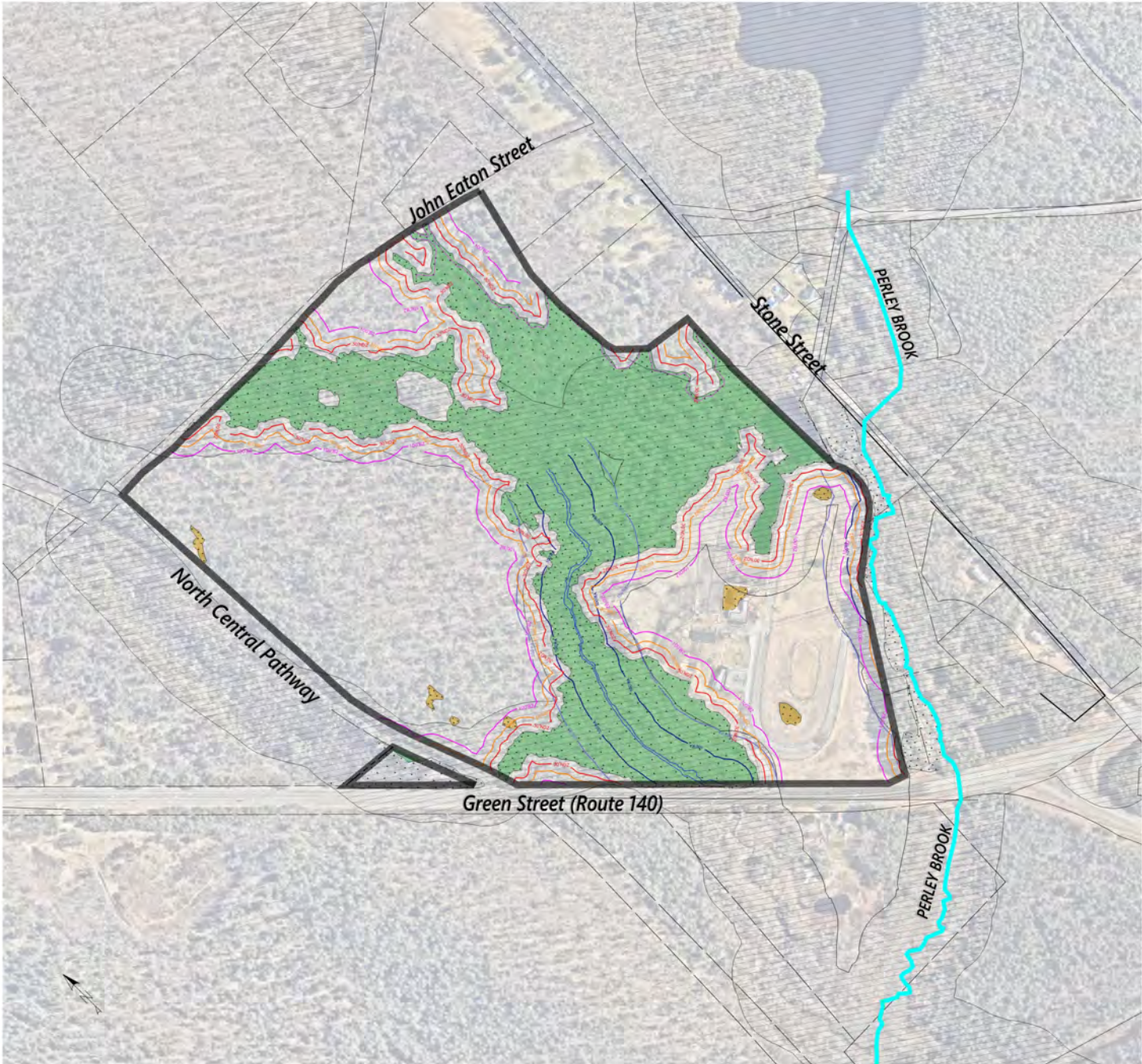
- VHB
- David M. Schwarz Architects
- Louis Raffetto
- Goddard Consulting
- Mirick O'Connell
- Haley & Aldrich



# Wetland Graphic

Bay State Park  
827 Green Street  
Gardner, MA

-  **Bordering Vegetated Wetlands**
-  **Isolated Vegetated Wetlands**
-  **Zone A**
-  **- 30' NDZ - 30' No Disturb Zone**
-  **- 60' NBZ - 60' No Building Zone**
-  **- 100' BZ - 100' Wetland Buffer**
-  **Perley Brook**
-  **Perennial Stream**
-  **- 100' RA - 100' Riverfront Area**
-  **- 200' RA - 200' Riverfront Area**







# Community Process

- Community meetings and public input
- City approval of site for thoroughbred racing
- Mayor execution of Host Community Agreement
- Application to Massachusetts Gaming Commission (MGC)
- Hearing by MGC in Gardner on application
- Adjudicatory Hearing & Suitability by MGC
- MGC vote on application
- Gardner permitting process, including the Conservation Commission and Planning Board
- Review by Department of Environmental Protection (MassDEP) compliance and for Section 401 Water Quality Certificate (WQC)
- Application for a building permit
- Annual report to Mayor and Council on facility operations
- Annual hearing in Gardner for license renewal by MGC



# Our Vision

Continuing the tradition of using this site as a horse farm and racing facility for thoroughbred and standard horses. A year-round equestrian facility for all to learn about and enjoy farming and horses:

- Breeding program
- Training facilities
- Thoroughbred festival racing
- Off-track retirement program
- Agricultural and equestrian festivals
- Agricultural programs for local students
- Therapy programs for individuals in recovery
- Vegetable gardens, and chickens and goats





# FIRST CATTLE SHOW AND FAIR IS BIG SUCCESS

Over 12,000 Attend Gardner Event; Horse Show Attracts Many—Races Provide Thrilling Finishes

Ground in Fine Condition—Automobile, Fruit and Flower Displays Are Features—Food Vendors Sold Out Before Mid-Afternoon—Boy and Girl Scouts Give Exhibition

GARDNER, Oct. 13.—The 19th annual cattle show and fair under the auspices of the Gardner Agricultural Society was held at Andrews' Driving Park today with ideal weather conditions and the largest crowd attending a fair in Worcester county since 1914. The unexpectedly large attendance was one of the features of the day, it was estimated by fair officials that over 12,000 people passed through the gates. Ticket officials were overwhelmed with the influx and vendors of food and novelties were completely sold out before mid-afternoon. The fine autumn weather with its crisp tang of the season was ideal

Shes and state troopers under Corporal Richard Touraine of the Pettricham barracks. Thirty-five boy scouts from the local troops also assisted in handling traffic and assisting people. Vaudeville Entertainment During the afternoon a high class program of vaudeville was presented. Vocal selections, band music, rope stunts and other attractions were presented. Tomorrow the entire program will be repeated with another excellent program of races in the horse show. These fast races in the trot or pace racing are anticipated. Among the more conspicuous win-

**HORSE SHOW**  
**MAY 25 ONE O'CLOCK**  
ANDREWS TROTTING PARK  
GARDNER, MASS.  
RAIN DATE JUNE

## MID-STATE FAIR AT GARDNER DRAWS 4000

Horse Races, Vaudeville Show, Dynamometer Pulling Contests, Among First-Day Attractions—Dog Show And Fireworks Display, With Big Bonfire Will Be Features Today and Tonight

GARDNER, Aug. 20.—With perfect weather conditions, today the Gardner Agricultural association conducted the first day of its annual two-day Mid-State fair at the grounds in North Gardner, with an attendance of more than 4000. The gay spirit of carnival was in evidence throughout the day and evening and much keen interest was shown in the horse races.

The Chair City band, under David Stakes, leader, furnished music for the gala vaudeville show, staged in front of the grandstand, both afternoon and evening. The final day features of the seventh annual fair of the association will complete the first sanctioned dog show in this vicinity, a gigantic fireworks display and a huge bonfire. For the latter a mound of bales of shavings, boxes and inflammable material of all kinds has been erected, five or six in the height of more than 50 feet, while the base mea-

2 hen, Buff Rock; 1 hen, 1 cock. R. I. Red, 2, 1 cock, 1 hen. Viola M. Bonner, Shirley; Silver penciled, Wyanottah, 1 cock, 1, 2 and 3 cockered, 1 hen, 1 pullet. E. S. Rogers, Holden; S. C. brown Leghorn, 3 cockerel, 3 hen, 1, 2 and 3 pullet. Lehigh, a. c. white, 2 cockerel, 3 hen. J. J. Stevens, Gardner; White Wyanottah, 2, 1, 2 and 3 pullet. H. B. Robinson, Clinton; H. I. Red, r. c. 3 cock, 1, 2 pullet, 1 young pen. A. J. Blodo, Millers Falls; Blue An-

## FAIR MAID IS WINNER OF RACE AT GARDNER

GARDNER, July 16.—Fair Maid, driven by Fred Harper, Westminster; Mary Jane Fitts, driven by William Larose, Gardner; and Little Boy, driven by W. Edward Reilly, Gardner, were winners in the races conducted

## Harness Races Held At Gardner

GARDNER — The Gardner Horsemen's Association conducted a 10-race trotters and paces matinee at the Gardner Raceway yesterday afternoon. About 1000 persons attended.

Winners were:  
1st race—Half & Half, owned Alfred Vorce and Raymond Price, Winchendon, driven by Raymond Price. Time 2 minutes 38 seconds.  
2nd race—Cherry Arden, owned by City Stables, driven by R. Bar

## RAIN FAILS TO HALT MID-STATE FAIR AT GARDNER

2000 Throng Grounds During Second Day's Program—Hound Show, Dynamometer Contest and Horse Racing Feature Day's Events

# Gardner: A Destination for Horse Racing in the Region

Gardner's legacy of horses and racing dates back to the 1870s. Local physician Dr. Robert Foster Andrews created what was then called Andrews Park on the current site of GAAMHA on Route 140. The first horse race was held on Saturday, September 26, 1875 with more than 600 attendees. Andrews Park was the site of the Mid-State Fair held every year through the 1920s.

After the Mid-State Fair, the Gardner Agricultural Society and the Gardner Chamber of Commerce started the Agricultural Fair over Columbus Day Weekend, featuring livestock shows featuring cattle, horses and poultry, agricultural and horticultural exhibits, horse pulls, track and field events, and horse racings.

Gardner Raceways held an eight race matinee with 1,000 attendees in 1953. One hundred years after the creation of Andrews Park, Leonard LeBlanc began housing horses that he trained and raced at the track. He was one of the top trainers in New England at the time.

Bay State Park brings the legacy of this location full circle by providing thoroughbred horses a place to breed, train, race and retire.

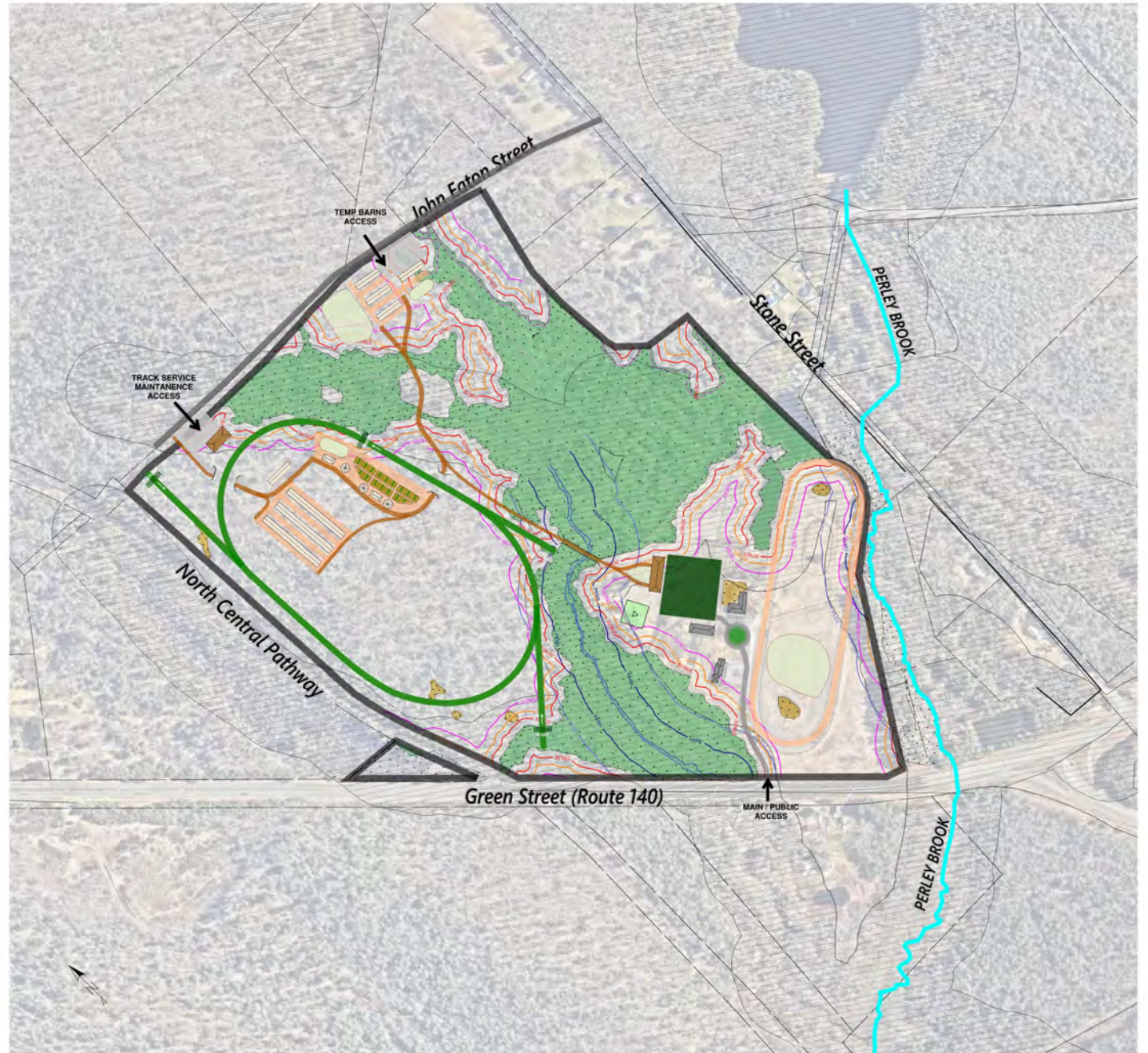


# Initial Site Concept Plan (subject to local & state review)

## Wetland Graphic

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827 Green Street  
Gardner, MA

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# Structures on Site

- Renovate the existing house and barns.
- Build a gazebo and pads for food trucks.
- Temporary facilities and porta potties brought in on festival race days.
- Grandstand built into the hillside, taking advantage of the topography.





# Equine Facility

- Our facility will be the premier facility for thoroughbreds to breed, train, race, and retire.
  - Thoroughbred breeding program
  - Retraining for off-track thoroughbreds.
  - Training facilities for thoroughbred owners and trainers.
  - On non-race days the average number of horses on site would be 5-25.





# Breeding Program

- We will have a breeding program to increase the thoroughbred horse population.
- The cost associated raising a foal is at a minimum between \$35,000-50,000.
- Not every thoroughbred horse will participate in racing. Other career options include eventing, dressage, jumping, polo, or on local farms for riding and therapeutic riding.





# Retirement

- Incorporate a retirement facility for retired Massachusetts-bred thoroughbred horses to start their second careers.
- Working with the New England Horseman's Benevolent Protective Association (NEHBPA), a percentage of all race purses will be dedicated towards thoroughbred aftercare and rescue.





# Thoroughbred Festival Racing

- Festival racing takes place one – two weekends a year, and never more than 20 days.
- Competitive horse racing events supported by thoroughbred owners, breeders and trainers from Massachusetts and the surrounding regions.
- Racing allows horse owners to win pursue money from the Commonwealth Race Horse Development Fund. This money is used to maintain farms and the welfare of horses.
- Onsite wagering **only** on festival race days at temporary kiosk.
- More than 95% of wagering occurs online on cellphones off-site.
- **No sports wagering on site.**



# Community Partnerships

- Collaborating with GAAMHA on equestrian training for clients and providing retired racehorses for therapeutic programs.
- Partnering with local education institutions around agricultural and veterinarian tech training modules, internships and jobs.
- Promote and partner with local businesses.
- Contribute \$20,000 to local not-for-profit organizations.





# Benefits for Gardner

Baystate Racing will be Gardner's highest taxpayer at approximately \$500,000.

## Top 10 Taxpayers in Gardner

OWNER	TOTAL VALUE	TYPE	ESTIMATED TAXES
OLDE ENGLISH VILLAGE PRESERVATION LP	11,618,900	APARTMENTS	\$173,935
CEDAR TIMPANY LLC	11,377,800	RETAIL/COMMERCIAL	\$170,326
MOUNTAIN CLIMBER LLC	11,278,400	APARTMENTS	\$168,838
WAKEFIELD PLACE ASSOC LTD PTNR	11,125,100	APARTMENTS	\$166,543
URQUHART FAMILY LLC/NEW ENGLAND WOODEN WARE	10,684,300	COMMERCIAL	\$159,944
MOLINA LANDMARK LLC/MOLINA REALTY LLC	10,197,700	APARTMENTS/COMMERCIAL	\$152,660
BINNALL HOUSE RHF PARTNERS	8,879,900	APARTMENTS	\$132,932
JENNY/JESSIE/MIKEY REALTY LLC	8,215,600	CONDOS	\$122,988
EXCHANGERIGHT NET-LEASED PORTFOLIO 54 DST	7,292,300	RETAIL/COMMERCIAL	\$109,166
C B & B INC	6,794,100	HOTEL/COMMERCIAL	\$101,708

*\* using an estimated tax rate of \$14.97*

# Benefits for Gardner

- Helps drive ongoing economic revitalization in the city bringing in new patrons for local restaurants and small businesses.
- Creates a venue for functions and events.
- \$25 million in new capital investment.
- Creates 15-25 permanent and more than 100 temporary jobs in the community.
- Plant 500 trees around the city.
- Preserves open space and connects with the North Central Pathway.







# Supporting Local Agriculture

- Preserve and protect 1,200 horse and hay farms around Massachusetts.
- Collaborate with surrounding farms while supporting local breeders, horse owners, farriers and veterinarians to encourage economic activity and strengthen local agricultural economy.
- 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 city and agricultural community.



# Massachusetts' Challenge

- 8 acres of farmland is lost every day.
- According to the United State Department of Agriculture, Massachusetts ranks 6<sup>th</sup> for disappearing open space.
- Due to the lack of breeding programs in Massachusetts, only one stallion and 20 foals were born over the last five years.
- Bay State Park will help sustain the activities that will occur during the rest of the year, such as breeding, haying and other farm activities. These activities go hand-in-hand.



# 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.

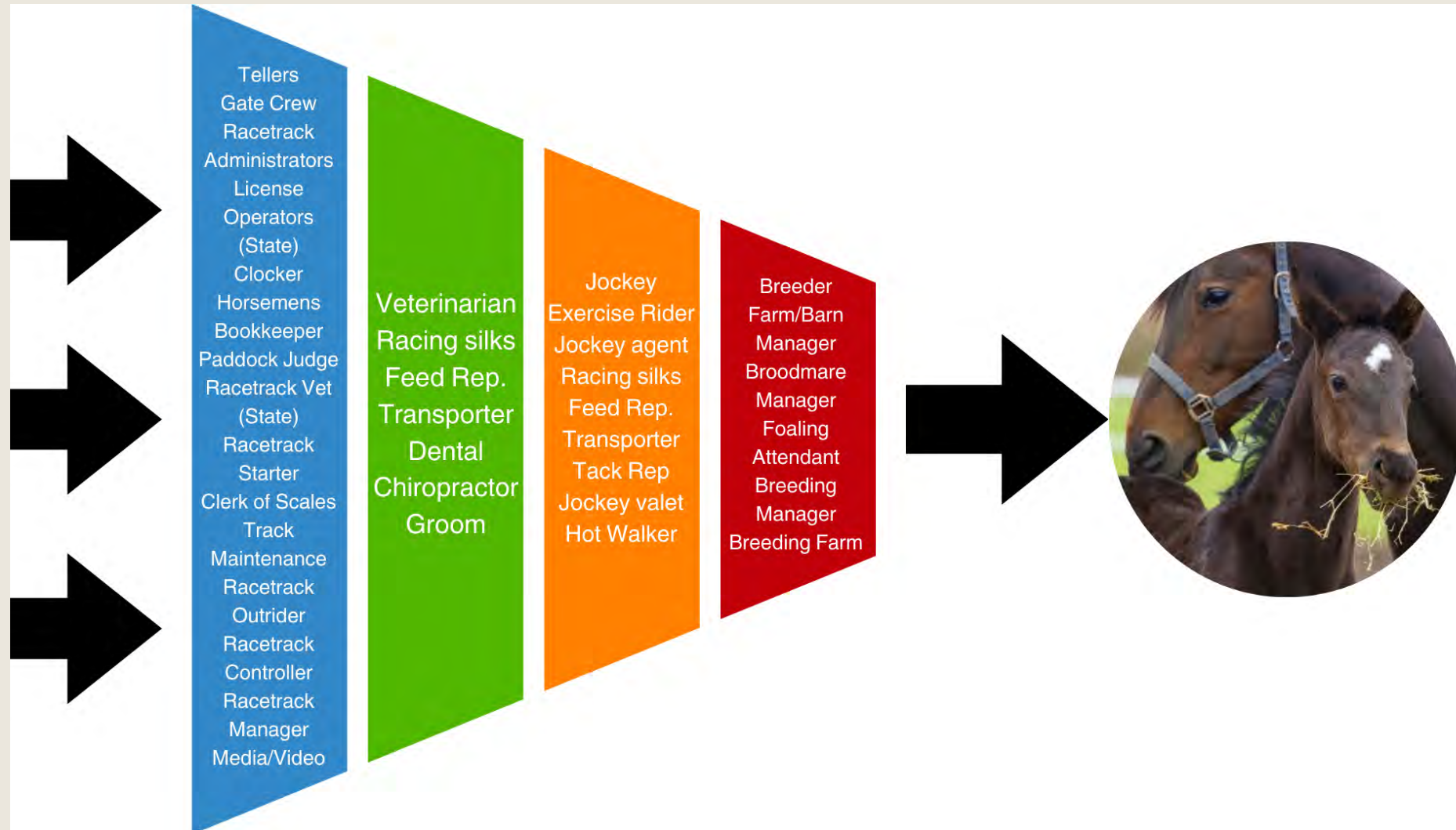
Economic activity resulting from the facility’s development would also generate an additional \$5 million in state and local tax revenues per year.”

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



# The Massachusetts Equine Economy

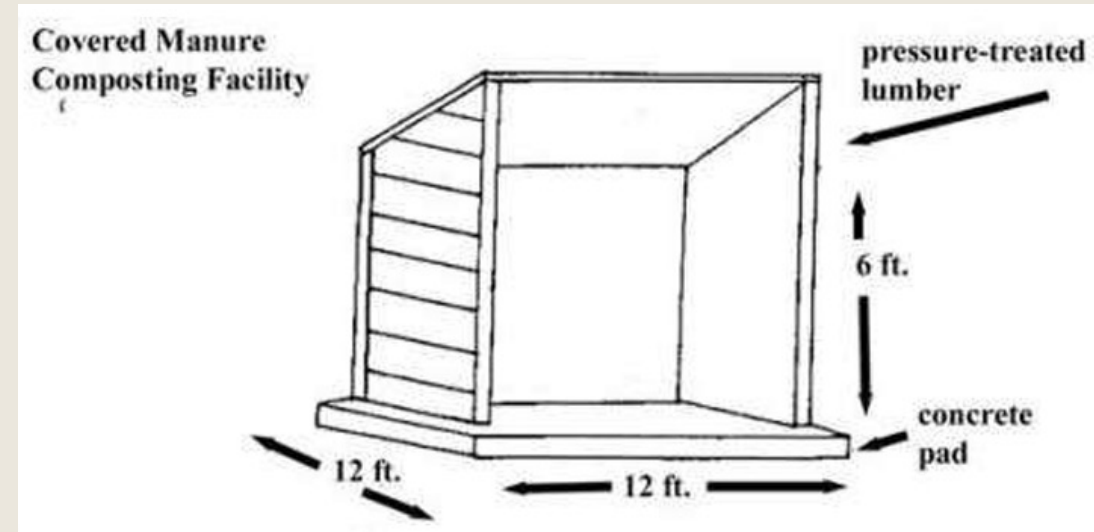
The equine industry and family farming contributes thousands of jobs in Massachusetts for breeding, racing, and sporting events, particularly in our most economically challenged rural communities.





# FAQ: Wetlands & Water Protection

- Manure: Collected, stored and removed off-site
- Water: Introduce new buffers around wetlands and construct rain gardens to purify runoff
- Track: Use organic fertilizers
- Rules: MassDEP will review project process to ensure it complies with state regulations. We will maintain top standards to obtain a Section 401 Water Quality Certificate (WQC)



The Central Office DEP Director specifically stated this site will benefit from “top of the line stormwater management.” We are working with three of the top engineering and environmental consultants in Massachusetts.

The buffer near Perley Brook, which flows off the east side of the site, will exceed Commonwealth requirements. The proposed track is planned for the west side in the uplands, on the other side of the property from the Perley Brook. The above enhancements will safeguard Gardner's water quality for the future.

# FAQ: Horse Welfare & Safety

**Massachusetts leads the nation for the health and safety of horses:**

- Any owner/trainer who violated anti-doping rules is permanently banned from racing in Massachusetts.
- Any owner or trainer who sells their horse for slaughter is banned for life.
- Working with the NEHBPA, it is our goal that every retired horse finds a second career or an after-care home for after its racing career.





# 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 Commonwealth. 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 surface 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.

# Protecting the health and safety of our horses

- Thoroughbred racing in Massachusetts is highly regulated under the Massachusetts Gaming Commission and its Horse Racing Committee;
- We will build into our engineering design a 24/7 video monitoring system that will capture all our barns and stalls to detect any violation of anti-doping rules. This monitoring will also include additional undisclosed security measures;
- 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.



# FAQ: Traffic

- According to an overview by VHB, a top engineering consultant in the country, Route 140 has more than sufficient capacity to handle traffic to and from Bay State Park.
- Our operations will be a fraction of the daily traffic on Route 140 and mostly will occur in off-peak commuting times.
- We will not add to the morning or evening rush hour.
- Festival days will only be held a few days out of the year.
- A full traffic analysis will occur as part of our permitting process with the city.
- The proposed Host Community Agreement (HCA) requires us to have an approved parking plan each year prior to the festival.
  - *Our parking plans include on and off-site locations.*
  - *There will be an annual review of parking and traffic with the city and state.*
  - *We will pay for peer review by the city.*

# FAQ: Business Model

## Revenue

Breeding Program  
\$350,000/year  
Cost: \$350,000

Racing & Operations  
\$300,000/year  
Cost: \$1.8 million

Retirement Program  
\$150,000/year  
Cost: \$150,000

Wagering Off Site  
\$5-8 million/year  
Cost: \$1.4 million

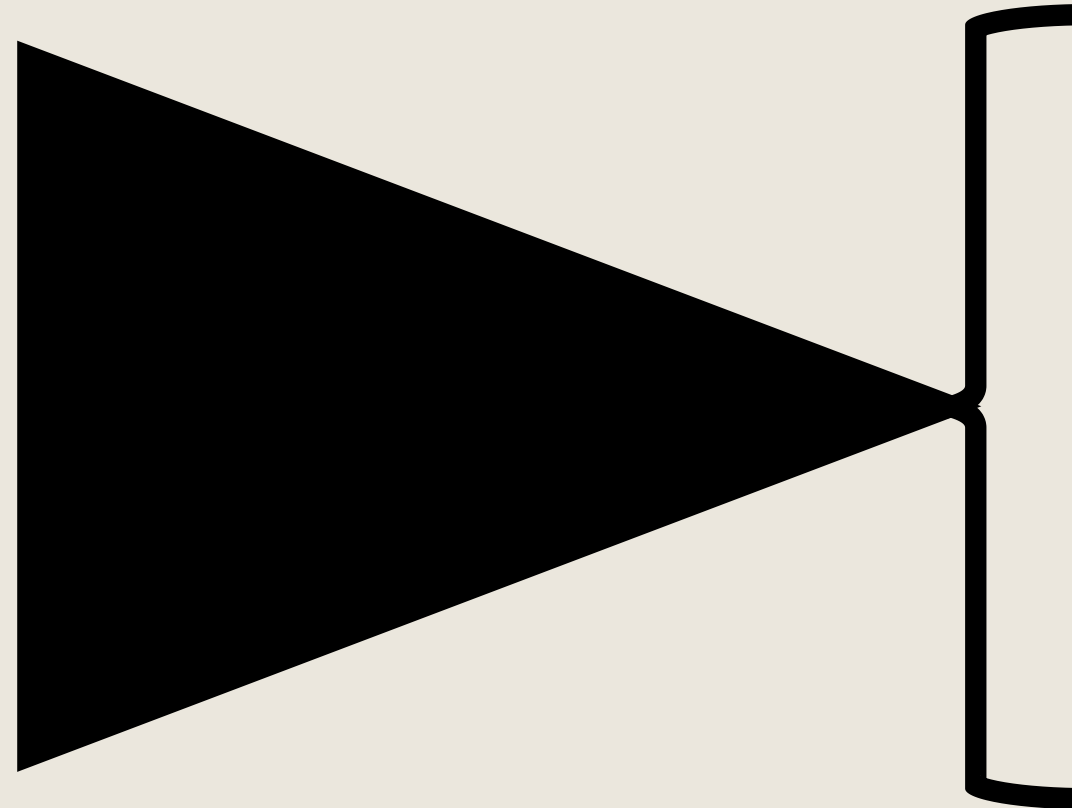
## Expenditures

Cost of Capital  
\$28 million

Operations  
\$3.2 million

City of Gardner  
\$500,000

Profit







# Thank you

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